

RESTRICTIONS AND COVENANTS

WHEREAS, Kenneth D. Parrish and Patricia R. Parrish, hereinafter called GRANTORS, are owners of acreage in Westland Township, Guernsey County, Ohio, being a part of the Second Quarter, Township one, Range four, Official Records Volume 66, Page 711; and

WHEREAS, the GRANTORS have agreed to establish reasonable restrictions and covenants for the use of their lands, the lands to be conveyed to Laws and for the residue of of their acreage yet to be developed or conveyed; and

WHEREAS, the purpose of these restrictions is to provide for orderly, aesthetically pleasing development of the GRANTORS lands for the financial protection of those investing in these lands.

NOW THEREFORE, in consideration of the grant and conveyance of lands and for other good and valuable consideration the GRANTORS, their heirs, executors, administrators, and assigns establish and declare the following covenants and restrictions WHICH RUN WITH THE LAND as to the lands of the GRANTORS and those taking title through the GRANTORS, their heirs and assigns:

- No single story residence shall be erected on any parcel which has less than 1600 square feet (ground level less garage). No multi-story residence shall be erected which shall contain less than 1800 square feet (less garage). All homes shall have a two or more attached garage. Construction shall be completed within twelve months of groundbreaking.
- No mobile trailer, mobile home, recreational vehicle, commercial tractor/trailer (eg. eighteen wheeler) or non-operational vehicle shall be kept, maintained or stored outside of the garage on said premises. No building shall be moved onto said premises, and no basement residence shall be permitted on said premises. The number of motor vehicles regularly parked on the premises overnight, over above the vehicles which are regularly garaged shall not exceed two.
- No animals of any kind shall be kept or harbored on the premises except domestic dogs and/or cats. Commercial kennels or breeding facilities of any kind are prohibited. No more than four animals (dogs and cats) will be permitted for each ownership parcel. Pit Bulls or other dogs considered under Ohio Law to have vicious propensities are prohibited.
- No signs of any kind shall be displayed to the public view on any parcel, except a single "for sale" sign. No lighted signs are permitted.
- No beer or liquor shall be manufactured, sold or traded on the premises.
- The premises are restricted to single family residences. Single family shall include immediate family and inlaws, specifically parents and parents in law. No commercial use of the property is permitted.
- No activity shall be conducted on the premises which would interfere with the lawful and peaceable enjoyment of these lands by the GRANTORS and those taking title through the GRANTORS. Any activity which would constitute a private or public nuisance under Ohio law is prohibited.
- The GRANTORS and all those who are conveyed lands from the GRANTORS and who have frontage or use of the access road (or driveway) will share equally in maintenance fees of the road. The GRANTORS shall maintain records of maintenance costs, fees and payments, and such records shall be available upon reasonable request for examination by any of the affected property owners.
- The GRANTORS and those taking title through them shall have a non-exclusive easement across the access road. Obstruction of the easement permanently or temporarily is prohibited.
- Use of all-terrain vehicles or the creation of ATV roads or courses is prohibited.
- Parcels which have been conveyed and cleared for construction shall be maintained and cut regularly during the growing season. One the residence is substantially constructed, then the owner shall maintain a general good exterior appearance on the residence and the surrounding lawn. The lawn must be landscaped and sown with grass not later than nine months after completion of the residence. Each parcel owner shall seed a lawn and maintain it regularly.
- Prior to commencing new residential construction each party shall disclose a copy of their sketch and building specifications to the GRANTORS demonstrating compliance with the above restrictions.
- The provisions herein made shall insure, to the benefit of, and be enforceable by the GRANTORS or the owner or owners of any parcel split from the land of the GRANTORS, their heirs, next of kin, executors, administrators, successors or assigns, and these covenants and restrictions shall RUN WITH THE LAND.
- Any failure of the GRANTORS or other owners to object to violations of the above shall not constitute a waiver of the right to object to or enforce the above restrictions.

DEDICATION

Situated in the State of Ohio, County of Guernsey, Township of Westland, and being a part of the Second Quarter of T1N, R4W, and being the same tract conveyed to Douglas E. and Marcy L. Law, as recorded in Guernsey County Original Record 117, Page 448, (Auditor's Parcel #41-00407.002).

We the undersigned Douglas E. and Marcy L. Law, hereby certify that the Plat correctly represents our property in "WHISPERING PINES", a subdivision of Lots 1 to 9 inclusive, and do hereby acknowledge this Plat of the same.

Note: This plat also corrects the lead in error on original plat and description.

In Witness thereof the undersigned have hereunto set their hands this 16th day of October, 1997.

Witness	Signed
<i>Patricia R. Parrish</i>	<i>Douglas E. Law</i>
<i>Kenneth D. Parrish</i>	<i>Marcy L. Law</i>

GUERNSEY COUNTY
STATE OF OHIO

Before me a Notary Public in and for said State, appeared Douglas E. and Marcy L. Law, who acknowledge the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In witness thereof, I have hereunto set my hand and affixed my official seal this 16th day of October, 1997.

Bonnie L. Stover
Notary Public
My Commission Expires:
11-07-01

DEDICATION

Situated in the State of Ohio, County of Guernsey, Township of Westland, and being a part of the Second Quarter of T1N, R4W, and being the same tract conveyed to James D. and Helen P. Heigel, as recorded in Guernsey County Original Record 118, Page 103, (Auditor's Parcel #41-00407.003).

We the undersigned James D. and Helen P. Heigel, hereby certify that the Plat correctly represents our property in "WHISPERING PINES", a subdivision of Lots 1 to 9 inclusive, and do hereby acknowledge this Plat of the same.

Note: This plat also corrects the lead in error on original plat and description.

In Witness thereof the undersigned have hereunto set their hands this 2nd day of October, 1997.

Witness	Signed
<i>Bonnie L. Stover</i>	<i>James D. Heigel</i>
<i>Patricia R. Parrish</i>	<i>Helen P. Heigel</i>

GUERNSEY COUNTY
STATE OF OHIO

Before me a Notary Public in and for said State, appeared James D. and Helen P. Heigel, who acknowledge the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In witness thereof, I have hereunto set my hand and affixed my official seal this 2nd day of October, 1997.

Bonnie L. Stover
Notary Public
My Commission Expires:
11-07-01

DEDICATION

Situated in the State of Ohio, County of Guernsey, Township of Westland, and being a part of the Second Quarter of T1N, R4W, and being the same tracts conveyed to Doug and Karla Callihan, as recorded in Guernsey County Original Record 138, Page 816, (Auditor's Parcel #41-00407.004 & .005).

We the undersigned Doug and Karla Callihan, hereby certify that the Plat correctly represents our property in "WHISPERING PINES", a subdivision of Lots 1 to 9 inclusive, and do hereby acknowledge this Plat of the same.

In Witness thereof the undersigned have hereunto set their hands this 2nd day of October, 1997.

Witness	Signed
<i>Bonnie L. Stover</i>	<i>Doug Callihan</i>
<i>Patricia R. Parrish</i>	<i>Karla Callihan</i>

GUERNSEY COUNTY
STATE OF OHIO

Before me a Notary Public in and for said State, appeared Doug and Karla Callihan, who acknowledge the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein expressed. In witness thereof, I have hereunto set my hand and affixed my official seal this 2nd day of October, 1997.

Bonnie L. Stover
Notary Public
My Commission Expires:
11-07-01

State of Ohio, Guernsey County
Received for record on the 27th
day of October, 1997
at 3:46 o'clock P.M.
Recorded October 27, 1997
in Plat Book 3, Page 401.
Recorder *Callen Heatley*
Fee: \$20.00
#24919

Transferred
Date: October 27, 1997
Hony Brown
Auditor, Guernsey County
Fee: _____