

DEDICATION

The undersigned G. Alfred Krebs Sr. President and Harold B. Turner Secretary, officers in Cambridge Enterprises, owners of the hereon platted land, hereby certify the attached to be a correct representation of their Coventry Estates, Section 1, a subdivision of 26.32 acres in Cambridge Township, Guernsey County, Ohio. Said land conveyed by deed of record in Deed Book Volume 283 page 461 and Deed Book Volume 284 page 28 in the Recorder's office Guernsey County, Ohio.

The dimensions of all lots, streets and roads are marked in feet and decimal parts thereof. Dimension on curves are chord distances. The streets and roads not heretofore dedicated to public use are hereby dedicated for use as such. Easements are reserved and given where indicated on the Plat for Public Utility purposes above and below the ground.

The restrictions attached hereto are hereby made a part of this plat as if fully rewritten herein. The undersigned further agree that this dedication is a covenant binding ourselves our heirs and assigns forever we have this 3 day of Oct. 1969 hereto affixed our hands

Signed and acknowledged in the presence of:

Robert Brown, President; Harold B. Turner, Secretary

ACKNOWLEDGEMENT

Before me a Notary Public, in and for said County personally came the above named G. Alfred Krebs Sr. and Harold B. Turner and acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my notarial seal, this 6th day of October 1969.

Notary Public, Guernsey County Ohio; My Commission Expires 12/31/72

APPROVALS

The County Commissioners of Guernsey County, Ohio hereby approve and accept this plat as dedicated this NINTH day of October 1969.

PROVIDED HOWEVER THAT NO ROADS ARE OR WILL BE ACCEPTED UNTIL THE SAME HAVE BEEN COMPLETED AND APPROVED BY SAID COMMISSIONERS Guernsey County Commissioners

Signatures of Vernon Seibert, John O. Mahaffey, William C. Warner

The Guernsey County Engineer approves the layout of Coventry Estates Section 1, this 7th day of October 1969.

James Patton #8122, Guernsey County Engineer

The land hereon platted has been transferred this 10th day of October 1969. Fee \$12.00

Lewis Edward Tipton, Guernsey County Auditor

The above plat and attached restrictions were received for recording this 13th day of October 1969 at 9:55 o'clock A.M. in plat book Vol 12 Page 177

Fee: Plat 3.00; Restrictions 3.00; Total 6.00 PA

John B. Bellantune, Guernsey County Recorder

CERTIFICATION

We do hereby certify that we have surveyed the above premises prepared the above plat and that said plat is correct to the best of our knowledge. Iron pins are placed at all lot corners and curve points

William B. Henderson

James Henderson & Assoc Inc Registered Surveyor #5272

RESTRICTIVE COVENANTS

APPLICABLE TO

COVENTRY ESTATES

A SUBDIVISION IN CAMBRIDGE TOWNSHIP, GUERNSEY COUNTY, OHIO

- 1. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive period of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or part.
2. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
3. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
4. ARCHITECTURAL CONTROL. (a) No building shall be erected, placed or altered on any lot until the construction plans and specifications for such buildings and driveways have been approved by Cambridge Enterprises, Inc., as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finished grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Each building shall have electrical service installed of at least 200 AMP service.
5. BUILDING LOCATION. (a) No building shall be set back less than 30 feet from the front property line or shall be located on any lot nearer than 10 feet to any side lot line, or nearer than 20 feet to any side street line. (b) For the purposes of this covenant, eaves, steps, and open porches shall be considered as part of any building.
6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. TEMPORARY STRUCTURES. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other building shall be used on any lot at any time as a residence either temporarily or permanently.
9. SIGNS. No sign, billboard, or advertising devise except such as may be erected by the owners of a portion of the platted lands for the purpose of advertising the premises owned for sale or rent, shall be erected, placed or suffered to remain with said subdivision, nor shall any land, within said subdivisions be used for any purpose of in any manner which may endanger the health or unnecessarily disturb the quiet of any occupant of lands within said subdivision.
10. LIVESTOCK AND POULTRY. No animal, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
11. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
12. SEWAGE DISPOSAL. Each residential building constructed in this subdivision shall be required to have its sewage disposal system adapted to allow its connection with the central sewage system serving this subdivision, at such rates and upon such conditions as may be imposed from time to time by the Commissioners of Guernsey County, Ohio. Each residential building shall be required to connect with said central system and such method of sewage disposal shall be the exclusive method of sewage disposal for each residential building in this subdivision. No residential building in this subdivision shall be permitted to be occupied until such building is connected to the said central sewage system. No surface water, downspouts or foundation and footing drains shall be permitted or suffered to enter into such central sewage system lines at any point or at any time.
13. PARKING. No parking shall be permitted or suffered on the paved portion or any part of the right of way of any street in this subdivision.