

DEDICATION

The undersigned, being all the owners of the herein plotted land hereby certify this plat to be accurate representation of the First Revised Plat of COVENTRY ESTATES, Section 1, a subdivision of 26.51 acres in Cambridge Township, Guernsey County, Ohio.

In witness whereof we have hereunto set our hands this 16th day of Dec. 1970.
Cambridge, Ohio
J. M. Redick, Esq.
Robert H. Wilson
Robert M. Whalley, Jr.

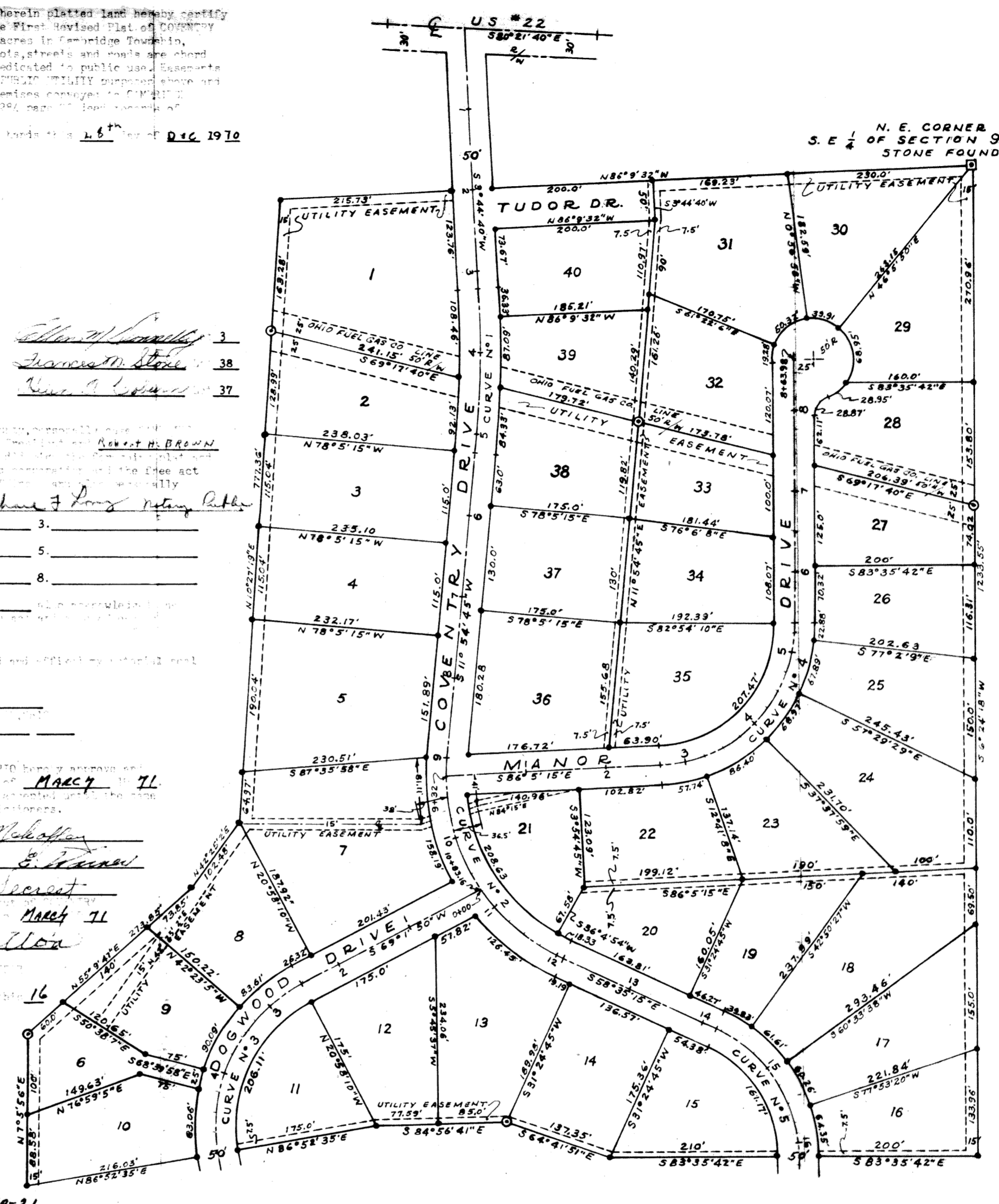
Public in and for said county, personally appeared G. Alfred Neuba, Sr., County Commissioner of Guernsey County, Ohio, who acknowledged and certified that the free act and deed of the above named parties was lawfully and lawfully made and that the same are in full compliance with the provisions of the Ohio Revised Code, Chapter 12-2-75.

THE COUNTY COMMISSIONER OF GUERNSEY COUNTY, OHIO hereby approves and accepts this plat as dedicated this 16th day of MARCH 71. Provided however that no road or easement shown on this plat has been completed and approved by said Commissioner.

GUERNSEY COUNTY CLERK
The above plat and attached restrictions were recorded on this 16th day of MARCH 71 at 9:30 AM.
#8446

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.

FIRST REVISED PLAT OF COVENTRY ESTATES SUBDIVISION ONE Sec. 9, T-2, R-3 Cambridge Twp. Guernsey Co. O. Scale 1"=100' 200'
Revised 9-9-70



EDWIN HULTMAN CO. Restoration of Public Records

RESTRICTIVE COVENANTS APPLICABLE TO COVENTRY ESTATES

- 1. TIME: 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 another period of 10 years unless an instrument signed by a majority of the owners of 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 prevent damages...
3. WAIVER: Invalidation of any one of these covenants by judgment or agreement shall not constitute a waiver of any other covenant...
4. ASSIGNMENT: These covenants shall be binding on all persons claiming under the land...
5. UTILITIES: The installation, maintenance and repair of utility lines shall be the responsibility of the utility company...
6. OBSTRUCTIONS: No fence, wall, or other structure shall be erected on any lot which shall be an obstruction to the view from any adjacent lot...
7. ADVERTISING: No sign, billboard, or advertising device except such as may be authorized by the owners of a portion of the plotted lands for the purpose of advertising the premises owned for sale or rent, shall be erected, placed or maintained...
8. STRUCTURES: No structures shall be erected on any lot which shall be an obstruction to the view from any adjacent lot...
9. SIGNAGE: No sign, billboard, or advertising device except such as may be authorized by the owners of a portion of the plotted lands for the purpose of advertising the premises owned for sale or rent, shall be erected, placed or maintained...
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 conditions...
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 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 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.