

**RESTRICTIVE COVENANTS APPLICABLE  
TO COVENANT ESTATES.**

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 that these covenants are recorded, after which time said covenants shall be automatically extended for successive period of ten 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 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 and a plan showing the location of the structures and driveways approved by Cambridge Enterprises, Inc. as to quality of workmanship and materials, harmony of external design with existing structure 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 from any side lot line, or nearer than 20 feet to any side street line. (b) For the purpose 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 or 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 structure of a temporary nature, 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 device except such as may be erected by the owners of a portion of the plat<sup>ed</sup> 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 or 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, live-stock 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 and 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 central sewage system. No surface water, downspouts or fountains and/or footing drains shall be permitted to be 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 part of the right of way of any street in this subdivision.

**SURVEYOR'S CERTIFICATION**

I, the undersigned, do hereby certify that I have surveyed the above premises, prepared the plat shown and that said plat is correct to the best of my knowledge. Iron pins are being set at all lot corners.

*J. Perry Joduly*  
Registered Surveyor No. 2231.

