

EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS

The following easements, covenants, conditions and restrictions are to run with the land and be binding upon and inure to the benefit of all persons claiming title to Lots 1 through 13, inclusive, of the subdivision known as TWIN OAKS EAST, and shall be effective henceforth from and after the platting thereof, whether or not reference hereto is made in the conveyance thereof.

1. Lots shall be used exclusively for single-family purposes only, and not for any business, commercial, or multi-family residential purpose. No business or commercial advertising sign or other device shall be placed on any lot, except for signs offering said lot for sale or lease.

2. No more than one dwelling shall be erected, constructed or otherwise placed upon any lot and each dwelling shall be a single-family dwelling which contains not less than 1400 square feet of living area, exclusive of garage and out-buildings, and situated upon a permanent type conventional foundation.

3. All water supply systems and sewage disposal systems for dwellings shall comply with all federal, state and local statutes, rules and regulations applicable thereto. All necessary approvals shall be obtained before such systems are installed.

4. No mobile home, house-trailer, modular home or similar structure or vehicle shall be placed upon any lot; provided, however, that one recreational vehicle may be parked thereon so long as the same is not used or intended to be used for residential purposes while so parked.

5. No original lot as marked and delineated upon the plat of this subdivision, shall be further subdivided into two or more parcels prior to January 1, 1995; and thereafter, all parcels resulting from the further subdivision of such original lots shall be subject to each and every provision hereof.

6. A perpetual private right of way and easement is hereby reserved, thirty feet in width, for road purposes, between Lots 1, 4 and 6, as shown on the plat as a private roadway for the mutual use and benefit of the owners of Lots 1, 2, 4 and 6, and their licensees, invitees and guests, as a means of ingress and egress. No parking shall be permitted or suffered upon the paved or travelled portion of said private roadway and the owners of Lots 1, 2, 4 and 6 shall each be obligated to pay one-fourth of all necessary expenses required to maintain said road in a safe and passable condition. The rights and obligations herein stated shall run with the ownership of said lots numbered 1, 2, 4 and 6.

7. A perpetual private right of way and easement is hereby reserved, thirty feet in width, off the west side of Lot No. 6 and along the east side of Lot No. 5, as shown on the plat, as a private roadway for the mutual use and benefit of the owners of Lots 3, 5 and 6, and their licensees, invitees and guests as a means of ingress and egress. No parking shall be permitted or suffered upon the paved or travelled portion of said private roadway, and the owners of Lots 3, 5 and 6 shall each be obligated to pay one-third of all necessary expenses required to maintain said road in a safe and passable condition. The rights and obligations herein stated shall run with the ownership of said lots numbered 3, 5 and 6.

8. Notwithstanding anything to the contrary stated herein, Lot No. 14 as shown upon the plat shall be excluded from the operation and effect of these easements, covenants, conditions and restrictions, and none of the same shall in any way be applicable to said Lot No. 14.

DEDICATION

The undersigned, Walter W. Guegold and Nancy Ann Guegold (husband and wife), owners of the herein platted land, and the Cambridge Savings and Loan Association, mortgagee thereof, do hereby acknowledge that we have caused the same to be surveyed and platted into lots and roads as shown upon said plat; that said lots are numbered 1 to 14, inclusive; that said subdivision is designated as TWIN OAKS EAST; that the attached is a correct representation of said TWIN OAKS EAST subdivision consisting of 93.83 acres, situated in Cambridge Township, Guernsey County, Ohio, and being part of the Southwest Quarter, Section One (1), Township Two (2), and Range Three (3), heretofore conveyed to the undersigned owners by deed as recorded in Volume 307, at Page 986, Deed Records of Guernsey County, Ohio. The undersigned owners and mortgagee do hereby accept said plat of said subdivision and do hereby dedicate to public as such forever the roadway fifty (50) feet in width as shown upon said plat; provided, however, that all other roadways as shown thereon are expressly reserved as private roadways and not dedicated to public use, said private roadways being expressly subject to the easements, covenants, conditions and restrictions as set forth upon said plat.

The undersigned, owners and mortgagee, do further covenant and agree that any use or improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful requirements of Guernsey County, Ohio, for the benefit of themselves and all other subsequent owners or assigns, taking title from, under or through the undersigned owners and mortgagee; and that the use and improvement of said land shall be subject to the easements, covenants, conditions and restrictions as set forth upon said plat. IN WITNESS WHEREOF, we have hereunto set our respective hands this 1st day of OCTOBER, 1974, at Cambridge, Ohio.

Signed and acknowledged in the presence of:

Mathew W. Bassler

Mary R. Lane

Walter W. Guegold

Nancy Ann Guegold

Walter W. Guegold, Owner

Nancy Ann Guegold, Owner

THE CAMBRIDGE SAVINGS & LOAN ASSOCIATION

By Larry A. Caldwell
Barry A. Caldwell, Executive Vice President

By David E. Kesterson
David E. Kesterson
Secretary

STATE OF OHIO, COUNTY OF GUERNSEY, SS
Before me, a Notary Public in and for said County and State, personally appeared the above-named Walter W. Guegold and Nancy Ann Guegold (husband and wife), individually and The Cambridge Savings and Loan Association, by Larry A. Caldwell, Executive Vice President, and David E. Kesterson, Secretary, and acknowledged that they did sign the foregoing instrument and that the same was their free act and deed individually and the free act and deed of The Cambridge Savings and Loan Association for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at Cambridge, Ohio, this 1st day of OCTOBER, 1974.

Mary R. Lane

Notary Public. COM. EXPIRES: 12-10-77

SURVEYOR'S CERTIFICATE

The undersigned, Lloyd A. Brockwell PLS, Registered Surveyor, does hereby certify that the within is a true and correct plat of TWIN OAKS EAST, Lots 1 through 14, inclusive, a subdivision situated in the Township of Cambridge, Guernsey County, Ohio, and consisting of 93.83 acres, being the same premises conveyed to Walter W. Guegold and Nancy Ann Guegold by deed as recorded in Volume 307, at Page 986, Deed Records, Guernsey County, Ohio, and that eight permanent markers, shown as monuments, have been placed, metes and bounds of each lot are shown and all dimensions are shown in feet and decimal parts thereof.

Dated this 1st day of OCTOBER, 1974.

Lloyd A. Brockwell PLS

Lloyd A. Brockwell PLS
Ohio Registered Surveyor No. 5349

APPROVALS AND ACCEPTANCES

GUERNSEY REGIONAL PLANNING COMMISSION

The within plat of TWIN OAKS EAST, a subdivision located in Cambridge Township, Guernsey County, Ohio, is hereby accepted and approved this 1st day of OCTOBER, 1974.

GUERNSEY REGIONAL PLANNING COMMISSION

Guernsey County, Ohio

By: Dalton Moorehead

Dalton Moorehead, Secretary

GUERNSEY COUNTY COMMISSIONERS

The County Commissioners of Guernsey County, Ohio, hereby approve and accept this plat as dedicated this 7th day of OCTOBER, 1974, including the dedication of the public road as shown thereon; provided, however, that said road shall not be accepted for public use until the same has been completed and approved by said County Commissioners.

Attest:

Martha Porter

Clerk

John P. Mohr
County Commissioner

John P. Taylor
County Commissioner

Andrew North
County Commissioner

GUERNSEY COUNTY ENGINEER

The within plat of TWIN OAKS EAST subdivision is hereby approved this 1st day of OCTOBER, 1974.

Lloyd A. Brockwell PE
Guernsey County Engineer

GUERNSEY COUNTY GENERAL HEALTH DISTRICT

The within plat of TWIN OAKS EAST is hereby approved with regard to proposed water supply and sewage disposal systems this 2nd day of OCTOBER, 1974.

James C. Taylor
Health Commissioner

GUERNSEY COUNTY AUDITOR

The land herein platted as TWIN OAKS EAST has been duly transferred this 7th day of OCTOBER, 1974.
FEE PAID: \$ 3.50 Pd.

Edward Patterson

Auditor, Guernsey County, Ohio

GUERNSEY COUNTY RECORDER

The within plat of TWIN OAKS EAST and easements, covenants, conditions and restrictions pertaining thereto were received for record at 10:00 o'clock, A.M., this 7th day of OCTOBER, 1974, and recorded in Volume 12, Page 724-73, Plat Records, Guernsey County, Ohio.
39273

FEE PAID: \$ 8.00 Pa.

Robert B. DeLantaine

Recorder, Guernsey County, Ohio