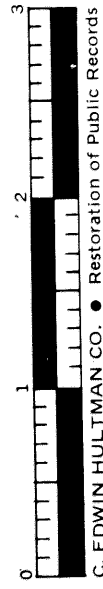


RESTRICTIVE COVENANTS

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
2. 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.
3. 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.
4. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
5. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.
6. OIL AND MINING OPERATION. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
7. LIVESTOCK AND POULTRY. No animals, 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.
8. 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.
9. WATER SUPPLY. No individual water-supply system shall be permitted on any lot unless such system is designed, located and equipped in accordance with the requirements, standards and recommendations of the Village of Quaker City and the Ohio Department of Public Health. Approval of such systems as installed shall be obtained from such authority.
10. SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Ohio Environmental Protection Agency and the Village of Quaker City. Approval of such system as installed shall be obtained from such authority.
11. TERM. These covenants are to run with the land and shall be binding upon 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 periods 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 in part.
12. 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.
13. 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.



SHT 2/2

Situated in the State of Ohio, County of Guernsey, City of Quaker City and being part of Section 20, Township 9, Range 7 of the First Seven Ranges and being 0.739 acres out of a 7.473 tract of land conveyed to Rural Developers, Inc., by deed of record in Deed Book 309, Page 316, Recorder's Office Guernsey County, Ohio

The undersigned RURAL DEVELOPERS, INC., an Ohio corporation by HENRY L. HOLDEN, JR., President, owner of the lands herein blatted, duly authorized in the premises, does hereby certify that this plat correctly represents QUAKER CITY LTD. NO. 1 SUBDIVISION, a subdivision of Lots 1 through 4 inclusive and does hereby accept this plat of same.

Easements are reserved where indicated on the plat for the construction, operation and maintenance of utilities as indicated on this plat and where necessary are for the construction, operation and maintenance of service connections to adjacent areas and for storm water drainage.

In witness thereof HENRY L. HOLDEN JR., President of said RURAL DEVELOPERS, INC., has hereunto set his hand this 27 day of Sept, 1977

WITNESSES

RURAL DEVELOPERS, INC.

Joseph L. Coan
Wilkins

Henry L. Holden, Jr.

We do hereby certify, that we have surveyed the above premises, prepared the attached plat and that said plat is correct. All dimensions shown along curves are chord measurements. Permanent markers, to be placed upon completion of construction necessary to the improvement of this land, are indicated by the following symbol:

FRIEDL & HARRIS INC.

Charles Friedl

Registered Surveyor No. 5721

State of Ohio
County of Franklin

Before me a NOTARY PUBLIC in and for said county, personally appeared HENRY L. HOLDEN, JR., President of RURAL DEVELOPERS, INC., who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said RURAL DEVELOPERS, INC. for the uses and purposes herein expressed.

In witness whereof I hereby set my hand and affix my official seal this 27 day of Sept, 1977.

My commission expires William A. Burns

Notary Public, Franklin Co., O.

Approved and accepted this 17th day of Sept, 1977 by ordinance No. 374 wherein the streets dedicated on the attached plat are accepted as such by the council of the City of Quaker City, Ohio.

In witness thereof, I have hereunto set my hand and affixed my seal this 17th day of Sept, 1977.

City Clerk, Quaker City, Ohio

Transcribed this 31 day of October, 1977.

Leonard Patterson

Filed for record this 31 day of October, 1977. Fee 9.40

Recorder, Guernsey County, Ohio

Richard B. ...

Recorder, Guernsey County, Ohio

Recorded this 31 day of October, 1977. Deed Book 12, Page 717

QUAKER CITY LTD. I
S.E. 1/4, SECT. 20, T-9, R-7, MILLWOOD TWP.
GUERNSEY CO. OHIO