

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 14A, 14B, 14C, 14D, 14E, 14F of the subdivision known as TWIN OAKS EAST, LOT 14, 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, 1998; and thereafter, all parcels resulting from the further subdivision of such original lots shall be subject to each and every provision hereof.

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 14A, 14B, 14C, 14D, 14E, 14F; that said subdivision is designated as TWIN OAKS EAST, LOT 14; that the attached is a correct representation of said TWIN OAKS EAST, LOT 14, subdivision consisting of 24.742 acres, situated in Cambridge Township, Guernsey County, Ohio, and being part of the South-west 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. Being also known as Lot 14 on the original plat of Twin Oaks East subdivision as shown on the original plat which is recorded in Plat Book 12, pages 72 and 73 of the Plat 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 therein are expressly reserved as private roadways and not dedicated to public use.

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, through or under 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 31st day of August, 1977, at Cambridge, Ohio.

Signed and acknowledged in the presence of

Robert S. Moorehead Jr.
Mary D. Lane

Walter W. Guegold Owner
Nancy Ann Guegold Owner

CAMBRIDGE SAVINGS AND LOAN ASSOCIATION
By Larry A. Caldwell, President
Dale E. Schultz, Executive Vice President

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 Cambridge Savings and Loan Association, by Larry A. Caldwell, President, and Dale E. Schultz, Executive Vice President, 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 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 31st day of August, 1977.

SEAL
Robert S. Moorehead Jr., Attorney
Notary Public - State of Ohio
My commission expires no expiration
Section 147.03 R.C.

Robert S. Moorehead Jr.
Notary Public



SURVEYOR'S CERTIFICATE

The undersigned, Thomas Parnell, R.S. 5910, Parnell and Associates, does hereby certify that the within is a true and correct plat of TWIN OAKS EAST, LOT 14, being Lots 14A, 14B, 14C, 14D, 14E, 14F, a subdivision situated in the Township of Cambridge, Guernsey County, Ohio, and consisting of 24.742 acres, be 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 at each lot are shown, and all dimensions are shown in feet and decimal parts thereof.

Dated this 31st day of August, 1977.

PARNELL AND ASSOCIATES
By Thomas Parnell, R.S. 5910

APPROVALS AND ACCEPTANCES:
GUERNSEY REGIONAL PLANNING COMMISSION

The within plat of TWIN OAKS EAST, LOT 14, a subdivision located in Cambridge Township, Guernsey County, Ohio, is hereby accepted and approved this day of August, 1977.

GUERNSEY COUNTY REGIONAL PLANNING COMMISSION
By Dalton Moorehead, Secretary

GUERNSEY COUNTY COMMISSIONERS

The County Commissioners of Guernsey County, Ohio, hereby approve and accept this plat as dedicated this 29 day of August, 1977, 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:
John O. Mehaffey, Commissioner
John P. Taylor, Commissioner
Andrew Kotoff, Commissioner

GUERNSEY COUNTY ENGINEER

The within plat of TWIN OAKS EAST, LOT 14, is hereby approved this 29th day of August, 1977.
Guernsey County Engineer

GUERNSEY COUNTY AUDITOR

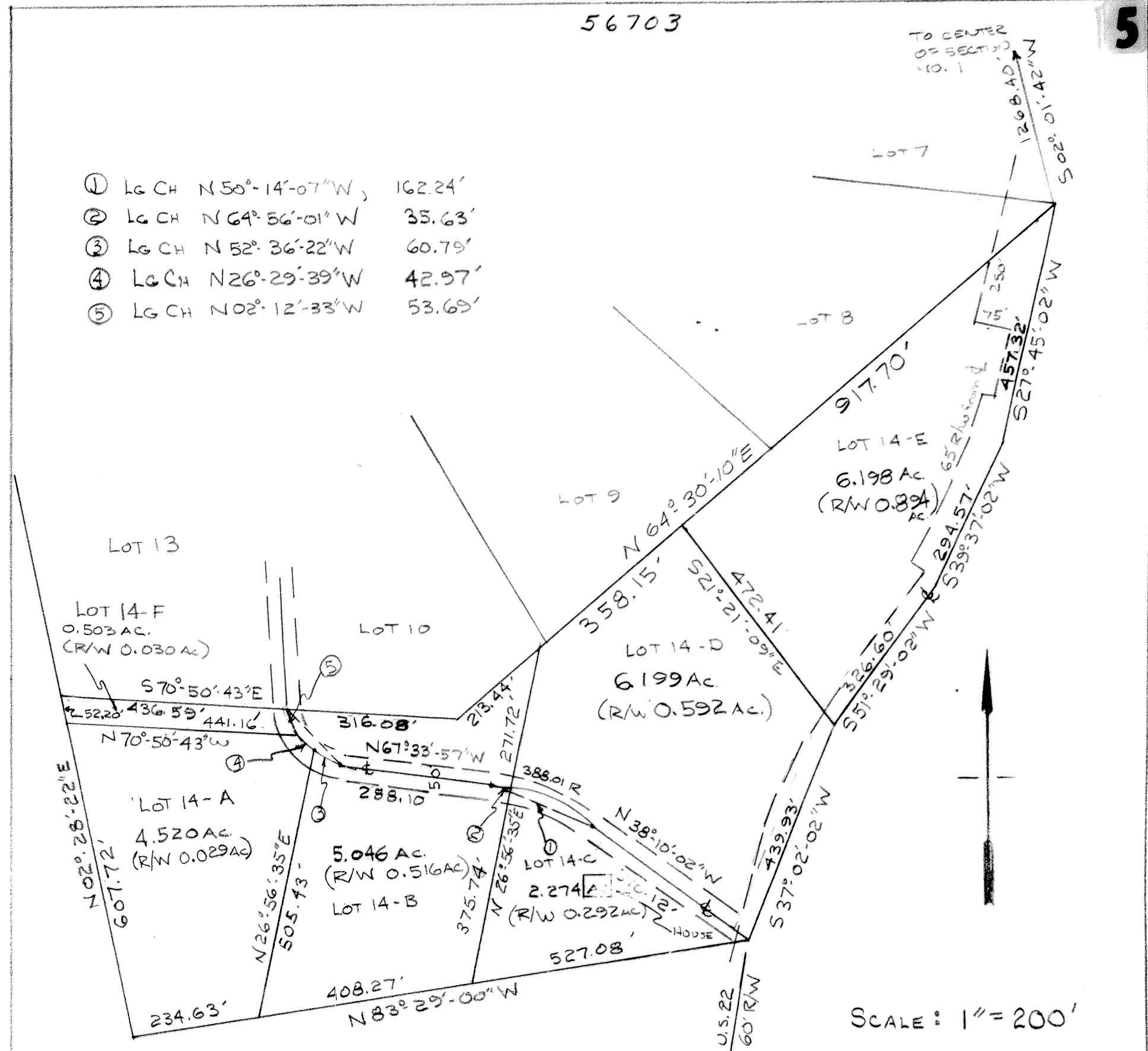
The land herein platted as TWIN OAKS EAST, LOT 14, has been duly transferred this 7th day of August, 1977.
Auditor, Guernsey County, O. Fee: 2.00

GUERNSEY COUNTY HEALTH DISTRICT

The within plat of TWIN OAKS EAST, LOT 14, is hereby approved with regard to proposed water supply and sewage disposal system this 24th day of August, 1977.
Health Commissioner

GUERNSEY COUNTY RECORDER

The within plat of TWIN OAKS EAST, LOT 14, and easements, covenants, conditions, and restrictions pertaining thereto received for record, 1977, at 11:30 AM.



BEING LOT NO 14 OF TWIN OAKS EAST
SUBDIVISION TO CAMBRIDGE TOWNSHIP AS
RECORDED IN PLAT BOOK 12, PAGES 72 & 73
OF GUERNSEY COUNTY, OHIO

ALL LOT CORNERS ARE MARKED
BY IRON PINS SET AT CORNERS
OR EDGE OF R/W LINES

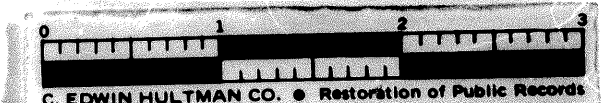


Table with plat information: PLAT FOR WALTER and NANCY GUEGOLD TWIN OAKS EAST LOT NO. 14. PARNELL & ASSOCIATES ENGINEERS & SURVEYORS. CAMBRIDGE, OHIO 43725 614-439-1701. JOB NO. SHEET DRAWN APPROVED DATE. 77-41 1 LC 7-15-77

THOMAS PARNELL, RS 5910