

Plat of the

FRAME FARM PROPERTY

Situated in the Township of Wills, the County of Guernsey, the State of Ohio.

Being located in the Southwest Quarter of Section 2 in Township 1, Range 1 of the United States Military Lands.

**PROTECTIVE COVENANTS
FRAME FARM PROPERTY
WILLS TOWNSHIP, GUERNSEY COUNTY OHIO**

GUERNSEY COUNTY AUDITOR
Transferred by Guernsey County Auditor
Date 9/26/04
Guernsey County Auditor Tony Brown Fee None Conv. Fee None
Completed With Tony Brown, Auditor Transfer Fee \$8.00
SEP 23 2004
Transferred Section 319.34 Ohio R.C.
GUERNSEY COUNTY RECORDER
No. 20040906-657
Recorded for record in Guernsey County, Ohio
Plat 93-83-2004 At 83:28 PM.
Received for record this 23rd day of September 2004 410 Page 369 - 370
Recorded in Plat Cabinet 3, Slide 488 at M.
Fee \$0.00 Colleen Whitley
Guernsey County Recorder

GUERNSEY COUNTY ENGINEER
Approved for record this 16th day of August 2004.
Guernsey County Engineer William E. George
GUERNSEY COUNTY COMMISSIONERS
Approved for record, subject to the rules and regulations governing the platting of subdivisions of land.

County Guernsey
Commissioners John Lucas
Date 9-8, 2004

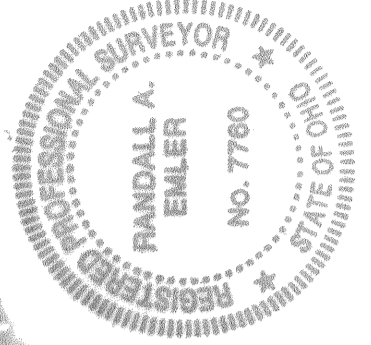
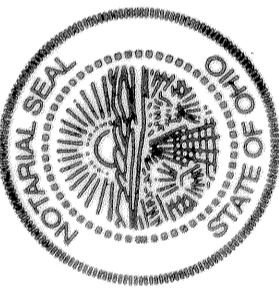
- No inoperative or unlicensed vehicles will be placed or stored on said property. No accumulations of discarded personal affects, debris, waste, garbage or any unsightly objects or matter will be permitted on property.
- That said property will be used for residential and farming purposes only and conform to local zoning regulations.
- Buyer will keep the property in a clean, sanitary and sightly condition and in compliance with all laws or regulations imposed by any governmental authority having jurisdiction over any property for the care, safety, health and upkeep of real estate.
- That buyer will not nor will buyer permit the storage of refuse, trash or hazardous materials on said property nor may the property be used as a dump or landfill site.
- Any residence erected on the property must have the exterior completed within 6 months. The exterior must be constructed with new material.
- Before occupancy of any house or manufactured house, a sewage disposal system must be installed in conformity with the minimum standards required by the County Board of Health.
- Single-wide homes must have factory installed vinyl siding and a shingled roof at the time of placement and a minimum of 900 square feet (14x70) in size, excluding porches, decks, breezeways, garages or any unheated portions. Wheels must be removed and new mobile home type skirting must be applied when the home is placed.
- Camper units will not be used as a residence, either temporary or permanent. No temporary house, tent, camper, school bus or recreational vehicle will be used as a residence.
- MAINTENANCE AGREEMENT (Common Access Easement): Grantee, for grantee, grantee's heirs and assigns, covenant with grantor, grantor's heirs and assigns, that grantee, in common with others from time to time and at all times hereafter, at their shared expense, will repair and maintain, in a proper, substantial and workmanlike manner, the non-exclusive common drive.
- Where protective covenants and County or Township zoning ordinances are in conflict, the stricter requirement will prevail.
- Invalidation of any of these covenants by judgement of court order will in no way affect any of the other provisions, which which will remain in full force and effect.
- The purchasers of this property, for themselves, their heirs and assigns, by the acceptance of the conveyance of this property, agree to be bound by the covenants contained herein and are the primary enforcers of these covenants. J.J. Detweiler, Inc. will not be obligated to enforce these covenants.

Dedication:
I, the undersigned, Joe J. Detweiler for J.J. Detweiler Enterprises, Inc. owner of the real estate shown, hereby certify that I have caused the same to be surveyed and platted into lots. Lots are numbered 1-17, inclusive and named "FRAME FARM PROPERTY" and that this plat does not involve any new public roads.

Witness John Lucas Witness Wendi L. Sherg
Joe J. Detweiler

STATE OF OHIO, COUNTY OF STARK
Before me a Notary Public in and for said County, personally appeared Joe J. Detweiler, who executed the foregoing instrument and acknowledged that he did the same and that it was his free act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my seal at

Uniontown, Ohio, this 4th day of August 2004.
Notary Public Wendi L. Sherg
My Commission Expires November 30, 2005



Randall A. Emler
Professional Surveyor #7760
July 30, 2004

WENDI L. BERG, Notary Public
Residence - Stark County
Statewide Jurisdiction, Ohio
My Commission Expires Nov. 30, 2005

DESCRIPTION
Guernsey County Auditor
Tony Brown, Auditor
DeMar E. George, Engineer