

SUNNY BROOKE ACRES

PROTECTIVE COVENANTS & BUILDING RESTRICTIONS

SITUATE IN THE STATE OF OHIO, COUNTY OF GUERNSEY, TOWNSHIP OF ADAMS,
AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION # 24, TOWNSHIP 2
NORTH, RANGE 4 WEST OF THE UNITED STATES MILITARY DISTRICT AND BEING A
TRACT OF LAND CONVEYED TO DORIS DOLLISON IN O.R. VOL. 395, PG. 306 OF
GUERNSEY CO. RECORDS.
GUERNSEY CO. AUDITOR PARCEL # 01 - 02137

(A)

All of the lots in said parcel of real estate, now located in the Township of Adams, County of Guernsey, Ohio are and shall be subject to the following plan of development and all of the restrictions, covenants, and conditions as hereinafter set forth.

This general plan of development for said premises is adopted and imposed for the benefit and protection of all present and future property owners. Said plan and restrictions, covenants, and conditions constitute a general plan for development of said premises.

These terms and conditions apply to lots 1 through 6, and automatically attach to the lots as each such plat is recorded in Guernsey County.

- 1) All lots in this subdivision shall be used exclusively for single family residential purposes.
- 2) No residence dwelling or any structure shall be erected or constructed on said premises without the prior written approval of the location, plan, grade lines, and specifications thereof having been first obtained from the Development Committee. No changes shall be made to plans or specifications as above set forth after the approval and consent of the Developer.
- 3) Setbacks: All dwellings shall be setback 100 feet from the front road line and 50 feet from the property lines. These setbacks can be changed by written permission of the developer. This is due to possible locations of Septic Systems and Residences determined by Guernsey County Board of Health.
- 4) There shall be no modular, sectionals, preconstructed homes or trailer dwellings placed on any lots.
- 5) No dwelling shall exceed 2.5 stories in height and shall contain 1200 sq. feet in living area, excluding garage, basements, porches, decks, or terrace.
- 6) Design Standards: Roofs shall have a minimum of 6:12 pitch on one story dwellings. Roof plans shall be included with plans for review and approval by Developer. Metal roofs are prohibited. Aluminum windows are prohibited. Artificial brick is prohibited. All homes must be done in brick or stone and vinyl, and shall be designated on house plans and specifications. Garage doors shall be painted or stained to blend with house colors. Developer must approve all colors.
- 7) Garages/Accessory Buildings: Each residence shall have at least a two car and not more than four car attached garage to the residence. Only one additional building may be erected on each lot, such as a storage building or shed. This building cannot be a transferable building. It must have a foundation. The building must be at least 200 feet from the front road line or 50 feet from the side property line. The design of additional buildings must be approved by developer and cannot be larger than 800 square feet. An accessory building may be built on Lot # 6 providing it is built on the back side of lot, and must match the style and color of residence. All such building design and placement must be approved by the developer.
- 8) No garage, trailer, basement, tent, or unfinished building shall be used as temporary living quarters, or storage during construction of a dwelling. All dwellings must be completed within one year after commencing construction.
- 9) Television and radio antennas, including dish-type satellite stations over 18 inches in diameter, whether roof top or ground mounted, shall be prohibited on the exterior of any house or lot. No towers of any kind shall be erected, placed, or maintained on any lot in the subdivision.

10) No travel or house trailer or semi tractor trailer/rig or equipment may be stored or parked on any lot or street in the subdivision at any time. This shall also include commercial machinery and equipment, except that which is in use during construction. No equipment, boats, or vehicles etc., may be parked on any lot outside the confines of a garage. Major mechanical or vehicle body repairs within the subdivision are specifically prohibited. No unlicensed vehicles may be parked outside.

11) Animals: No animals of any kind shall be kept or harbored on the premises except domestic dogs and cats. Commercial Kennels or breeding facilities of any kind are prohibited. No more than two animals will be permitted for each ownership parcel.

12) No signs may be erected or displayed on any lot except those carrying the legend "for sale" sign, or signs used by contractors while building a residence as advertisement for their company. All signs used for the sale of lot or residence or for advertisement within the subdivision shall not be more than five square feet in size. Garage sale and yard sale signs are permissible, and are to be promptly removed after the sale.

13) Dirt bikes and ATV's: Use of two cycle all terrain vehicles and dirt bikes or other vehicles that create a loud offensive noise are prohibited from being operated within the subdivision.

14) All septic tanks and sewer systems must comply with the standards as prescribed by the Guernsey County Board of Health. Lot # 4 can use existing septic system upon approval from the Guernsey County Board of Health.

15) All property owners agree, their heirs, and assigns to grant all necessary right of ways and easements across their premises for public utilities.

16) Mowing and Trash: All lots must be kept mowed and free of weeds at all times and must have a neat appearance, whether before, during, or after construction. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall only be kept in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and removed from view within 24 hours of trash pick up.

17) Gravel driveways shall be permitted only during construction. All driveways shall be fully completed of either concrete or paving bricks, or a combination of the two, immediately upon completion of a dwelling, weather conditions permitting, or as soon thereafter as reasonably possible.

18) No Lot shall be subdivided. All Lots shall be sold as a whole.

19) Prior to commencing a new residential construction, each party shall disclose a copy of their sketch and building specifications to the Developer demonstrating compliance with the restrictions. All building contractor's must be approved by the Developer or Developing Committee.

(B)

(1) These Covenants are to run with the land and shall be binding on all Parties and persons claiming under them. The covenants and restrictions may be waived, terminated, and or modified only upon written consent of the majority of the owners of the lots including those owned by the Developer.

(2) These Restrictive Covenants may be enforced by injunction in addition to any other remedy provided by law by the Developer or the owner of any lot in the subdivision. Invalidation by the judgment or decree of a Court of any of these provisions shall not invalidate the remainder of these covenants and the remaining covenants are in full force.