

APR 14 1995 11:57 AM

AMENDED
COVENANTS AND RESTRICTIONS
APPLYING TO THE
WASHINGTON PLACE SUBDIVISION
VAN WERT, OHIO

NANCY A. HARTING, RECORDER
Van Wert County, Ohio
Deputy TTT Fee 18.00

All lots included in the Washington Place Subdivision in the City of Van Wert, Ohio are hereby made subject to the following additional covenants and restrictions, not recited on the plat, which shall run with the land when conveyed and shall be binding upon all owners, or persons, firms, or corporations claiming them.

The following shall replace the Amended Covenants and Restrictions filed July 12, 1994 and recorded in Vol. OR-122 Page 646, Van Wert County, Ohio Recorder's Office.

1. Building lines with reference to the streets are as shown on the Subdivision Plat.
2. All lots are hereby restricted to residential use only. No residence other than a detached single family dwelling and not more than one such residence shall be constructed on each lot in the R1 Zoned Section R2 Section construction to meet City Zoning Codes concerning residence construction requirements.
3. No dwelling shall exceed two (2) stories in height.
4. The final finish grade of each lot shall conform to the elevations as shown on the grading plan which will be given to each lot owner at the time of the closing.
5. No structure of a temporary character such as trailer, basement, tent, shack, garage, barn, or other out building shall be placed or used on any lot at any time as a residence either temporarily or permanently. No unattached building shall be placed on any lot for the purpose of storage with the exception of unattached garages.
6. Unattached garages must have the same exterior finish as the corresponding dwelling so as not to detract from the overall appearance of the subdivision. All unattached garages must be approved by the Developer or its successor. Also, all additions to any residence must have the same exterior finish.
7. No sign of any kind shall be displayed to public view on a lot except on professional sign not more than one square foot or one sign of not more than four square feet advertising the property for sale or rent. No sign may be internally lighted.
8. No animals, livestock, or poultry of any kind, except dogs, cats, or other household pets shall be raised, bred, or kept on any lot.
9. Fuel oil storage tanks, if not buried, shall be located at the rear of all dwellings and within the limits of the lines of the dwelling extended. Propane storage tanks, if not buried, shall be located in the rear yard and within the limits of the dwelling extended and at least ten (10) feet from any lot line.
10. No structure shall be moved upon any lot nor shall used or salvaged materials be used on the exterior of any dwelling unless the used or salvaged material is approved by the Developer or its successor.
11. No noxious or offensive activity shall be carried out upon any lot nor shall an activity be permitted on any lot which may become an annoyance to the neighborhood.
12. No fence, well, hedge or shrub planting which obstructs sight lines at an elevation between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by street property lines and a line connecting them at points 25 feet from the intersection of the street lines. No trees shall be permitted to remain within such triangular area unless the foliage lines are maintained at sufficient height to prevent obstruction of such sight lines.
13. Foundation walls under all living areas of each dwelling shall be a minimum of eight inches in thickness.
14. Sidewalks must be installed in accordance with the City of Van Wert subdivision regulations.
15. Hard surface driveways must be installed from the garage to the street within one year from the date of occupancy of any dwelling.
16. The exterior, including lawns, of all dwellings must be completed within 12 months from the construction start of the dwelling to minimize the detraction from the existing completed dwellings.

17. The exterior of all initial dwellings must be approved by the Van Wert Lumber & Supply Co., or its successor, prior to the issuance of a building permit and the exterior of said dwelling must be finished as approved.
18. Upon purchase of a lot from the Developer, or its assigns, the purchaser is required to maintain said lot so as to control weeds and undergrowth as outlined by City Code in order to facilitate pest control and reduce detracton from existing dwellings.
19. In R-1 and R-2 zoned areas, all single family homes must be at least 1500 square feet in living area, not including the garage and basement. All residential structures in R-2 zoned area must be at least 1100 square feet in living area of each unit, not including garage and basement.
20. A minimum of 150 sq. ft. of stucco, brick or stone shall be used in the exterior construction of all dwellings built in Washington Place Subdivision.
21. Concrete slab floors are not permissible, other than for the use of a single room such as a sun room.
22. No manufactured housing is permitted upon any lot. A manufactured house is any house that is primarily assembled or constructed at another site and moved to Washington Place.
23. In R-1 zoned areas, all homes must have a minimum of a two (2) car attached garage. In R-2 zoned areas, all residential units must have a minimum of a one (1) car attached garage. No outbuildings or sheds shall be constructed or moved upon any lot.
24. All construction upon any lot shall be completed within 1 year after Construction begins.
25. All of the covenants and restrictions applying to the Washington Place Subdivision listed above apply to the R-1 and R-2 Sections unless specified otherwise.
26. House address numbers for each dwelling are to be "Richfield Arched House Marker" 15 3/4" wide x 9 1/4" tall.
27. One electric security light shall be placed by the property owner in the front yard of each subdivision lot at the time of construction of a residence. The placement of such a light shall be subject to the following:
 - 1) The Developer, or its successor, at its expense, shall supply such a light to each owner at the time of construction.
 - 2) The lights supplied by the Developer shall be consistent in appearance and shall conform to Ohio Power Co. basic requirements for residential security lights.
 - 3) Each light pole shall be metal, shall be operated by automatic light sensors and shall have fully underground wiring.
 - 4) The placement of each light pole shall be in the front of each residence approximately four feet from the residence driveway and four feet from the inner sidewalk edge and consistent with the location of all previously placed security light poles in the Subdivision.
 - 5) Each electric security light shall be maintained by the property owner including the furnishing of electricity, bulb replacement and operational maintenance.
 - 6) Additional light poles may be required by the City of Van Wert for safety purposes on lots adjacent to any subdivision intersection. Such additional lights must conform to the Ohio Power standards and the ordinances and regulations of the City of Wert and shall be in addition to any yard light requirements set forth above.

All property owners shall be lawfully bound to the terms of these amended covenants and restrictions. Any subdivision property owner shall have the right to enforce these covenants and restrictions in a court of law. By accepting ownership in the Subdivision, any property owner found to be in violation of such covenants and restrictions by court order shall be responsible to pay all court costs and attorney fees incurred by any owners prosecuting violation of these covenants and restrictions.

Dated: 13 APRIL 1995, 1995.

CURRENT OWNERS OF LOTS WITHIN THE
WASHINGTON PLACE SUBDIVISION:
INLOTS 4027-4045 and 4063-4072
Bruno Building and Development Corp.

By: Michael D Bruno
(Entire Subdivision except lots listed
below)

Alan E. Mills
Alan Mills (Inlot 4035)

Barbara L. Mills
Barbara Mills (Inlot 4035)

Gerald D. Thatcher Trust

By: Gerald D. Thatcher
Gerald D. Thatcher, Trustee

Esther Thatcher
Esther Thatcher, Trustee
(Inlot 4032 and part 4033)

David L. Philipot
David Philipot (Inlot 4034)

Cathy Philipot
Cathy Philipot (Inlot 4034)

Kevin Baird
Kevin Baird (Inlot 4036)

Lisa Baird
Lisa Baird (Inlot 4036)

William C. Straley
William C. Straley (Inlot 4071)

Shirley A. Straley
Shirley A. Straley (Inlot 4071)

Rockford Lumber and Supplies
Rockford Lumber and Supplies
(Inlot 4071)

Bebout and Houg
Bebout and Houg, Partnership
(Inlot 4065)

This instrument was prepared by Attorney Stephen E. Keister.