



THOMAS 'PARKVIEW'

86

ADDITION

ST MARYS, OHIO RR

PROTECTIVE COVENANTS FOR THE THOMAS "PARKVIEW" SUBDIVISION

FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in their entirety shall apply to the Thomas "Parkview" subdivision.

LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted on any lot other than one detached single family dwelling. No commercial enterprise of any nature shall be entered into by owner and/or occupants of property in this subdivision.

DWELLING SIZE. The floor area of the main structure, exclusive of open porches, garages, carports, or patios, shall be not less than 1050 square feet. Total cost of structure not less than \$ 15,000.00 based on 1961 price index.

BUILDING LOCATION. No building shall be located on lots # 1 through # 5 nearer than 65 feet from the front lot line. Lot # 6 through # 16-50 foot set back. Lot # 17 through # 21-40 foot setback - from front lot line. A minimum of 35 feet from the side street lot line. No building shall be located nearer than 10 feet to any interior lot line.

DIMENSIONS. No lot shall be re-subdivided into additional lot or lots.

FENCES. No fence shall be constructed or allowed to remain nearer the street than the minimum building set-back line. All fence must be of attractive and durable materials limited to four foot in height. No barbed wire, field fencing (hogwire), poultry wire or similar type may be used.

EASEMENTS. Easements for the installation and maintenance of Utilities and drainage facilities are reserved as shown on the Plat. Lot owners shall maintain the drain outlet for septic tank and leach bed overflow provided by the developers.

NUISANCES. No hunting, noxious or offensive activities shall be carried on upon any residential lot, nor shall anything be done thereon which may be or may become annoyance or nuisance to the neighborhood. No trucks over 3/4 ton may be parked on the streets or lots overnight.

TEMPORARY STRUCTURES. No structure of any temporary character, trailer, basement, tent, shack, garage, barn or other out buildings shall be used except during periods of construction of the house. Every structure shall be completed within 9 months after construction is begun.

SIGNS. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one foot square; one sign of not more than five foot square advertising the property for sale or rent or signs used by the builder to advertise the property during construction, and sale period.

LIVESTOCK AND POULTRY. No animals, bees, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats, and other household pets, provided they are housed within the structure, kept in-tact within the owners property line and not kept, bred or maintained for commercial purposes.

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 disposal of such materials shall be kept in a clean and sanitary condition.

SEWAGE DISPOSAL. The sewage disposal system to comply with the County and State regulations; (Health Department) with a certificate indicating installation to County approval.

WATER SUPPLY. Individual water supply required and to be from a sealed well. Approval of water supply and installation of same to comply with the County Health Department. Joint interest in well to be limited to three-owner/or property where well is located, and two adjacent properties.

ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until construction plans, specifications and plan showing location of structure have been approved by the Architectural committee consisting of two people appointed by the owner. The Committee's approval or disapproval as required in these covenants shall be in writing. No Row Houses or two of a kind in design may be erected in this building site. Homes Predominately of wood or frame, brick or natural stone of veneer type construction. In the event any question shall arise in connection with these Covenants and Restrictions, they shall be determined by the Architectural Control Committee. No trees shall be removed without the consent of the Architectural Committee except for construction purposes.

DRIVEWAYS & STREETS. Lot driveways of either Stone, (Minimum of 5 inches in thickness) Hot Mix, Black Top or Concrete and a minimum of 10 feet in width. Maintenance and upkeep of Public Drives shall be the responsibility of the lot owners, unless said public drives are accepted by the county or township.

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.

All Streets and Roads to be built to County Specifications
Before acceptance by the County Commissioners.

DEDICATION--

Know all men by these present that the undersigned owners of the land embraced in this plat do hereby certify that this plat is a true representation of same and we do hereby affix our signatures to same. Witness our hand this 10th day of February 1961.

James B. Rayport
D. L. Stiglitz
Witnesses

Edna E. Thomas
Marjorie Thomas
Owners

ACKNOWLEDGMENT--

State of Ohio, County of Auglaize, before me a Notary Public in and for the said county, personally appeared the owners signing above and acknowledged the forgoing instrument and Plat to be their free act and deed. In testimony thereof I have affixed my hand and Notary seal this 15th day of February 1961.

Miriam Henschel
Notary Public

My commission Expires 12/31/61

COUNTY BOARD OF HEALTH--

The Above Plat was approved this 10th day of February 1961 Subject to the Auglaize County Sanitary Regulations.

Paul J. Hoch
Auglaize County Board of Health Commissioner

Auglaize County Sanitation

COMMISSIONERS CERTIFICATE--

We hereby certify that the Plat shown thereon has been found to comply with subdivision regulations of Auglaize County Ohio and that we hereby approve same for recording in the office of the Auglaize County Recorder this 14 day of FEB. 1961.

Karl H. Kosh
E. H. Hegemann
Wm. V. Stichter
Auglaize County Commissioners

AUDITORS CERTIFICATE--

I hereby Certify that the Plat shown was filed for transfer in the Auglaize Auditors Office this 15th day of February 1961.

93244

Vernon Baenger 137 E.M. & A.P.
Auglaize County Auditor

RECORDERS CERTIFICATE--

The above Plat filed and recorded in the office of the Auglaize County recorder this 16th day of FEBRUARY 1961. Recorded in Plat book B Page 86 Fee .

Leola Kentner m
Auglaize County Recorder

ENGINEERS CERTIFICATE--

I hereby certify that this Plat represents correctly a survey made by me in Jan. 1961 Same being a part SECTION 1 Township, Auglaize County Ohio.

St. Marys
B. R. Gebhart
Registered Professional Engineer
Ohio