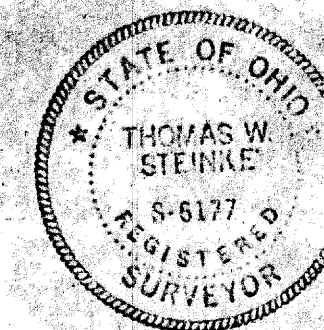


RESTRICTIONS FOR SUNDERLAND SUBDIVISION
SECTION 18 AND SECTION 19
DUCHOUQUET TOWNSHIP
AUGLAIZE COUNTY
OHIO

- 1) Building sites shall be used and occupied solely and exclusively for private residential purposes by a single family.
- 2) No residential structure shall be erected on any lot with the habitable living area less than 1600 square feet exclusive of basements, open porches, garage.
- 3) No animals, live stock or poultry shall be kept or maintained on any part of said lots, except ordinary household pets which do not constitute an annoyance or nuisance, provided they are not kept, bred or maintained for any commercial purposes.
- 4) No house may be occupied until completed.
- 5) No building or other structure shall be erected, placed or altered on any building site unless the building plans, specifications and plot plans, showing the location of such building having been approved in writing, as to the conformity and harmony of external design and color, with the existing structures in the subdivision and as to the location of the building with references to the topography and finish ground elevation, by an Architectural Committee composed of David and Doris Sunderland, the owners of the real estate shown on the foregoing plat, their successors or assigns. In the event or the death or resignation of either, William and Linda Baker shall resume the above duties.
- 6) All grounds and premises in said subdivision shall be mowed and kept reasonably clear of weeds and undergrowth by the owners thereof at all times prior to the start or commencing of the erection of any building, and thereafter all such grounds shall be maintained and kept up by the owners so as to conform to the beauty of the area.
- 7) No wall, fence or hedge, except open type fence or hedge not to exceed 3 ft. in height and retaining walls not extending above ground level, shall be planted or erected on any building site between the front property line and the front setback line, except along the side property line, provided it does not exceed 3 ft. in height above the top of the ground. No hedge or fence shall be within 20 feet of the roadway.
- 8) No oil or gas wells shall be drilled nor shall any mining or commercial excavating operation of any kind be conducted on any building site.
- 9) No trade or activity of a business nature shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance.
- 10) Roadway leading to all lots shall be built and kept in repair and snow removed by all four lot owners. All expences shall be shared equally.
- 11) All dwellings shall provide off street parking for not less than one vehicle. No parking shall be allowed along or on the roadway at any time.
- 12) Lots shall be used for residential purposes only and not for any purpose of business, public entertainment or resort, and no nuisance, advertising sign, bill board or other advertising devices shall be erected or permitted on said lots.
- 13) All residential structures shall be placed to conform with others, facing circle.
- 14) No house or travel trailers, campers or camper buses, or boat or boat trailers shall be stored or permitted to remain upon building sites except inside garages or out of view of other property owners and then only during camping seasons. (only 1 unit per site.)
- 15) Should any one or more of the foregoing restrictions and conditions at any time in the future be held illegal, void or unenforceable, such fact shall not in any way impair the validity of any other restrictions which shall remain in full force and effect.
- 16) The foregoing restrictions, covenants and conditions shall run with the land and shall be binding on all future owners of all building sites and all persons claiming under them, for a period of forty years from the date these restrictions are recorded, after which at such time restrictions shall be automatically extended for successive periods of ten years unless an instrument signed by all the then owners of the lots has been recorded agreeing to change said restrictions in whole or part.
- 17) No structure of a temporary nature, trailer, basement, tent, shack, garage, barn or other out-building shall be built or used on any lot at any time as a residence, either temporary or permanently, except for the written consent of the Architectural Committee.
- 18) All buildings shall be constructed of new material and no building or structures whatsoever erected elsewhere shall be permitted to be moved onto any building site except with the consent of the Architectural Committee.
- 19) There shall be an easement that across so much of the driveway as leads from State Route # 198 east across Parcel # 1 and Parcel # 2 permitting David Sunderland, or his heirs or assigns, to enter and pass with farm equipment and vehicles across the south twenty feet of Parcel # 1 and Parcel # 2.
- 20) All timber cut during construction of any residence or within four years of the platting of this subdivision shall be the property of David Sunderland.
- 21) The developers of the Sunderland Subdivision retain an easement across Parcel # 1 and the roadway which enters off of State Route # 198 at a point approximately 80 feet north and east of the northeast line of State Route # 198 for the continual use, maintenance, replacement, and repair of a 4 inch field drain tile.

I hereby certify that I have surveyed the premises and prepared the attached plat and that said plat is correct

Thomas W. Steinke
Thomas W. Steinke - Registered Surveyor - Number 6177



The Undersigned, David Sunderland and Doris Sunderland hereby certify that the attached plat correctly represents Sunderland Subdivision, a subdivision of four lots and do hereby accept this plat of the same, along with all restrictions as set forth with this subdivision.

In witness thereof on this 28th day of October 1977, we affix our hand.

David Sunderland
David Sunderland

Roger J. Henkeney
witness

Doris Sunderland
Doris Sunderland

Roger J. Henkeney
witness

STATE OF OHIO: COUNTY OF AUGLAIZE

Before me a Notary Public for said county and state, personally came David and Doris Sunderland, who acknowledged the signing and execution of the foregoing instrument to be their voluntary act and deed for the purposes herein expressed.

In witness thereof, I affix my hand and notarial seal on this 28th day of Oct. 1977

Roger J. Henkeney
signed

Roger J. Henkeney
My commission expires

TRANSFERED

151627

Nov. 9, 1977
date

Lemon E. Danges
County Auditor

FILED FOR RECORD

Nov. 9-1977
date

9:20 A.M.
time

RECORDED

Nov. 9-1977
date

L. Roy H. Knorr
County Recorder

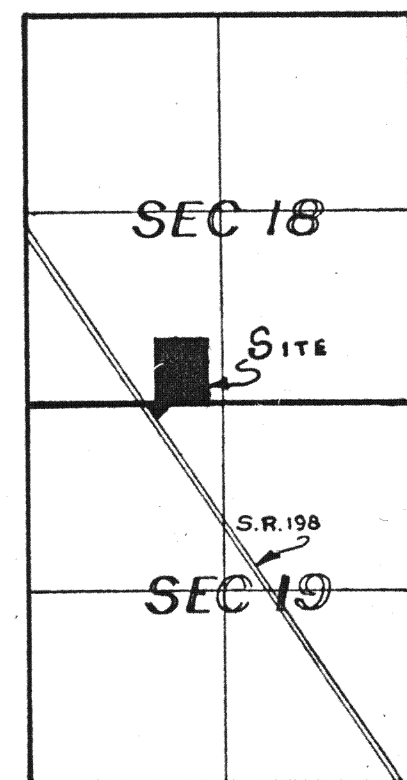
PLAT CABINET A. PAGE A-56-57

REVISIONS					
NO.	DATE	BY			
1					
2					
3			DRAWN BY	SCALE	MATERIAL
4			CHK'D	DATE	DRAWING NO.
5			TRACED	APP'D	

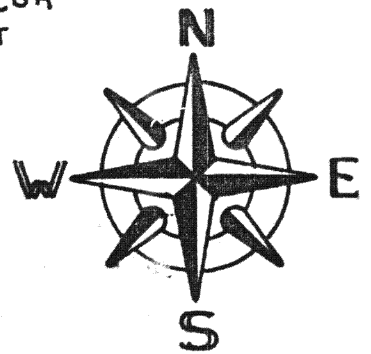
SUNDERLAND SUBDIVISION

T-5-S R-6-E SECTIONS 18 19 DUCHOUQUET TOWNSHIP
AUGLAIZE COUNTY OHIO

LOCATION PLAN

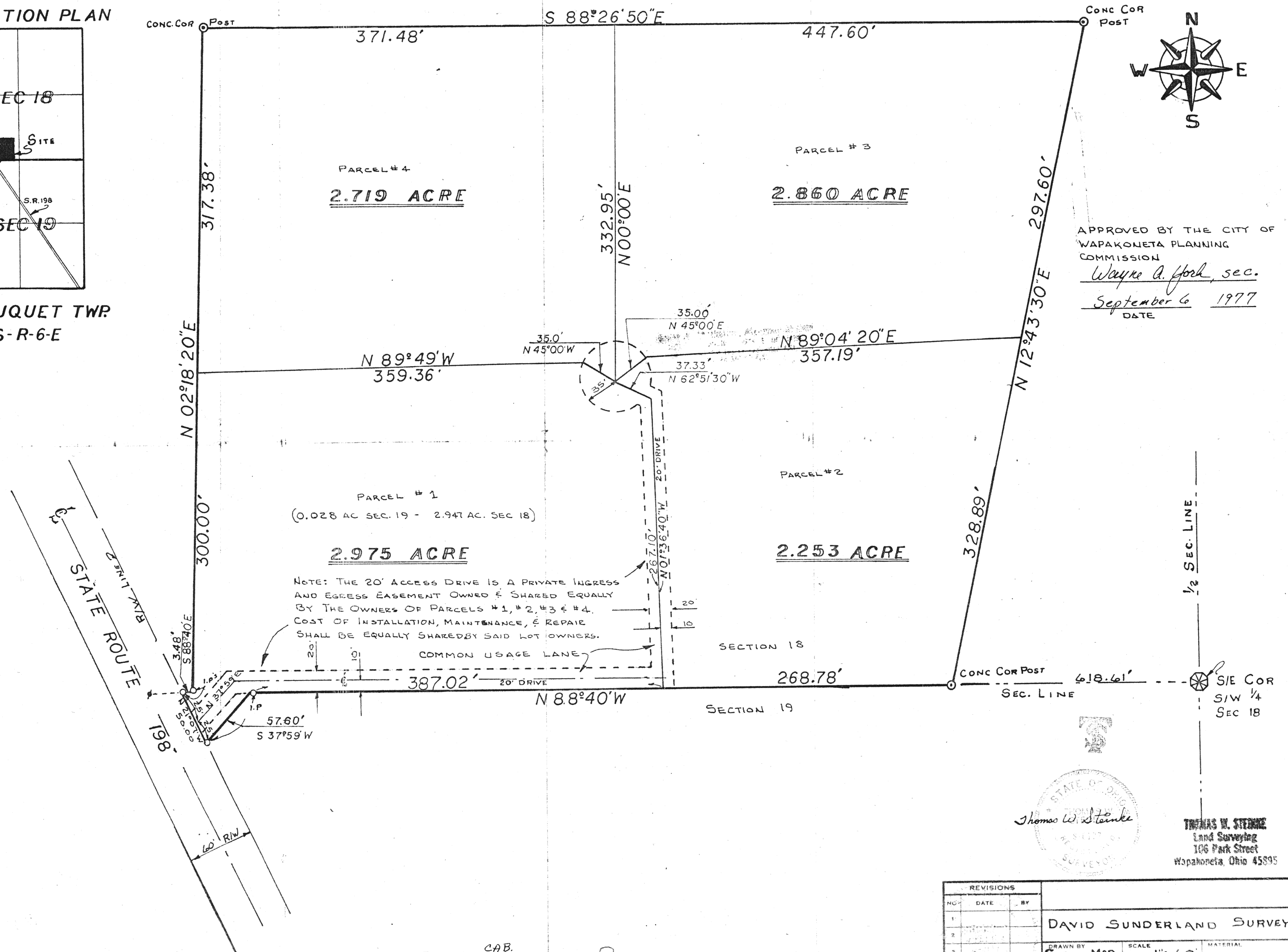


DUCHOUQUET TWP.
T-5-S-R-6-E



APPROVED BY THE CITY OF
WAPAKONETA PLANNING
COMMISSION

Wayne A. York, sec.
September 6 1977
DATE



Thomas W. Steinke

THOMAS W. STERN
Land Surveying
106 Park Street
Wapakoneta, Ohio 45895

REVISIONS			
NO.	DATE	BY	
1			DAVID SUNDERLAND SURVEY
2			
3			
4			
5			
DRAWN BY GARRY MCD.			SCALE 1" = 60'
CHK'D 203			DATE Aug. 1977
TRACED			APP'D 77-359

PLAT ^{CAB.} ~~BOOK~~ A PAGE 57
RESTRICTIONS FILED IN PLAT ^{CAB.} ~~BOOK~~ A PAGE 56