

RESTRICTIONS
REPLAT OF LOTS 12 THRU 19
EAGLE ACRES SUBD.
MINSTER - OHIO

A - 90

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.

1. DWELLING SIZE: The floor area of the main structure, exclusive of open porches, garages carports, or patios, shall not be less than 1400 square feet. (Both floors).
2. All lands shall be maintained & kept in good, neat appearance by the owner of the apparent property.
3. FENCES: no fence shall be constructed or allowed to remain nearer the street than the minimum building set-back lines. All fences must be of attractive and durable materials limited to four foot in height. No barbed wire, field fencing, poultry wire, or similar type may be used.
4. Easements for the installation and maintenance of utilities and drainage facilities are reserved (5') five feet on each side of each interior lot line.
5. 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 an annoyance to the neighborhood. No trucks over 3/4 ton may be parked on the streets or lots overnight. Recreational vehicles shall not be used for living quarters.
6. 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 constructions of the house.
7. UTILITY BUILDINGS: All out buildings, storage shed, greenhouses, garages, etc., shall be a part of or attached to the existing house, and shall use the same siding or brick as used on the house.
8. SIGNS: No signs of any kind shall be displayed to the public view on any lot except one sign of not more than six square feet advertising the property for sale or rent or signs used by the builder to advertise the property during construction and sale period.
9. 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 intact within the owners property line and not kept, bred or maintained for commerical purposes.
10. 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.
11. There is an easement for ingress & egress 25' in width along the rear of each property. Said area shall be maintained & kept in good condition by adjacent property owners & the expense shall be shared equally.
12. There is also an easement for maintenance purposes, 5' in width over all common use underground utility lines.

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 in writing by the developer, Roger Bornhorst, his successors or assigns. Refusal of approval of such plans may be based upon any grounds, including purely aesthetic grounds, and shall be made solely by Roger Bornhorst, his successors or assigns.

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. Should any one or more of the foregoing restrictions, covenants, or 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 of the other restrictions, covenants, preconditions, all of which shall remain in full force and effect.

PREPARED BY
THOMAS W. STEINKE & ASSOC INC.
123 W. AUGLAIZE ST.
WAPAKONETA - OHIO

SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED
		DRAWING NUMBER

AFFIDAVIT AND ACKNOWLEDGMENT

STATE OF OHIO
COUNTY OF AUGLAIZE

ss:

The undersigned, Roger E. Bornhorst and Thomas J. Meyer, being first duly cautioned and sworn, state that they are the President and Secretary, respectively, of Bornhorst & Meyer Development, Inc., an Ohio Corporation.

Affiants further state that they are the same persons who signed and acknowledged the "Replat of Lots 12 thru 19 of Eagle Acres Subdivision Section 1 Minster Ohio" filed for record in Plat Cabinet A, Page A-90, and the "Subdivision of Lots 24, 25, 26, 27 & 28 Eagle Acres Subdivision Minster, Ohio: filed for record in Plat Cabinet A, Page A-138, of the Auglaize County Recorder's Office.

Affiants further state that at the time of the filing of the respective plats that the real property which was the subject of the respective plats was owned by Bornhorst & Meyer Development, Inc., an Ohio Corporation, that Roger E. Bornhorst signed the plats in his representative capacity as President of Bornhorst & Meyer Development, Inc., and that Thomas J. Meyer signed the plats in his representative capacity as Secretary of Bornhorst & Meyer Development, Inc.

Affiants further acknowledge that the signing of the respective plats was their free act and deed and the free act and deed of the corporation, Bornhorst & Meyer Development, Inc.

Further affiants sayeth not.

IN WITNESS WHEREOF, we have hereunto signed our names
this 28 day of DECEMBER, 1981.

James R. Sherk
Linda Bethner

Roger E. Bornhorst
Roger E. Bornhorst
Thomas J. Meyer
Thomas J. Meyer

Before me, a notary public in and for said County and State, personally appeared Roger E. Bornhorst and Thomas J. Meyer, President and Secretary of Bornhorst & Meyer Development, Inc., an Ohio Corporation, who acknowledged their signing of the plats filed for record in Plat Cabinet A, Page A-90, and in Plat Cabinet A, Page A-138, to be their free act and deed and the free act and deed of the corporation.

Sworn to before me and subscribed in my presence this
28 day of DECEMBER, 1981.

4059 2

State of Ohio Auglaize County, S. S.
Received December 31 1981
at 9:47 O'clock A. M.
Recorded December 31 1981
Vol. No. 10 Page 309-310

\$5.00

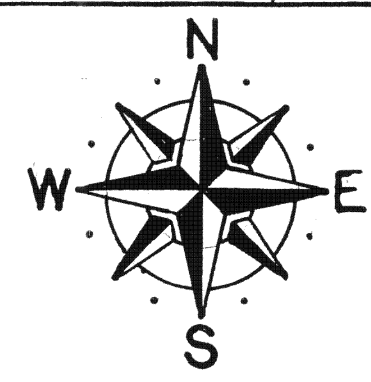
James R. Sherk

Recorder, Auglaize Co., Ohio

James R. Sherk
Notary Public
James R. Sherk, Attorney at Law
Notary Public, State of Ohio
Commission Does Not Expire
Pursuant to Sec. 147.03 Q. R. C.

90 A

REPLAT OF LOTS 12 THRU 19 OF EAGLE ACRES SUBDIVISION SECTION 1 MINSTER OHIO



APPROVED BY THE VILLAGE OF MINSTER

12-4-1978 Edmund H. Van Osa
DATE
DATE
DATE

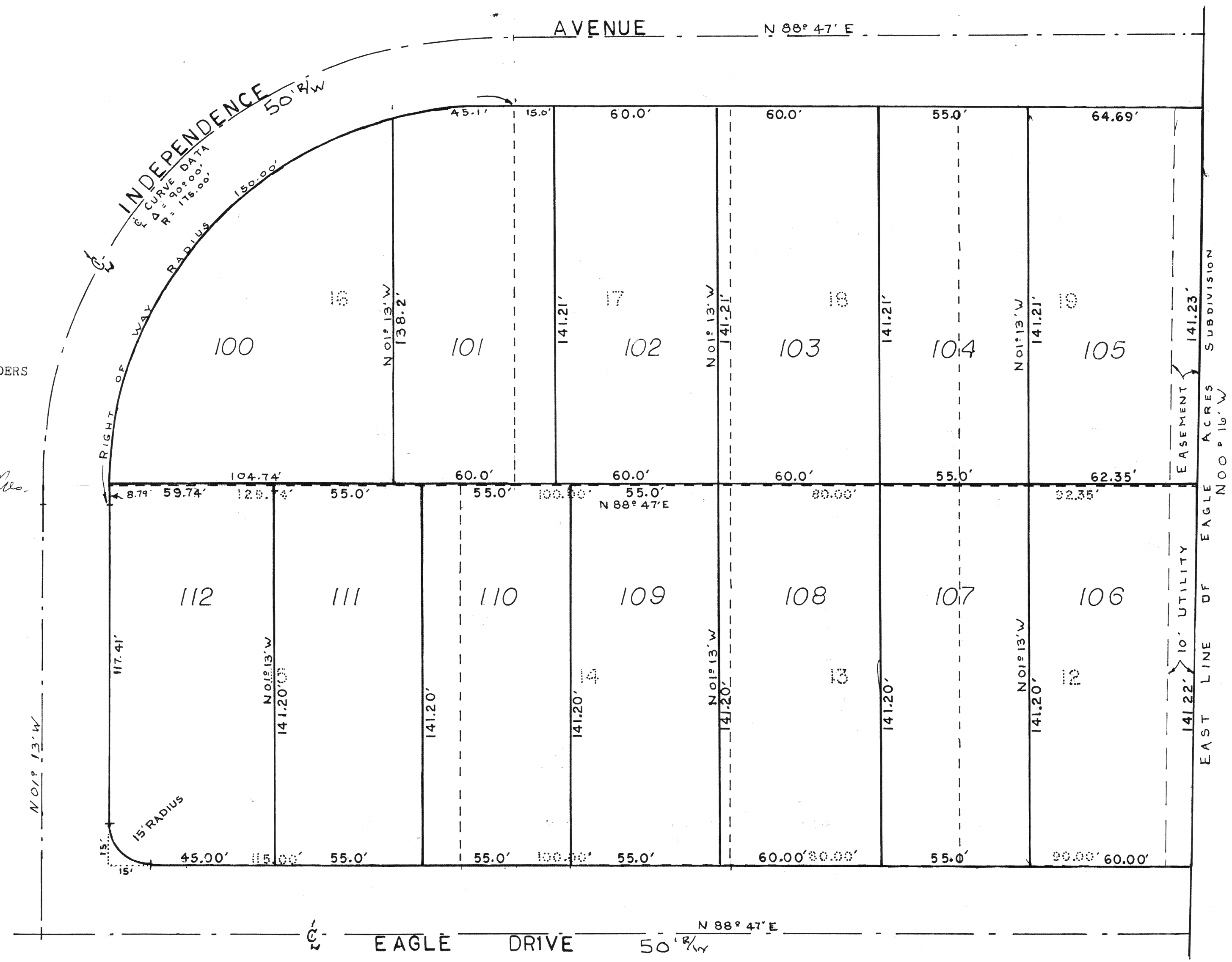
WE, THE UNDERSIGNED, DO HEREBY ADOPT AND ACCEPT THE REPLAT OF LOTS 12 THRU 19 OF EAGLE ACRES SUBDIVISION, MINSTER, OHIO AS RECORDED IN PLAT CABINATE A PAGE 34 OF THE AUGLAIZE COUNTY RECORDERS RECORDS. BEING ALL OF THE LAND HOLDERS OF THE LANDS HEREIN REPLATED, WE AFFIX OUR HAND IN AGREEMENT THEROF.

Kenneth A. Heitkamp x Bombout-Meyer Dec.
Kenneth J. Wuehler x Ray E. Bombout Dec.
witness by Thomas J. Meyer

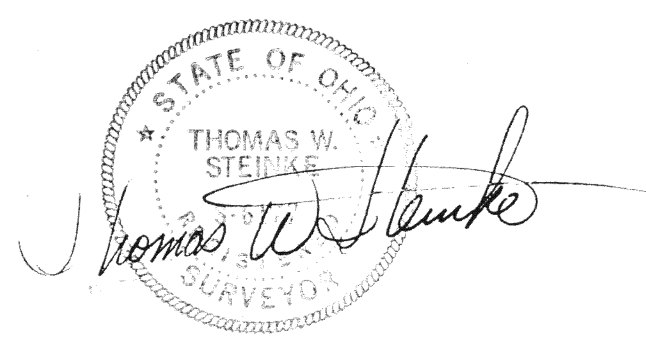
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THE ABOVE SIGNED AND THAT THE SIGNING THEROF WAS THEIR VOLUNTARY ACT AND DEED
IN WITNESS THEROF, I HAVE HEREUNTO AFFIXED MY HAND AND OFFICIAL SEAL THIS 14th DAY OF November, 1978
KENNETH A. HEITKAMP, Notary Public
Auglaize County, State of Ohio
My Comm. Expires Jan. 28, 1983
PLAT FILED THIS 14th DAY OF November, 1978
Vernon E. Daughes
AUGLAIZE COUNTY AUDITOR
157156

RECORDED IN AUGLAIZE COUNTY THIS 5 DAY OF DEC. 1978, AT 8:45 AM PM
FILED IN PLAT CABINATE A. PAGE A-90-A-91

Le Roy H. Krause \$17.70
AUGLAIZE COUNTY RECORDER,



PREPARED BY: THOMAS W. STEINKE & ASSOC. INC.
123 WEST AUGLAIZE ST. WAPAKONETA OHIO



SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: G.E.M.
DATE: Nov. 1978	TOM STEINKE	REVISED
		DRAWING NUMBER