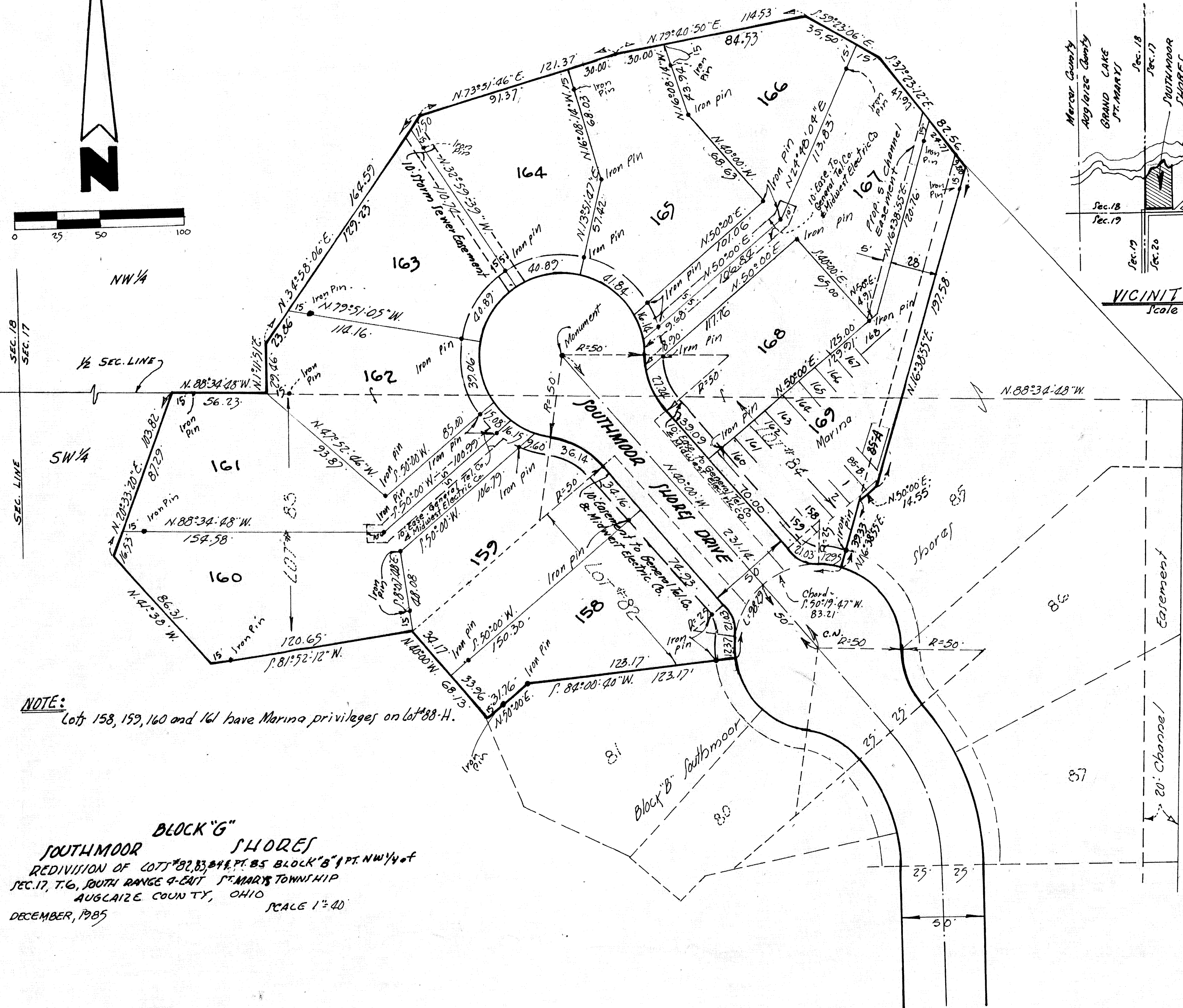
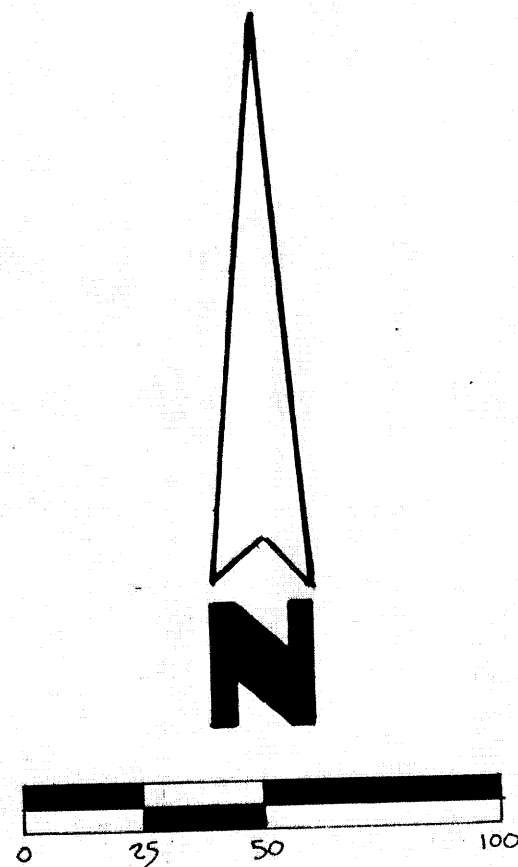


The land shown is the entire land of the dedicators.

Channel and Marina easement, shown as lot 169 in favor of lots 158 thru 168 inclusive.



VICINITY MAP
Scale 1" = 3400'

I certify that I have made a survey of the subdivision shown hereon and verify all dimensions.

John K. Santalone
JOHN P. SANTALONE, Reg. Surveyor N° 4513



JOHN R. SANJALONE & CO.
CIVIL ENGINEERS & SURVEYORS
1008 MARSHALL AVENUE
CINCINNATI, OHIO 45225

COVENANT-OF- RESTRICTIONS

APPROVAL OF PLANS:

- 1- NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED UPON THE ABOVE DESCRIBED LAND, NOR SHALL ANY EXISTING BUILDING OR STRUCTURE BE ALTERED IN EXTERIOR APPEARANCE IN ANY WAY UNTILL THE PLANS THEREFORE HAVE BEEN APPROVED IN WRITING BY SOUTHMOOR SHORES INC. ITS SUCCESSORS OR ASSIGNS. REFUSAL OR APPROVAL OF SUCH PLANS MAY BE BASED UPON GROUNDS INCLUDING PURELY AESTHETIC GROUNDS, AND SHALL BE SOLEY WITHIN THE DISCRETION OF SOUTHMOOR SHORES INC. ITS SUCCESSORS OR ASSIGNS. WHEN SOUTHMOOR SHORES INC. SHALL HAVE SOLD ALL THE LOTS IN SAID SUBDIVISION, IT WILL NOTIFY ALL THE LOT OWNERS OF THIS FACT AND ASSIGN THE APPROVAL OF PLANS AS PROVIDED IN THIS PARAGRAPH TO THE PROPER COMMITTEE OF PROPERTY OWNERS IN THIS SUBDIVISION. NO BUILDING SHALL CONTAIN LESS 1800 SQ. FT. OF LIVING SPACE.
- 2- NO FENCES SHALL BE CONSTRUCTED ALONG THE FRONT, SIDE OR REAR LOT LINES OF ANY LOT UNLESS THEREFORE SHALL HAVE FIRST BEEN APPROVED BY SOUTHMOOR SHORES INC. IN ACCORDANCE WITH THE PROVISIONS OF THE PRECEDING PARAGRAPH. NO HEDGES, TREES, OR OTHER PLANTINGS WHICH WHEN FULLY GROWN WILL MATERIALLY ABSTRACT THE WATERWAY VIEW FROM ADJOINING AND NEAR BY PROPERTY SHALL BE PLACED BEHIND THE REAR BUILDING LINE ON WATER FRONT LOTS.
- 3- THE APPROVAL OF PLANS PURSUANT TO THIS PROVISIONS SHALL SPECIFICALLY BE EXERCISED SO AS TO PREVENT THE ERECTION OF STRUCTURES HAVING A SIMILAR EXTERIOR DESIGN OR ELEVATION IN APPROXIMITY TO AN EXISTING STRUCTURE.

COMPLETION OF CONSTRUCTION - REMEDY:

- 4- WHEN THE CONSTRUCTION OF ANY BUILDING IS ONCE BEGUN, WORK THEREON MUST BE PROSECUTED DILIGENTLY AND COMPLETED WITHIN A REASONABLE TIME. IF FOR ANY REASON WORK IS DISCONTINUED AND THERE IS NO SUBSTANTIAL PROGRESS TOWARDS COMPLETION FOR A CONTINUOUS SIX (6) MONTHS PERIOD THEN THE SOUTHMOOR SHORES INC., ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO NOTIFY THE OWNER OF RECORD OF THE PREMISSES OF ITS INTENTIONS HEREIN, INVADE THE PREMISES AND TAKE SUCH STEPS AS MIGHT BE REQUIRED TO CORRECT ON UNDESIRABLE APPEARANCE, THE REASON FOR SUCH CORRECTION SHALL BE SOLEY IN THE DISCRETION OF SOUTHMOOR SHORES INC. AND MAY INCLUDE BUT NOT LIMITED TO AESTHETIC GROUNDS. THE OWNER INFRACT OF SUCH PROPERTY SHALL BE LIABLE FOR ALL COSTS INCURRED IN SUCH ACTION AND THE TOTAL COSTS THEREOF WILL BE A LIEN ON HIS PROPERTY, WHICH LIEN MAY BE FORECLOSED IN THIS MANNER PROVIDED FOR FORECLOSURE OF MORTGAGES IN THE STATE OF OHIO.

ANTENNAS:

- 5- NO TELEVISION OR OTHER ANTENNAS WHICH IS VISIBLE FROM THE STREET, WATERWAY, OR ADJOINING PROPERTY IS PERMITTED UNLESS SPECIFIC APPROVAL FOR SUCH GRANTED BY SOUTHMOOR SHORES INC., ITS SUCCESSORS OR ASSIGNS EXCEPT FOR MASTER TOWER LOCATED AT THE SOUTHWEST CORNER OF LOT #31 IN FAVOR OF S. & H. CABLEVISION.

UNDERGROUND WIRES:

- 6- ALL TELEPHONE, ELECTRIC AND OTHER WIRES OF ALL KINDS MUST BE UNDERGROUND FROM THE POLES OR THE UNDERGROUND TRANSMISSION CABLES LOCATED WITHIN THE PLOTTED UTILITY EASEMENTS TO THE BUILDING OR USE CONNECTED.

BOAT SLIPS, DOCKS, AND SEA WALLS

- 7- A DOCK IS PERMITTED SO LONG AS THE SAME IS CONSTRUCTED PARALLEL TO THE CHANNEL EASEMENT LINE AS RECORDED ON EACH LOT BUILT IN A NEAT AND WORKMANLIKE MANNER, AND DOES NOT BLOCK THE CHANNEL. APPROVAL OF THE PLANS TO BE SAME AS IN PARAGRAPH NO. 1 ABOVE.

PETS:

- 8- DOGS AND CATS, PROVIDED THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE, MAY BE KEPT ON THE ABOVE DESCRIBED PROPERTY. NO OTHER ANIMALS, LIVESTOCK, POULTRY OF ANY KIND SHALL BE KEPT, RAISED OR BRED ON ANY PART OF THE ABOVE DESCRIBED PROPERTY.

GENERAL APPEARANCE:

- 9- CLOTHES LINES OR DRYING YARDS SHALL BE SO LOCATED SO AS NOT TO BE VISIBLE FROM THE STREET, WATERWAYS, OR ADJOINING PROPERTIES.
- 10- OUTSIDE GARBAGE AND RUBBISH DISPOSAL FACILITIES SHALL BE EITHER UNDERGROUND OR IN GARBAGE BIN, FULLY ENCLOSED, COVERED AND SCREENED.
- 11- NO WEEDS, UNDERBRUSH OR OTHER UNWIGHTLY GROWTHS SHALL BE PERMITTED TO GROW OR REMAIN UPON ANY PART OF THE PREMISES AND NO REFUSE PILE OR UNSIGHTLY OBJECTS SHALL BE ALLOWED TO BE PLACED OR SUFFERED TO REMAIN ANYWHERE THEREON, PROVIDED THAT AFTER PROPER NOTICE IF SUCH CONDITIONS IS NOT CORRECTED, SOUTHMOOR SHORES INC., SHALL HAVE THE RIGHT TO ENTER UPON THE PREMISES AND MAKE SUCH CORRECTIONS AT THE EXPENSE OF THE OWNER.
- 12- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED UPON THE ABOVE DESCRIBED PROPERTY, OR UPON ANY PART, PORTION OR TRACT THEREOF, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD.

DRAINAGE:

- 13- NO CHANGES IN THE ELEVATIONS OF THE LANDS SHALL BE MADE WHICH WILL INTERFERE WITH THE DRAINAGE OR OTHERWISE CAUSE UNDO HARDSHIP TO ADJOINING PROPERTY.

REMEDIES - SEPARABILITY

- 14- IN THE EVENT OF VIOLATION OR BREACH OF ANY OF THESE RESTRICTIONS, SOUTHMOOR SHORES INC. ITS SUCCESSORS OR ASSIGNS SHALL HAVE THE RIGHT TO PROCEED AT LAW OR EQUITY TO COMPEL COMPLIANCE WITH TERMS HEREOF TO PERMIT THE VIOLATION OR BREACH OF ANY OF THEM. THE FAILURE TO ENFORCE ANY RIGHT, RESERVATION, RESTRICTION OR CONDITION CONTAINED HEREIN, HOWEVER LONG CONTINUED, SHALL NOT BE DEEMED A WAIVER OF THE RIGHT TO DO SO THEREAFTER AS TO THE SAME BREACH OR AS TO BREACH OCCURRING PRIOR TO OR SUBSEQUENT THERETO AND SHALL NOT BAR OR EFFECT ITS ENFORCEMENT. THE INVALIDATION BY ANY COURT OF ANY RESTRICTIONS HEREIN CONTAINED SHALL NOT IN ANYWAY EFFECT ANY OF THE OTHER RESTRICTIONS WHICH SHALL REMAIN IN FULL FORCE & EFFECT.

DURATION OF RESTRICTIONS:

- 15- THESE COVENANTS & RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED AND UPON THE PARTIES AND UPON ALL PERSONS CLAIMING UNDER THEM UNTILL JANUARY 1, 1990 AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS OR TRACTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

CHANNEL EASEMENT

THE CHANNEL EASEMENT AS SHOWN HEREON FOR THE COMMON USE OF ALL LOT OWNERS WITHIN SOUTHMOOR SHORES FOR INGRESS AND EGRESS AND FREE PASSAGE THEREON BY WATERCRAFT, NO IMPROVEMENT OF ANY KIND SHALL BE MADE WITHIN SAID EASEMENT THAT WILL INTERFERE WITH INGRESS AND EGRESS OF WATERCRAFT. BOAT DOCKS WITHIN SAID EASEMENT SHALL COMPLY W/ PARAGRAPH #7 OF COVENANT OF RESTRICTIONS. SEA WALLS SHALL BE CONSTRUCTED W/ FACE OF SAME ALONG EASEMENT LINE AS RECORDED FOR EACH LOT LINE OF THIS PLAT. THE REPAIR AND MAINTENANCE OF THE SEA WALLS AND OF THE CHANNEL AS RECORDED ON EACH LOT, INCLUDING KEEPING THE CHANNEL NAVIGABLE SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER. FAILURE TO REPAIR AND MAINTAIN SAID SEA WALL & CHANNEL SHALL GIVE EACH OR ANY GROUP OF OWNERS THE RIGHT TO REPAIR OR MAINTAIN AS HEREIN CONTEMPLATED AT THE COST OF THE OWNER NEGLECTING TO DO SO, AND SAID COST SHALL BE A LIEN AGAINST THE SUBJECT LOT COLLECTABLE IN A COURT OF LAW.

DEDICATION

SOUTHMOOR SHORES INC., REPRESENTED BY JOHN R. SANSALONE, ITS VICE PRESIDENT AND ANTHONY M. SANSALONE ITS SECRETARY THE OWNERS OF THE LAND CONTAINED IN THE HEREON PLAT, HEREBY ADOPT THE SAID PLAT.

STATE OF OHIO SS.

AUGLAIZE COUNTY

BE IT REMEMBERED THAT ON THIS 25th DAY OF September 1987, A.D. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SOUTHMOOR SHORES INC. REPRESENTED BY ITS PRESIDENT, JOHN R. SANSALONE AND ITS VICE PRESIDENT, ANTHONY M. SANSALONE AND ACKNOWLEDGED SIGNING AND SEALING OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE HEREIN STATED AND IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY HAND AND AFFIXED MY NOTARIAL SEAL THIS YEAR AFORESAID.

WITNESS

Donald E. Cogan
Andrew V. Vachek

SIGNED: SOUTHMOOR SHORES INC.

John R. Sansalone
Anthony M. Sansalone

Kay C. Sansalone
NOTARY PUBLIC, STATE OF OHIO
11-24-88
MY COMMISSION EXPIRES:

COUNTY SANITARY ENGINEER'S APPROVAL:

THIS PLAT APPROVED BY AUGLAIZE COUNTY SANITARY ENGINEERS ON THIS 19th DAY OF October 1987.

Douglas R. Rindt
AUGLAIZE COUNTY SANITARY ENGINEER

BOARD OF HEALTH APPROVAL:

THIS PLAT APPROVED BY AUGLAIZE COUNTY BOARD OF HEALTH ON THIS 30th DAY OF October 1987.

Emmanuel L. Johnson DVM
AUGLAIZE COUNTY BOARD OF HEALTH

PLANNING COMMISSION APPROVAL:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ST. MARYS, OHIO WAS RESOLVED AT THE MEETING ON THE 27th DAY OF OCTOBER, 1987.

J. P. Brookhart DIR. PUBLIC SERVICE & SAFETY
SECRETARY OF THE COMMISSION

COUNTY ENGINEER'S APPROVAL:

SINCE SOUTHMOOR SHORES DRIVE HAS BEEN IMPROVED TO THE STANDARDS OF STREET CONSTRUCTION REQUIRED BY THIS OFFICE, I RECOMMEND APPROVAL AND ACCEPTANCE OF THIS PLAT ON THIS 19th DAY OF October, 1987.

Douglas R. Rindt
AUGLAIZE COUNTY ENGINEER

COUNTY COMMISSIONERS APPROVAL:

WE THE UNDERSIGNED COMMISSIONERS OF AUGLAIZE COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THIS PLAT 29th DAY OF OCTOBER 1987.

Robert V. Vogel

Law Wagner

Norman W. Freymuth

COUNTY AUDITORS CERTIFICATE:

THIS PLAT WAS FILED TRANSFER THIS 30th DAY OF OCTOBER 1987 FEE \$ 0

Kenn Schumann
AUGLAIZE COUNTY AUDITOR

COUNTY RECORDER'S CERTIFICATE:

NO. 6200 44300
FIELD FOR RECORD IN THE AUGLAIZE COUNTY, OHIO RECORDERS OFFICE THIS 3rd DAY OF November 1987, AT 2:01 p.m.
AND RECORDED IN AUGLAIZE COUNTY, OHIO PLAT CABINET A, PAGES 337-338.

Marilyn E. Schumann by
AUGLAIZE COUNTY RECORDER Chas. Lambert - Deputy

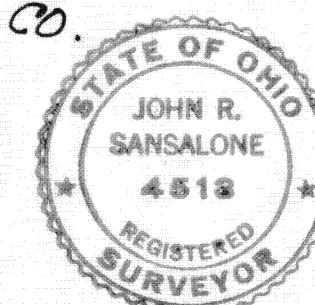
SURVEYORS CERTIFICATE SITUATED IN THE SW 1/4 AND THE NW 1/4

OF SECTION 17, TOWNSHIP 6, SOUTH RANGE 4 EAST, ST. MARYS TOWNSHIP, AUGLAIZE COUNTY, STATE OF OHIO, BEING THE RE-SUBDIVISION OF LOTS 82, 83, 84 & 85, BLOCK "B" SOUTHMOOR SHORES, RECORDED IN PLAT CABINET A, PAGES A-12, A-13 & A-14, AUGLAIZE COUNTY, RECORDERS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT #82, SAID POINT ALSO ON THE EXISTING TERMINUS OF SOUTHMOOR SHORES DRIVE; THENCE LEAVING TERMINUS, SOUTH 84°00'40" WEST, 123.17 FEET; THENCE SOUTH 50°00' WEST, 31.76 FEET; THENCE NORTH 40°00' WEST, 68.13 FEET; THENCE SOUTH 81°52'12" WEST, 120.65 FEET; THENCE NORTH 41°38' WEST, 86.31 FEET; THENCE NORTH 20° 33' 20" EAST, 103.82 FEET; THENCE SOUTH 88°34'48" EAST, 56.23 FEET; THENCE NORTH 1°11'51" EAST, 29.46 FEET; THENCE NORTH 34°58'06" EAST, 169.59 FEET; THENCE NORTH 73°51'46" EAST, 121.37 FEET; THENCE NORTH 79°40'50" EAST, 114.53 FEET; THENCE SOUTH 59°23'06" EAST, 50.50 FEET; THENCE SOUTH 37°23'12" EAST, 82.56 FEET; THENCE SOUTH 16°38'55" N, 197.58 FEET* TO THE EXISTING TERMINUS OF SOUTHMOOR SHORES DRIVE; THENCE ALONG SAID TERMINUS, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 5090 FEET FOR A DISTANCE ON ARC OF 98.29 FEET (CHORD OF ARC BEARS SOUTH 50°19'47" WEST, 83.21 FEET), TO THE PLACE OF BEGINNING.
CONTAINS 3.084932 - ACRES.
ALL ANGLE POINTS OF THE ABOVE DESCRIPTION ARE MARKED WITH AN IRON PIN.
* Thence S 50°00'W 14.55'; Thence S 16° 38'55" W 39.33 Feet

JOHN R. SANSALONE & CO.

CIVIL ENGINEERS & SURVEYORS
1008 MARSHALL AVENUE
CINCINNATI, OHIO 45225



BLOCK "G"
SOUTHMOOR SHORES
REDIVISION OF LOTS 82, 83, 84 & 85, BLOCK "B"
SEC. 17, T. 6, SOUTH RANGE 4-EAST ST. MARYS TOWNSHIP
AUGLAIZE COUNTY, OHIO
DECEMBER, 1985