

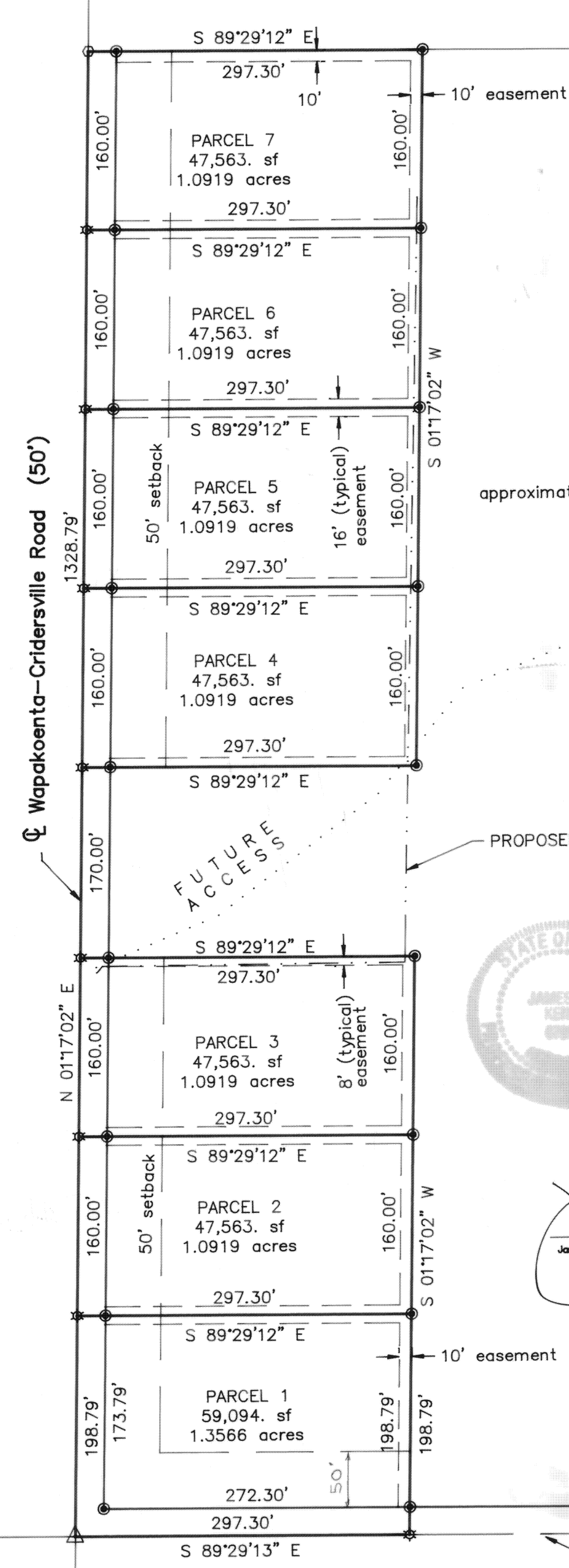
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MARLENE SCHUMANN  
AUGLAIZE CO. RECORDER

Plot Cat. C Pg 37

# PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, DUCHOUQUET, AUGLAIZE COUNTY, OHIO.



## RESTRICTIVE COVENANTS AFFECTING PARCELS 2,3,4,5,6 AND 7

1. All dwellings shall contain at least 1000 square feet of living space, excluding garages, porches and basements. All dwellings shall have an attached garage.
  2. All residential dwellings shall be constructed of new material, and all construction shall be completed within one (1) year from the date of commencement.
  3. All buildings erected on sold parcels shall be maintained in substantial repair; and the grass, trees, shrubs, hedges and landscape shall be reasonably trimmed and attended.
  4. No building or other structure shall be erected, placed or altered on any building site unless the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design and color with existing structures on the within described parcels and as to the location of the building with reference to topography and finished ground elevation by an architectural Committee composed of three individuals appointed by RONALD E. BECKER and KAMILLE BECKER, their heirs and assigns. In the event of the death or resignation of any member of the committee originally appointed, the remaining members or member of the committee shall have the power to appoint new members to fill the vacancies.
  5. In the event such Architectural Committee fails to approve or disapprove said plans and specifications within thirty (30) days after the same have been submitted to the Architectural Committee for approval, then such approval shall not be required, provided the design is in harmony with similar structures in the development and conforms to all of the other covenants, restrictions and conditions herein set forth.
  6. The foregoing restrictions, covenants and conditions shall run with the land and shall be binding on all future owners of all parcels and all persons claiming under them until June 1, 2015, after which time all of said restrictions, covenants or conditions shall be automatically extended for successive periods of ten (10) years unless they are altered or abolished in whole or in part by a vote of eighty (80%) percent of the then owners of said parcels.
  7. In the event that any person or persons violate, or attempt to violate, any of the covenants and restrictions hereinabove enumerated, any lot owner in this subdivision shall have the right to prosecute any proceedings at law or in equity against such person or persons, either to enjoin such violation or to recover damages for the same. In addition to the remedies herein set forth, there shall be a One Hundred and 00/100 Dollars (\$100.00) per day liquidated damage charge for each violation of these RESTRICTIVE COVENANTS, which shall be divided equally among all lot owners in this subdivision.
  8. 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 or conditions, all of which shall remain in full force and effect.
- IN WITNESS WHEREOF, the undersigned has executed this document specifying and imposing said RESTRICTIVE COVENANTS, all of which are incorporated herein by reference to the deeds to be executed and delivered in the future transfer and sale of said parcels.

WITNESSES:  
Jackie Carpenter  
Bang Morris  
BY: Ronald E. Becker  
BY: Kamille Becker

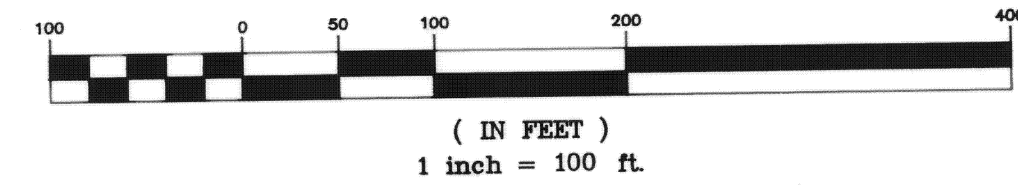
STATE OF OHIO  
SS  
COUNTY OF AUGLAIZE

Before me, a Notary Public in and for said County and State, personally appeared the above-named R.E. BECKER and KAMILLE BECKER, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

In testimony whereof, I have hereunto set my hand and official seal at Wapakoneta, Ohio this \_\_\_\_ day of \_\_\_\_, 1992.

James M. Kent  
James M. Kent, PS 6792 OH  
Notary Public

## GRAPHIC SCALE



CSX TRANSPORTATION CORP.

APPROVAL AS A MINOR LOT SPLIT  
BY THE WAPAKONETA CITY PLANNING  
COMMISSION  
Thomas W. Steinke 8/31/92  
Secretary Date

## LEGEND

- ☆ COTTON GIN SPINDLE (SET)
- 5/8" RE-ROD W/CAP (SET)
- △ MONUMENT BOX (FOUND)
- RAILROAD SPIKE (FOUND)

**kont**  
surveying

R.E. & J. BECKER  
8/18/92