

EAST WELCOME ESTATES SUB

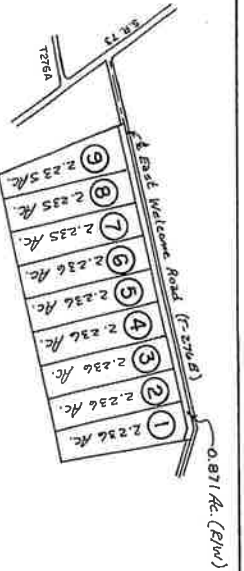
PROTECTIVE OR RESTRICTIVE COVENANTS

ENVL#52B

The provisions below supersede those both in printing and in writing. In case of conflict, county and township regulations and ordinances, if more stringent, will supersede these restrictions.

1. Further subdivision of the premises is not permissible. No more than one single family dwelling shall be permitted upon any lot.
2. No noxious or offensive trade shall be carried upon the premises, nor shall anything be done thereon which may become an annoyance or on an occasion, which will or might disturb the peace, comfort or serenity of the general area.
3. No nuisance or obnoxious conditions shall be maintained on the property, including but not limited to, tall weeds, underbrush, tall grasses, as it pertains to the surrounding of the residence property, and same shall be kept reasonably trim and neat at all times. No lot shall be used or maintained as a dumping ground for rubbish or trash. Garbage, trash or other waste shall be kept in sanitary containers and all incinerators or other devices for the storage and unlicensed motor vehicles shall not be permitted on any tract herein, unless stored in a building.
4. All buildings and other structures must be set back from the road right-of-way a minimum of 75 feet and must also be set back from the side boundary of the lot a minimum of 20 feet.
5. All dwellings constructed shall meet the following conditions:
 - A. One story type style home shall contain a minimum of 2600 square feet of living area under one roof structure, inclusive of garage or 2500 square feet exclusive of garage, if garage is under a second roof structure. All basements, attics, porches, decks, and breeze ways are excluded from the square footage of living area indicated above.
 - B. All dwellings must have a permanent perimeter poured or block foundation.
6. The construction of the dwelling house shall be completed within one year from the date of beginning construction.
7. No animals, including but not limited to, cattle, sheep, horses, swine and poultry, shall be permitted on any tract. Nor shall the premises be used for pasture.
8. Driveways shall be well maintained with gravel or other suitable surface.
9. Chain link fencing is not permitted in the front of any dwelling. Grantors are not responsible for construction of any fences.
10. These restrictions shall be deemed to run with the land and shall continue in force and effect for a period of 40 years from the date hereof, and shall be automatically renewed for a successive 40 year period.
11. Any owner shall have the right to enforce by any proceeding at law or in equity any and all of these protective covenants and restrictions. Failure to enforce any provision hereof shall in no event be deemed a waiver of the right to do so thereafter. Invalidation of any one of the provisions hereof by judgment or court order shall in no way effect any other provision herein which shall remain in full force and effect.

EAST WELCOME ESTATES SUBDIVISION



RESTRICTIVE OR RESTRICTIVE COVENANTS

- The provisions below supersede those both in printing and in writing. In case of conflict, covenants and township regulations and ordinances, if more stringent, will supersede these restrictions.
1. Further subdivision of the premises is not permissible. No more than one single family dwelling shall be permitted upon any lot.
 2. No noxious or offensive trade shall be carried upon the premises, nor shall anything be done thereon which may become an annoyance or an occasion, which will or might disturb the peace, comfort or serenity of the general area.
 3. No nuisance or obnoxious conditions shall be maintained on the property, including but not limited to, tall weeds, underbrush, tall grasses, as it pertains to the surrounding of the residence property, and same shall be kept reasonably trim and neat at all times. No lot shall be used or maintained as a dumping ground for rubbish or trash. Garbage, trash or other waste shall be kept in sanitary containers and all incinerators or other devices, for the storage and unattended motor vehicles shall not be permitted on any tract herein, unless stored in a building.
 4. All buildings and other structures must be set back from the road right-of-way a minimum of 75 feet and must also be set back from the side boundaries of the lot a minimum of 20 feet.
 5. All dwellings constructed shall meet the following conditions:
 - A. The story type style home shall contain a minimum of 2000 square feet of living area under one roof structure, inclusive of garage or 2500 square feet, exclusive of garage. If garage is under a second roof structure. All basements, attics, porches, decks, and breezeway ways are excluded from the square footage of living area indicated above.
 - B. All dwellings must have a permanent perimeter poured or block foundation.
 6. The construction of the dwelling house shall be completed within one year from the date of beginning construction.
 7. No animals, including but not limited to, cattle, sheep, horses, swine and poultry, shall be permitted on any tract. Nor shall the premises be used for pasture.
 8. Driveways shall be well maintained with gravel or other suitable surface.
 9. Chain link fencing is not permitted in the front of any dwelling. Garmones are not responsible for construction of any fences.
 10. These restrictions shall be deemed to run with the land and shall continue in force and effect for a period of 40 years from the date hereof, and shall be automatically renewed for a successive 40 year period.
 11. Any owner shall have the right to enforce by any proceeding at law, or in equity, any and all of these restrictive covenants and restrictions. Failure to enforce any provision hereof shall not be deemed a waiver of the right to do so thereafter. In violation of any one of the provisions hereof by judgment or court order shall in no way, effect any other provision herein which shall remain in full force and effect.

G. H. WALLINGFORD COMPANY
333 STONEY ROAD
PEEBLES, OHIO 45660
(937) 587-3428

OWNER AND DEVELOPER:

FRANK AULBIN AND BECKY JO HEDGES
CO-TRUSTEES OF THE HEDGES LIVING TRUST
8191 STATE ROUTE NO. 124
HILLSBORO, OHIO 45133

LOTS TOTAL AREA 20.121 ACRES
RIGHT-OF-WAY TOTAL AREA 0.871 ACRES
TOTAL AREA 20.992 ACRES



I HEREBY CERTIFY THIS TO BE A PLAT
MADE UNDER MY SUPERVISION ON
SEPTEMBER 3, 1999.

Gerald Hart Wallingford
GERALD HART WALLINGFORD
REG. LAND SURVEYOR 6658

APPROVED BY THE HIGHLAND COUNTY PLANNING
COMMISSION ON THIS 1st DAY OF December 1999.

[Signature]

APPROVED BY THE BOARD OF COMMISSIONERS OF HIGHLAND
COUNTY ON THIS 15th DAY OF December, 1999.

[Signature]

APPROVED BY THE HIGHLAND COUNTY BOARD OF HEALTH ON
THIS 10th DAY OF December, 1999, 2000.

[Signature]

APPROVED BY THE HIGHLAND COUNTY ENGINEER ON THIS
10th DAY OF January, 1999, 2000.

[Signature]

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE SOLE
OWNER OF THE LAND SHOWN ON THIS PLAT AND HEREBY
REQUEST THAT SAID PLAT BE ACCEPTED FOR RECORDING. I
HEREBY DEDICATE ALL ROAD RIGHT-OF-WAY FOR PUBLIC USE.
I FURTHER DEDICATE ALL THE UTILITY EASEMENTS SHOWN
HEREON TO OHIO BELL TELEPHONE CO., COLUMBUS SOUTHERN
POWER, SOUTH CENTRAL POWER CO., THE HIGHLAND COUNTY
WATER CO., INC. AND OTHER PUBLIC UTILITIES.

[Signature]
OWNER

[Signature]
WITNESS

[Signature]
WITNESS

STATE OF OHIO, COUNTY OF HIGHLAND, S.S.
SIGNED IN MY PRESENCE THIS 14th DAY OF January,
1999, 2000.

[Signature]
NOTARY PUBLIC
STATE OF OHIO

[Signature]
WITNESS

[Signature]
WITNESS

93000903043
HIGHLAND COUNTY, OHIO
Notary Public
No. 0114-2500, R3, R2, R2
PLAT 12/21/99
552B-553A

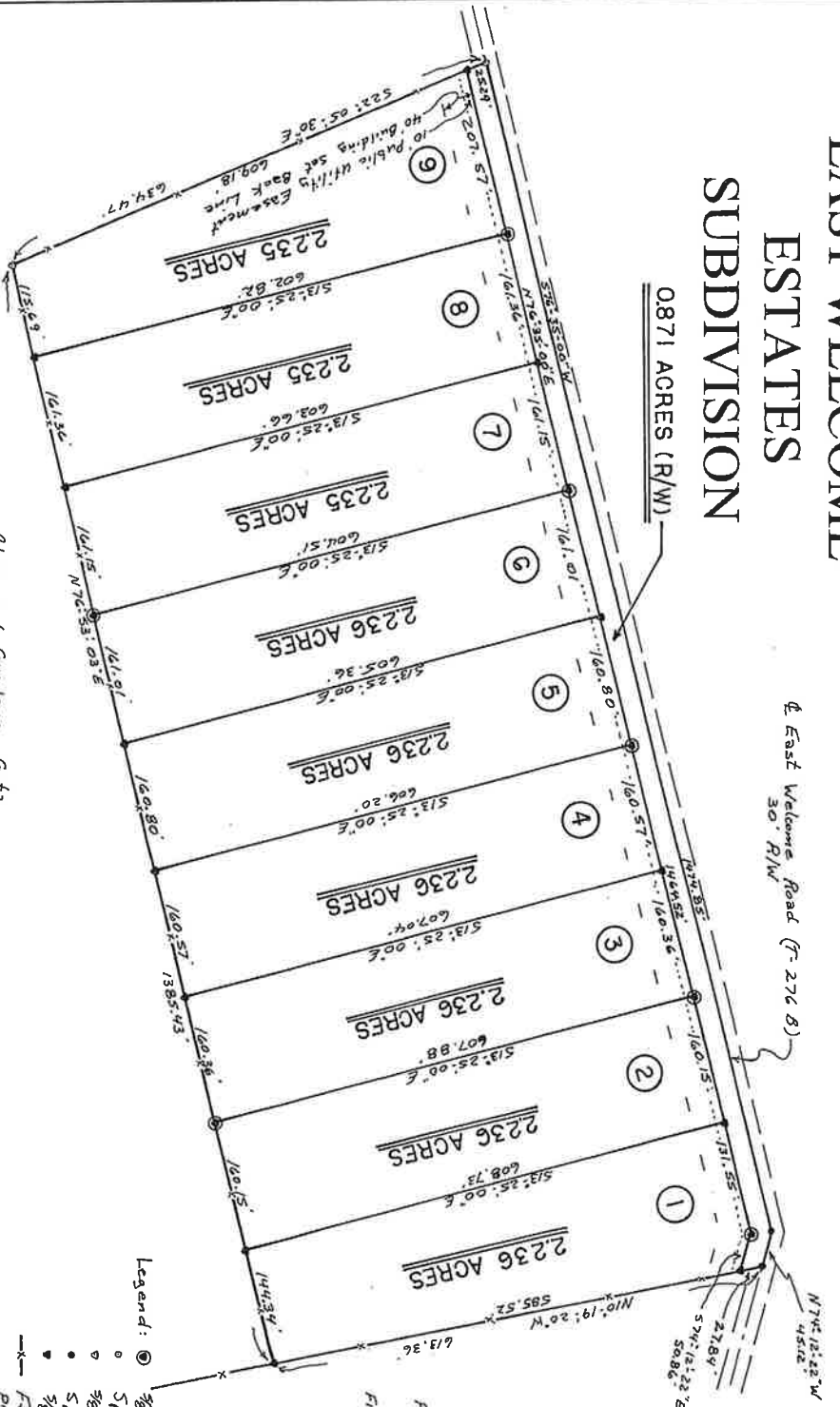
SUBDIVISION PLAT
EAST WELCOME ESTATES SUBDIVISION
LIBERTY TOWNSHIP, HIGHLAND CO., OHIO
PART OF V.M.S. NO. 2517
O.R. VOL. 28, PG. 495
ORIGINAL 21,060 ACRES
SCALE: 1" = 100'
SEPTEMBER 3, 1999

552B

EAST WELCOME ESTATES SUBDIVISION

0.871 ACRES (R/W)

East Welcome Road (r-276.8) 50' R/W



Alan and Gaylene Gotz
Vol. 318 Pg. 476
23.000 Acres

Lots Total = 20.121 Acres
R/W Total = 0.871 Acres
Total Area = 20.992 Acres

Owner and Developer:
Frank Rulick Hedges and Becky Jo Hedges
Co-Trustees of the Hedges Living Trust
8791 State Route 12W
Hillsboro, Ohio 45133

G. H. Kallington Co.
333 Stone Road
Peebles, Ohio 45660
(937) 587-3428

I hereby certify this to be a plat made under my supervision on September 3, 1999.
Gerold Hart Wallingford
Gerold Hart Wallingford
Reg. Land Surveyor 6658

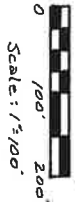


Legend:

- 3/8" Rebar in Concrete (Set)
- Spike (Found)
- 3/8" Rebar (Found)
- Spike (Set)
- 3/8" Rebar (Set)

-x- Fence generally on or near the property line.

All monuments found or set are in good condition. No evidence of occupation exists along property lines indicated by solid lines. The above listed deed records were used as a basis for carrying out the work.



Ralph R. and Joan Fowler
Vol. 332 Pg. 30
O.R. Vol. 27 Pg. 947
First Parcel - 49.458 Acres

Bearings are based on the 522:05:30E line as recorded in O.R. Vol. 28, Pg. 495, 496 & 497

553A

Vol 9 Pg 129

Subdivision Plat
East Welcome Estates Subdivision
Liberty Township - Highland County - Ohio
Part of V.M.S. No. 2517
O.P. Vol. 28 Pg. 495
Original: 21.069 Acres
Scale: 1"=100'
September 3, 1999