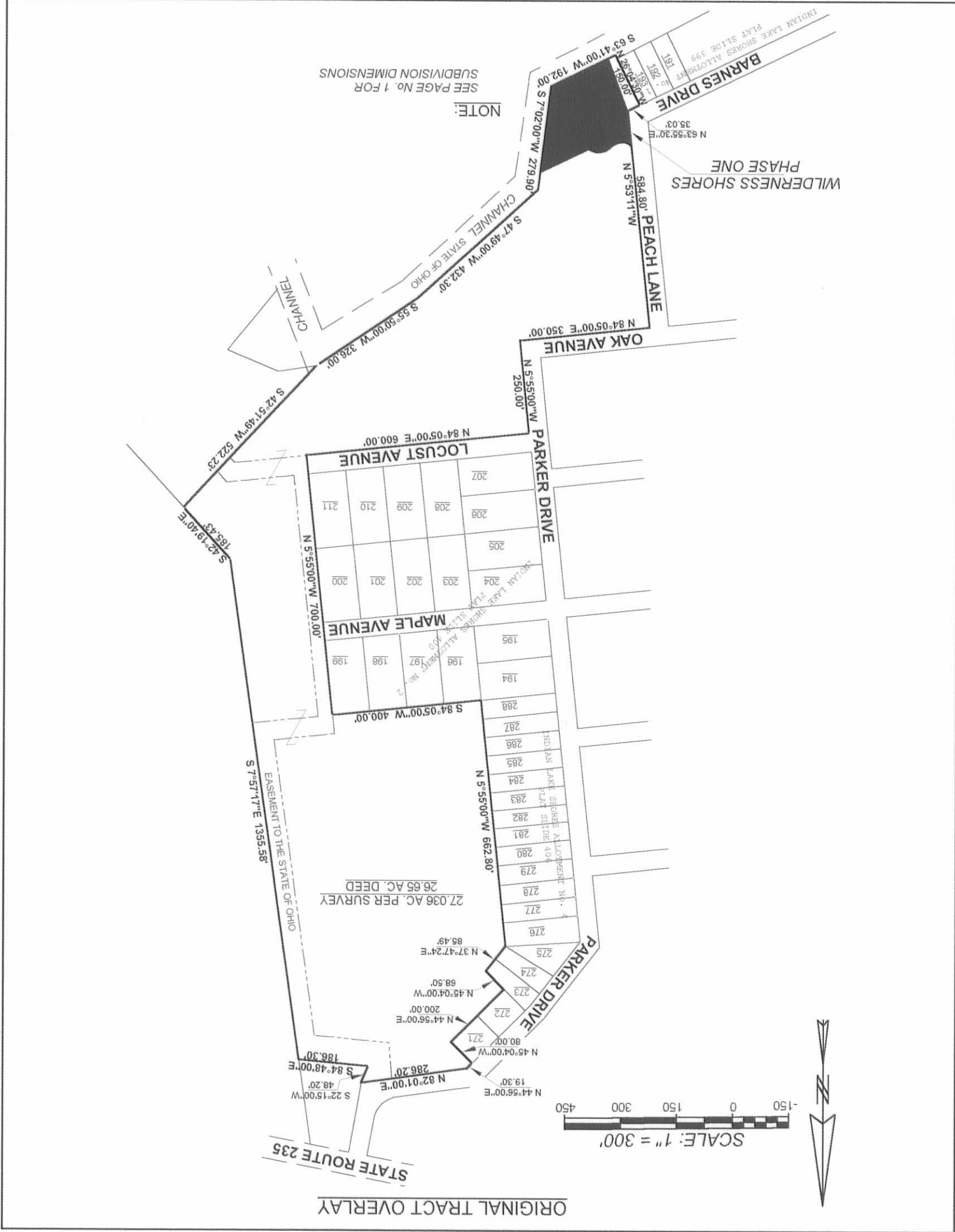


WILDERNESS SHORES SUBDIVISION
PHASE ONE
RECORD PLAT of

RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO
VIRGINIA MILITARY SURVEY 13393

COVENANTS and RESTRICTIONS

- 1) LOT SPLIT: NO LOT SHALL BE SPLIT, DIVIDED, OR SUBMITTED FOR SPLIT RESALE, SPLIT, TRANSFER, OR OTHERWISE, SO AS TO CREATE A NEW BUILDING LOT NOTHING CONSTRUCTED AND MAINTAINED AND NO GREATER THAN SIX (6) FEET IN HEIGHT EXCEPT FOR FENCES AROUND SWIMMING POOLS WHICH SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE. NO CHAIN-LINK FENCES SHALL BE PERMITTED ON ANY LOT.
- 2) LAND USE: ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS SINGLE FAMILY RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO AND ONE-HALF (2-1/2) STORIES IN HEIGHT, EXCEPT THAT ONE UNATTACHED NON-RESIDENTIAL OUT BUILDING OR SHED IS PERMITTED TO CONFORM WITH THE ARCHITECTURAL STYLE OF THE RESIDENCE HOUSE. INCLUDING WITHOUT LIMITATION, THE ROOF PITCH REQUIRED HEREUNDER FOR THE RESIDENCE HOUSE.
- 3) MOBILE HOMES/MANUFACTURED HOMES: NO MOBILE HOMES OR MANUFACTURED HOMES SHALL BE PERMITTED ON ANY LOT FOR ANY PURPOSE INCLUDING STORAGE THEREOF. IT BEING THE INTENTION OF THIS RESTRICTION TO PROHIBIT ANY HOUSING THAT HAS, OR HAD AT ANY TIME, A CERTIFICATE OF TITLE OR A MANUFACTURER'S STATEMENT OF ORIGIN AND TO REQUIRE THAT ALL HOMES BUILT IN INDUSTRIAL/MOBILE HOMES SHALL BE FACTORY-FABRICATED.
- 4) INDUSTRIAL/MOBILE HOMES: AS USED HEREIN, THE TERMS INDUSTRIAL/MOBILE HOMES SHALL NOT BE INCLUDED IN THE DEFINITION OF A MANUFACTURED HOME. AS USED HEREIN, THE TERMS MOBILE HOME OR INDUSTRIAL/MOBILE HOME SHALL INCLUDE ANY STRUCTURE DESIGNED TO BE USED AS A FOUNDATION AND MEETING THE STANDARDS OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS FOR MOBILE HOMES.
- 5) MINIMUM LIVING AREA: RESIDENCE HOMES SHALL HAVE A MINIMUM LIVING AREA OF 1,500 SQUARE FEET FOR A ONE STORY HOME AND 1,800 SQUARE FEET FOR A MULTILEVEL HOME, EXCLUSIVE OF PORCHES, GARAGES, AND BASEMENTS.
- 6) PLAN APPROVAL: FOR THE PURPOSES OF MAINTAINING SPECIFIC ARCHITECTURAL GUIDELINES AND STANDARDS FOR THE DEVELOPMENT OF ALL THE LOTS WITHIN WILDERNESS SHORES, EACH OWNER OF A LOT SHALL BE REQUIRED TO SUBMIT TWO (2) SETS OF COMPLETE BUILDING AND SITE PLANS TO THE PROPRIETOR, SPLITTING FORTH THE GENERAL ARRANGEMENTS OF ALL IMPROVEMENTS, SUCH AS DECATING WALLS, CHIMNEYS AND WINDOWS, AND DETAILING THE LOCATION OF THE STRUCTURE, INCLUDING THE COLOR AND TEXTURE OF THE INTERIOR AND EXTERIOR OF THE STRUCTURE. THE TYPE AND CHARACTER OF ALL IMPROVEMENTS, SUCH AS TOPOGRAPHY AND DRAINAGE PLAN, SHALL BE MADE. NO BUILDING SHALL BE ERRECTED AND MAINTAINED UNTIL THE PREMISES ARE IN WRITING, WHICH APPROVAL SHOULD NOT BE UNRESERVABLELY WITHHELD.
- 7) DRAINAGE: NO CONSTRUCTION, GRADING OR OTHER IMPROVEMENTS SHALL BE MADE TO THE REAL ESTATE IF SUCH CONSTRUCTION, GRADING OR OTHER IMPROVEMENT WOULD INTERFERE WITH THE GENERAL GRADING AND DRAINAGE PLAN OF THE SURROUNDING REAL ESTATE OR ANY EXISTING SWALES. FLOODWAYS OR OTHER DRAINAGE CONFIGURATIONS.
- 8) WALLS AND FENCES: NO WALLS OR FENCES OF ANY TYPE (EXCEPT FOR HEDGES) SHALL BE PERMITTED ON ANY LOT. NO LOT SHALL BE SPLIT, DIVIDED, OR SUBMITTED FOR SPLIT RESALE, SPLIT, TRANSFER, OR OTHERWISE, SO AS TO CREATE A NEW BUILDING LOT NOTHING CONSTRUCTED AND MAINTAINED AND NO GREATER THAN SIX (6) FEET IN HEIGHT EXCEPT FOR FENCES AROUND SWIMMING POOLS WHICH SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE. NO CHAIN-LINK FENCES SHALL BE PERMITTED ON ANY LOT.
- 9) HEDGES: NO HEDGE IE, A ROW OF CLOSELY PLANTED SHRUBS OR LOW-GROWING TREES FORMING A BOUNDARY OR FENCE WITHIN THE AREA EXTENDING BETWEEN SIDE LINES ACROSS THE FRONT OF A LOT AND FROM THE FRONT LOT LINE TO THE FRONT OF THE RESIDENCE HOUSE. PROPERLY PLANTED TREES SHALL BE ESTABLISHED CONSTRUCTED AND MAINTAINED AND NO GREATER THAN SIX (6) FEET IN HEIGHT EXCEPT FOR FENCES AROUND SWIMMING POOLS WHICH SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE. NO CHAIN-LINK FENCES SHALL BE PERMITTED ON ANY LOT.
- 10) GRADING: EACH RESIDENCE LOT SHALL BE PROPERLY GRADED THE FULL WIDTH OF SUCH LOT FROM THE STREET TO THE RESIDENCE HOUSE, AND SUCH GRADED AREA SHALL BE SEDED TO A LAWN WITHIN TWELVE MONTHS OF TAKING OCCUPANCY.
- 11) DRIVEWAYS: ALL DRIVEWAYS MUST BE ASPHALT OR CONCRETE AND MUST BE COMPLETED WITHIN ONE (1) YEAR FROM THE TIME OCCUPANCY OF THE RESIDENCE HOUSE IS TAKEN.
- 12) SIDEWALKS: CONCRETE OR BRICK SIDEWALKS SHALL BE PROVIDED FROM THE FRONT DOOR OF THE RESIDENCE TO THE DRIVEWAY. SAID SIDEWALKS MUST BE A MINIMUM OF FOUR (4) FEET WIDE.
- 13) BUILDING EXITS: RESIDENCES SHALL HAVE FRONT AND REAR OR SIDE DOOR EXITS.
- 14) ROOF OF BUILDING: THE SLOPE OF THE ROOF ON ALL TWO STORY BUILDINGS SHALL BE RATIO OF NOT LESS THAN SIX (6) FEET VERTICAL FOR EACH TWELVE (12) FEET HORIZONTAL.
- 15) SETBACK LINES: THE BUILDING SET BACK LINES SHALL BE AS DEPICTED ON THE DEVELOPMENT PLAN. IF NOT DEPICTED ON THE DEVELOPMENT PLAN, ALL FRONT SET BACK LINES, SIDE SET BACK LINES, AND ALL REAR SET BACK LINES SHALL BE AS SET FORTH IN THE APPLICABLE ZONING ORDINANCE.
- 16) TEMPORARY STRUCTURE: NO TRAILER, MOTOR HOME, BASEMENT TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING SHALL BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- 17) WASTE DISPOSAL: NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARAGE, OR OTHER WASTE THAT SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION AND REMOVED FROM VIEW OF ADJUTTING PROPERTIES.
- 18) MOUING: ALL LOTS WHICH HAVE BEEN DEVELOPED BUT NOT BUILT UPON SHALL BE MAINTAINED BY THE OWNERS OF SUCH LOTS TO INCLUDE AT LEAST TWO (2) MOWINGS EACH NOT LATER THAN JUNE 15 FOR THE FIRST MOWING AND SEPTEMBER 15 FOR THE SECOND MOWING. EACH LOT WHICH HAS BEEN DEVELOPED AND BUILT UPON SHALL BE MAINTAINED BY THE OWNER OF THE SAID LOT TO INCLUDE AT LEAST ONE (1) MOWING OF GRASS AND WEEDS PER MONTH COMMENCING THIRTY (30) DAYS AFTER THE DATE OF THIS DEED AND CONTINUING MONTHLY HEREAFTER. THIS REQUIREMENT FOR THE MAINTENANCE OF THE SUBDIVISION, NO MORE THAN TWO (2) GARAGE SALES OR YARD SALES SHALL BE PERMITTED ON ANY LOT DURING ANY CALENDAR YEAR. NO COMMERCIAL TRADE OR BUSINESS MAY BE CONDUCTED ON ANY LOT IF SUCH TRADE OR BUSINESS INVOLVES A SOLICITATION OF BUSINESS FROM THE GENERAL PUBLIC, INCREASES THE TRAFFIC FLOW WITHIN THE DEVELOPMENT, AND IN QUESTION OR ON ANY OTHER AREA WITHIN THE DEVELOPMENT, INCLUDING WITHIN LIMITATION, THE STREETS WITHIN THE DEVELOPMENT.
- 19) ACTIVITIES PROHIBITED: NO NOXIOUS OR OFFENSIVE TRADE SHALL BE TRANSACTED ON ANY LOT, INCLUDING THE MANUFACTURE OR SALE OF INTOXICATING LIQUOR, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, NOR SHALL THE PREMISES BE USED FOR ANY PURPOSE WHICH WOULD ENDANGER THE HEALTH OR SAFETY OF THE PUBLIC OR ANY OTHER PERSONS OR PROPERTY. THIS RESTRICTION SHALL BE APPLICABLE TO ALL LOTS IN THIS SUBDIVISION, INCLUDING THOSE LOTS WHICH ARE NOT BUILT UPON.
- 20) VEHICLE STORAGE: NO RECREATIONAL VEHICLES, SNOWMOBILES, BOATS, MOTORCYCLES, TRAILERS, CAMPER TRUCKS, TRUCKS DESIGNED WITH A GARGO WEIGHT IN EXCESS OF ONE (1) GROSS TON, AND OTHER SIMILAR VEHICLES SHALL BE STORED ON ANY LOT UNLESS SUCH VEHICLES ARE STORED ON THE GARAGE OR OUTBUILDING. ANY LOT UNLESS SUCH VEHICLES ARE STORED WITHIN THE GARAGE OR OUTBUILDING, EXCEPT FOR LARGE TRUCKS DESIGNED WITH A GARGO WEIGHT IN EXCESS OF ONE (1) GROSS TON WHICH ARE IN THE PROCESS OF MOVING OR DELIVERING FURNITURE AND/OR APPLANCES AT THE RESIDENCE WHERE SUCH TRUCKS ARE TEMPORARILY PARKED.
- 21) VEHICLES NOT IN USE: NO NON-FUNCTIONING AUTOMOBILE OR MOTOR VEHICLE SHALL BE PARKED ON OUTBUILDING, AFTER SUCH A PERIOD, THE VEHICLE WHEN WITHIN THE GARAGE OR OUTBUILDING. AFTER SUCH A PERIOD, THE VEHICLE SHALL BE CONSIDERED A NUISANCE AND DETERMINAL TO THE WELFARE OF THE SUBDIVISION AND SHALL BE REMOVED THEREFROM.
- 22) SIGNS: NO LIGHTED OR PERMANENT TYPE SIGN SHALL BE ERRECTED ON ANY LOT IN THIS SUBDIVISION, EXCEPT (1) SO LONG AS THE PROPRIETOR OWNS LOTS IN THE SUBDIVISION, SIGN PLACEMENT WILL BE AT THE DISCRETION OF THE PROPRIETOR AND CURRENT LOCAL ZONING ORDINANCES; (2) ONE SIGN OF NOT MORE THAN THREE FEET SQUARE MAY BE USED TO ADVERTISE A LOT FOR SALE; AND (3) SIGNS MAY BE USED BY A BUILDER DURING THE PERIOD OF CONSTRUCTION ON A LOT.
- 23) ANIMALS: NO ANIMALS, BIRDS, INSECTS, LIVESTOCK, OR FOWLTRY OF ANY KIND SHALL BE RAISED, BREED, OR KEPT ON ANY LOT EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS WHICH ARE KEPT FOR DOMESTIC PURPOSES ONLY, AND ARE NOT KEPT, BREED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE. NO MORE THAN TWO DOGS AND TWO CATS MAY BE KEPT ON ANY LOT EXCEPT SUCH DOGS OR CATS IN EXCESS OF SUCH NUMBERS THAT ARE LESS THAN THREE MONTHS OF AGE. ALL ANIMALS MUST BE RESTRAINED ON THE OWNERS LOT AND OWNERS SHALL TAKE ALL STEPS NECESSARY TO INSURE THE SAME.
- 24) STORM DETENTION EASEMENTS: STORM DETENTION EASEMENTS SHALL NOT BE ALTERED AND SHALL BE MAINTAINED BY THE LOT OWNER.
- 25) GOVERNMENTAL REGULATIONS: GRANTEEES FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING GOVERNMENTAL REGULATIONS.
- 26) ANTENNAS: IF CABLE TELEVISION IS AVAILABLE, TELEVISION ANTENNAS AND SATELLITE DISHES, WHETHER ROOFTOP MOUNTED OR GROUND MOUNTED, SHALL BE PROHIBITED ON THE EXTERIOR OF ANY HOUSE OR LOT. IN THE EVENT THAT CABLE TELEVISION BECOMES AVAILABLE AT A TIME WHEN OWNERS OF LOTS HAVE INSTALLED A TELEVISION ANTENNA OR SATELLITE DISH, THEN SAID ANTENNAS OR SATELLITE DISHES ALREADY INSTALLED SHALL BE REMOVED WITHIN NINETY (90) DAYS AFTER THE CABLE TELEVISION SERVICE BECOMES AVAILABLE TO SAID LOTS. AT NO TIME SHALL BURIED UNDERGROUND, ALL PROPANE OR ANY OTHER TANKS STORING FUEL SHALL BE PERMITTED ON ANY LOT.
- 27) STORAGE TANKS: ALL PROPANE OR ANY OTHER TANKS STORING FUEL SHALL BE BURIED UNDERGROUND.
- 28) CLOTHING LINES: NO CLOTHING OR ANY OTHER HOUSEHOLD FABRICS SHALL BE HUNG IN THE OPEN ON ANY LOT, AND NO OUTSIDE CLOTHES DRYING OR AIRING FACILITIES SHALL BE PERMITTED ON ANY LOT.
- 29) WELLS: IF PUBLIC WATER SUPPLY IS NOT AVAILABLE TO SERVE THE SUBDIVISION, POTABLE WATER SHALL BE SUPPLIED FROM INDIVIDUAL WELLS DRILLED FOR EACH DWELLING ERRECTED IN THE AREA IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY BOARD OF HEALTH.
- 30) BOAT DOCKS AND WELLS: NO MORE THAN ONE (1) TRIPLE BOAT DOCK OR WELL WILL BE PERMITTED ON ANY LOT. BOAT DOCKS AND WELLS SHALL NOT HAVE SOLID RATIO OF TWO (2) INCHES VERTICAL FOR EACH TWELVE (12) INCHES HORIZONTAL WALLS AND SHALL USE A FLOT ROOF OR GABLE ROOF WHICH SHALL NOT EXCEED A RATIO OF TWO (2) INCHES VERTICAL FOR EACH TWELVE (12) INCHES HORIZONTAL BOAT DOCKS OR WELLS MAY HAVE LIFTS. ANY BOAT DOCK OR WELL SHALL NOT BE CONSTRUCTED WITHIN TEN (10) FEET OF THE SIDE LOT LINE OR ANY LOT, AND SHALL NOT EXTEND BEYOND THE LOT LINE AND INTO THE WATERS OF INDIAN LAKE MORE THAN TWENTY-FIVE (25) FEET.
- 31) SALE OF ALL LOTS: ONE YEAR AFTER THE SALE OF ALL OF THE LOTS IN THIS SUBDIVISION, THE PROPRIETOR SHALL BE REQUIRED TO MAINTAIN THE WILDERNESS SHORES SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY BOARD OF HEALTH.
- 32) RESTRICTIONS TO RUN WITH LAND: THESE COVENANTS AND RESTRICTIONS ARE APPLICABLE TO ALL LOTS IN THIS SUBDIVISION, INCLUDING THOSE LOTS WHICH ARE NOT BUILT UPON.
- 33) ENFORCEMENT: THESE RESTRICTIONS SHALL BE FOR THE BENEFIT OF ALL OF THE LOT OWNERS OF WILDERNESS SHORES, AND THE PROPRIETOR HEREIN AGREES TO ENFORCE AND DEFEND THESE RESTRICTIONS AND TO TAKE ALL NECESSARY ACTION TO ENFORCE AND DEFEND THESE RESTRICTIONS AND TO TAKE ALL NECESSARY ACTION TO ENFORCE AND DEFEND THESE RESTRICTIONS AND TO TAKE ALL NECESSARY ACTION TO ENFORCE AND DEFEND THESE RESTRICTIONS.
- 34) SEVERABILITY: INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- 35) THE GRANTEE AND THE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE WILDERNESS SHORES SUBDIVISION.
- 36) ALL LOTS FRONTING OF PEACH COURT SHALL HAVE A MAILBOX IN THE SUBDIVISION AND SHALL BE REMOVED THEREFROM.



APPROVED THIS 9th DAY OF Nov 2001
 CHAIRMAN, RICHLAND TOWNSHIP TRUSTEES
 [Signature]

APPROVED THIS 20th DAY OF November 2001
 LOGAN COUNTY ENGINEER
 [Signature]

APPROVED THIS 20th DAY OF November 2001
 LOGAN COUNTY HEALTH DEPT.
 [Signature]

APPROVED THIS 20th DAY OF November 2001
 REGIONAL PLANNING COMMISSION
 [Signature]

APPROVED THIS 20th DAY OF November 2001
 INDIAN LAKE WATER POLLUTION CONTROL DISTRICT
 [Signature]

APPROVED THIS 20th DAY OF November 2001
 LOGAN COUNTY COMMISSIONERS
 [Signature]

TRANSFERRED THIS 13th DAY OF November 2001
 AUDITOR, LOGAN COUNTY, OHIO
 [Signature]

RECORDED FOR RECORD AT 11:20 O'CLOCK A.M.
 11-8-01
 [Signature]

PLAT PREAPPROVAL
 [Signature]

PLAT CHECKED
 [Signature]

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