

RIVERWOOD SUBDIVISION

DEED RESTRICTIONS

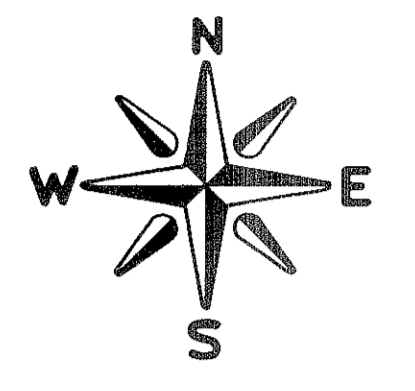
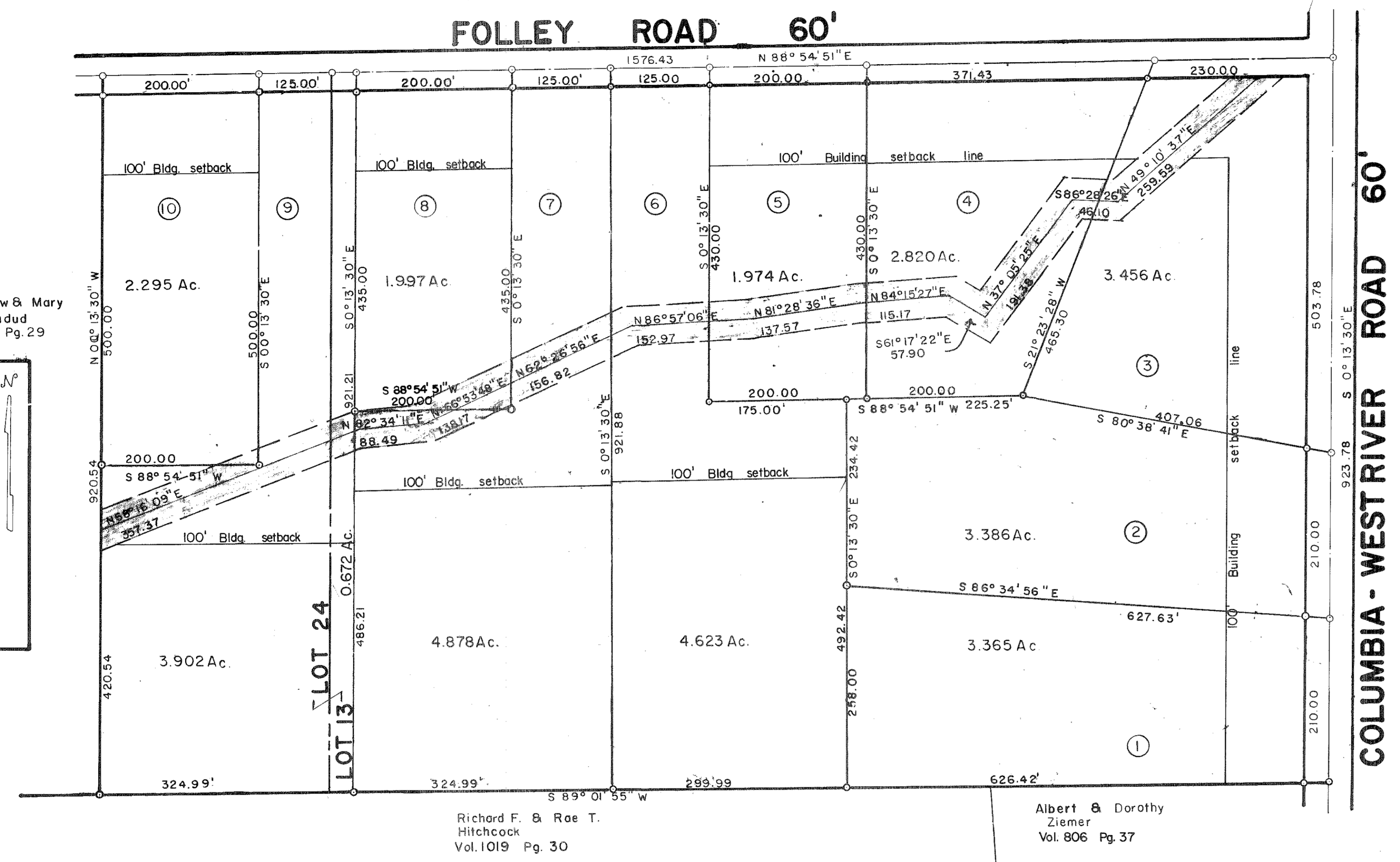
These deed restrictions in no way over rule or supercede the Zoning Resolution of Columbia Township.

The Grantee, its successors and assigns, in consideration of the execution and delivery of this deed, hereby covenants and agrees with, and for the benefit of the Grantor, his successors and assigns, to hold said premises hereby conveyed, upon the following terms:

- (1) Said property shall be used solely and exclusively for single family residence purposes only.
- (2) No temporary buildings shall be erected on the premises. All outbuildings to be erected on the premises are to be at least 400 square feet in area and shall have a gabled roof. Said outbuildings shall be placed in such a location as to not disturb the esthetic value of surrounding properties. All such buildings must have written approval of Howard Bell or his heirs and assigns as to location, design, and materials used. All buildings shall be finished in a neat and workmanlike manner.
- (3) No unsightly objects shall be allowed to be placed or suffered to remain anywhere on said premises. Premises if not pastured, or not farmed, shall be mowed twice a year. No mobile homes, trailers, large trucks, boats or other types of recreational vehicles shall be permanently stored on the property unless they are housed inside a permanent structure. No open dump or rubbish piles or unused unlicensed vehicles (junk cars, etc.) shall be permitted on the above described premises, nor shall the premises be used in any way or for any purpose which may endanger the health, or unreasonably disturb the quiet of any adjoining land.
- (4) All fences shall be installed and maintained in a neat and workmanlike manner.
- (5) Any and all animals except pigs may be kept on said premises, except however if horses or ponies are maintained, Article 10.202 of the Columbia Township Zoning Resolution of Feb. 3, 1975 must be followed. All animals must be owned by the property owner and no boarding of any animals will be allowed. Dogs will be limited to 3 and when maintained outside will be located so they will not disturb the adjoining property owners. All other animals shall be restrained in such a manner as to be kept, maintained, and to said owner's property and shall at no time become an unnecessary nuisance. No animals shall be pastured or kept within 50 feet of any lake.
- (6) All gasoline and oil tanks shall be installed under ground.
- (7) All recreation facilities whether with animals or motor vehicles shall be restrained within the limits of the owner's premises unless with the consent of other owners.
- (8) Land conveyed to Grantee shall in no way be subdivided into smaller parcels.
- (9) The drainage easements are placed on the property so the drainage systems will not be altered.
- (10) The Lorain County Health Department has the right to inspect the septic system on the lot from time to time.

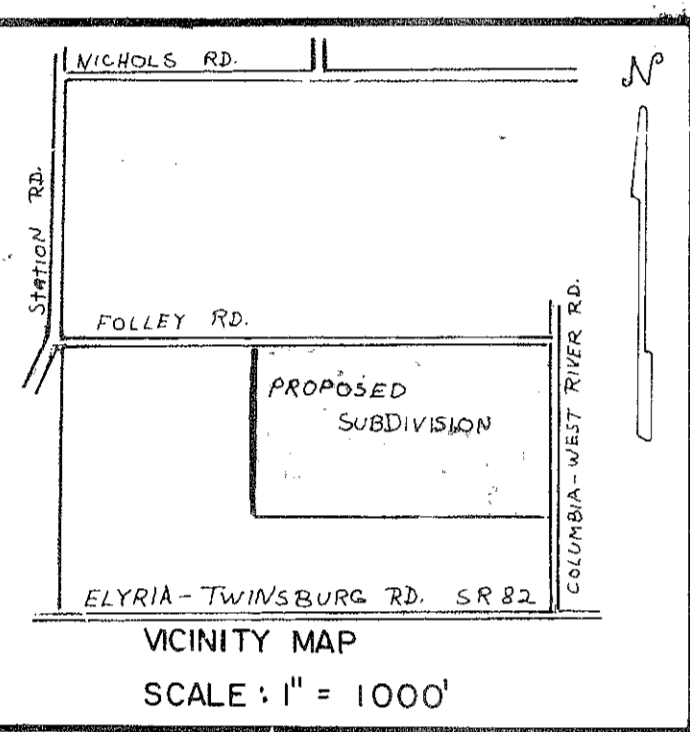
The above covenants and restrictions shall be covenants running with the land, shall be binding upon the property owner and shall be enforceable by the owner of any adjoining or adjacent lands.

964892



LEGEND
 ○ I.P. Set
 ● I.P. Found

Mathew & Mary
 Judud
 Vol. 500 Pg. 29



SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING OF ORIGINAL LOT NUMBER 56, CONTAINING 33.368 ACRES, AND BEING THE SAME TRACT AS CONVEYED TO MABEL M. CHURCHWARD AND DESCRIBED IN DEED RECORDED IN DEED BOOK 582, PAGE 337, RECORDER'S OFFICE, LORAIN COUNTY, OHIO.

THE UNDERSIGNED (SETFORTH ALL PARTIES HAVING RECORD LEGAL TITLE INTEREST IN THE PARCEL) Howard Bell Enterprises, Inc. HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR "RIVERWOOD SUBDIVISION" A SUBDIVISION OF LOTS 1 TO 10, INCLUSIVE, DO HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PLANTING STRIPS, ETC., SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREE THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATRING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF LORAIN COUNTY, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 3rd DAY OF August, 1977.

WITNESS Robert M. Kurlich SIGNED by Howard Bell - Pres
Elaine L. Heber with Lawrence V. Martin Vice Pres.

SURVEYED AND PLATTED BY JOHN A. BAMBECK AND ASSOCIATES INC. SURVEYORS

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT AND THAT SAID PLAT IS CORRECT. I HEREBY CERTIFY THAT THE MONUMENTS SHOWN ARE SET OR WILL BE SET.

BY: John A. Bambeck
 REGISTERED SURVEYOR

STATE OF OHIO
 COUNTY OF MEDINA

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY APPEARED John A. Bambeck WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 1st DAY OF Aug., 1977.

Wanda Lang
 NOTARY PUBLIC
 WANDA LANG
 Notary Public, Medina County, Ohio
 My Comm. Expires 12-31-1980

APPROVED THIS 22 DAY OF SEPT, 1977 Lawrence V. McBlainy
 LORAIN COUNTY ENGINEER

APPROVED THIS 22 DAY OF SEPT, 1977 Lawrence V. McBlainy
 LORAIN CO. SANITARY ENGINEER

APPROVED THIS 3rd DAY OF AUG, 1977 Nita J. Bragg
 LORAIN CO. DISTRICT BOARD OF HEALTH

APPROVED THIS 22 DAY OF SEPT, 1977 Richard W. McGinnis
 DIRECTOR, LORAIN CO. REGIONAL PLANNING COMMISSION

TRANSFERRED THIS ___ DAY OF ___, 19___ LORAIN COUNTY AUDITOR
 FILED FOR RECORD THIS 5th DAY OF OCT, 1977 AT 12:32 P.M.
 RECORDED THIS 5th DAY OF OCT, 1977 IN PLAT BOOK 32, PAGE NO. 1

Julian A. Ploch
 LORAIN COUNTY RECORDER

LORAIN CO.
 MAP DEPT.

12-00-568-003-27A
 12-00-56-A-502-6 Ac

Received for Record
 at 12:30 P.M. in PLAT RECORD
 VOL 33
 PAGE 1
 LORAIN COUNTY RECORDS

TRANSFERRED
 IN COMPLIANCE WITH SEC. 219-200
 OHIO REV. CODE
 OCT 5 1977
Julian A. Ploch
 LORAIN COUNTY AUDITOR

SMALL LOTS 13 & 24
LOT NO.: 56 Tr. or Sec.:
TOWNSHIP: COLUMBIA
COUNTY: LORAIN STATE: OHIO
OWNER: HOWARD BELL ENTERPRISES
DATE: JULY, 1977 SCALE: 1"= 100'

JOHN A. BAMBECK & ASSOCIATES INC.
 991 MEDINA ROAD, MEDINA, OHIO, 44256
 Telephone: 216-239-1001

PROJECT NO.: 77-377

Mr. Bambeck will call for plat - self.