

## DEED RESTRICTIONS FOR FELICITY MEADOWS FARMS

The following protective covenants and restrictions shall run with the land until July 23, 2037. These covenants may be legally enforced (through injunction or otherwise) by (1) Lakewood Farms, Inc., (2) by any owner of any part of the land previously conveyed by deed recorded in Deed Volume 1484, Page 2300 in the Clermont County Recorder's office, and (3) by any person owning land located in Franklin Township. All purchasers of these farms, for themselves, their heirs, successors and assigns, by acceptance of this conveyance of the farm, agree to be bound by the covenants herein contained.

1. Each farm shall be for single family residential use with customary outbuildings and/or agricultural use with no structure being used for any type of business or commercial enterprise other than agriculture.
2. All residences erected on the property shall contain a minimum of 1,200 square feet of indoor heated area, excluding porches and garages. Concrete block homes are prohibited. Single-wide mobile homes are prohibited. Exterior of houses shall be of rustic wood, frame, brick veneer or contemporary type siding. No exposed concrete block allowed except for the foundation. All structures erected shall be completed within one (1) year from the date that structural work begins. Double-wide mobile homes and modular homes must be new, have a pitched roof, and a copy of the title to the mobile home must be submitted to the developer for verification of the age of the mobile home.
3. Before a modular home or a double-wide mobile home is placed on said property, or before commencement of construction of any house or out buildings, the plans must be approved by Lakewood Farms, Inc., an Ohio Corporation.
4. No incomplete or junk type structures shall be permitted on the property, and no temporary house, shack, tent, camper, school bus or recreational vehicle shall be used as a dwelling, either temporary or permanent.
5. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
6. No animals may be raised or kept for commercial purposes except as stated below. Household pets may be kept provided they are not kept, tied, or maintained for commercial purposes. **ALL SWINE ARE PROHIBITED.** Notwithstanding the above, horses and cattle may be raised and kept for commercial purposes provided that no more than two (2) large animals per acre are permitted per farm.
7. No timber may be cut for sale while money is still owing to seller.
8. Before placement or occupancy of any residence, a sewage disposal system shall be installed in conformity with the minimum standards of the County Board of Health. In addition, the disposal system must be maintained in accordance with the standards of the county Board of Health.
9. Any motorized vehicles left unattended or without current license plates and registration for more than 30 days shall be removed from the property at the owner's expense. No junk or non-operative vehicles shall be kept on the property. All recreational vehicles, boats, tractors and similar vehicles shall be kept behind the residence when not in use.
10. All homes must be placed on a permanent-type foundation. Homes which are elevated above ground level must be underskirted with brick, stone, siding or similar material.
11. Buyer waives contribution toward a line or boundary fence from Seller, or any adjoining property owner, for a period of 7 years from the recording of this deed.
12. No tract may be subdivided except Tracts #1 and #24. 1) no tract is created of less than 2 acres, 2) any additional tract created must join the Private Road Association unless it does not have frontage on the private road, and 3) a second septic system is approved by the Clermont County Health Department.
13. Lot owners must comply with zoning and land use regulations of Franklin Township, Clermont County and the state of Ohio.
14. If any restriction, or part of any restriction, shall be declared invalid, illegal for unconstitutional by any federal or state court, or by any government agency or body, or any other manner, all other restrictions shall remain in full force and effect.

Where there is a conflict between these Deed Restrictions and any Zoning Ordinance, the stricter requirement will prevail.