

DEED RESTRICTIONS FOR ORANGE CREEK FARMS

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 402, Page 250 in the Ashland County Recorder's office, and (3) by any person owning land located in Orange 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.

SAID PREMISES ARE SUBJECT TO THE FOLLOWING CONDITIONS, COVENANTS AND RESTRICTIONS WHICH SHALL BE BINDING UPON THE GRANTEE, HIS HEIRS AND ASSIGNS:

1. **BUILDING TYPE.** No mobile homes, as defined in the Ohio Revised Code, are permitted on any lot.
2. **AREA REQUIREMENTS.** Each residential building, depending upon the style to be erected on each lot, shall contain the following minimum square footage of "livable area":

<u>Style of residence</u>	<u>Square footage</u>
One story or ranch-style	1000
All other residences	1400

"Livable area" shall not include the garage, porches, patio, terrace, utility area, furnace area, attic space, mechanical room, basement area (or in the case of a bi-level, the lowest level) or any unfinished area.

3. **ROOF PITCH.** Each residence shall have a minimum of 5:12 roof pitch.
4. **NUISANCES.** No trash, garbage, rubbish, junk or unlicensed vehicles shall be kept upon the lot.

IN ADDITION, THIS PARCEL SHALL ALSO BE SUBJECT TO THESE RESTRICTIONS:

The following protective covenants and restrictions shall run with the land until June 10, 2034.

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. Concrete block homes are prohibited. Exterior of houses shall be of 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.
3. Manufactured housing is allowed, provided however, it is new, is placed on a permanent foundation, and meets the definition as defined in the Ohio Revised Code. A copy of the title must be furnished to Lakewood Farms, Inc., prior to its placement on said property.
4. Before commencement of construction of any house or out buildings, the plans must be approved by Lakewood Farms, Inc., an Ohio Corporation.
5. 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.
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. Outhouses are prohibited.
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. 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.
11. Lot owners must comply with zoning and land use regulations of Orange Township, Ashland County and the state of Ohio.
12. 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.