

DEED RESTRICTIONS FOR CHANDLERSVILLE WOODS

Subject to the following protective covenants and restrictions. These protective covenants may be legally enforced by the seller, or by any purchaser at Chandlersville Woods. These restrictions are also placed for the benefit of the people of Rich Hill Township and Muskingum County, and may be enforced by the duly elected or appointed officials of same. All purchasers of these farms, for themselves, their heirs and assigns, by acceptance of the conveyance of the farm, agree to be bound by the covenants herein contained, which shall remain in full force and effect until December 31, 2034.

1. All tracts shall be for single-family residential or recreation use with customary outbuildings, with no structure being used for any type of business or commercial enterprise.
2. All homes must be of a traditional style and structure. Dome, polygon or fiberglass homes are prohibited. Homes must be completed within one year of the beginning of construction. All homes must be built by professional contractors unless self-construction is approved in writing by seller. The exterior of all homes shall be built using new materials. All house plans must be submitted for approval to developer. All mobile or modular homes must be properly under-skirted.
3. On all tracts with road frontage on Hardy Lane or Tom Lane, excluding Tract 17, single-wide mobile homes are prohibited. Homes built on these tracts must contain a minimum of 1,100 square feet of heated indoor space, exclusive of garages and porches. Conventional, modular and double-wide homes are permitted on these tracts, provided that any manufactured home is no more than five years old at the time of placement. For example, a home placed in 2004 must be a 1999 or newer model.
4. On all tracts that do not contain road frontage on Hardy or Tom Lanes, and also Tract 17, conventional, modular, single-wide and double-wide homes are permitted, provided they have a minimum of 920 square feet of indoor heated area, exclusive of garages and porches. Any mobile home placed on these tracts shall be no more than 10 years old at the time of placement. For example, a mobile home placed in 2004 must be a 1994 or newer model.
5. No incomplete or junk type structures shall be permitted on the property. No temporary house, shack, tent, camper, school bus or recreational vehicle shall be used as a permanent dwelling; however, camping is permitted on any tract for up to four weeks per year. This restriction shall not apply to tracts 6, 7, 23 and 24.
6. On tracts 6, 7, 23 and 24 recreational use is allowed, including the use of tents, campers or recreational vehicles. Campsites that do not conform to the standards of a permanent residence must be a minimum of 300 feet from the center line of the public road and 100 feet from any adjoining property owner.
7. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
8. 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, also provided that no more than five adult dogs and five adult cats may be kept or fed by any one property owner. This limitation shall not apply to puppies or kittens under the age of 18 weeks. No more than two swine per five acres are permitted. No more than one horse, cow or other large animal is permitted per acre. Chickens may be kept for personal use only. All factory farming is prohibited. Examples of factory farming are commercial chicken houses, slaughterhouses or cattle feed lots.
9. 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. Outhouse toilets are prohibited on all tracts, except for tracts 6, 7, 23 and 24. On these tracts where they are permitted, they must be placed at least 300 feet from any public road and at least 100 feet from any adjoining property line.
10. 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. Construction equipment may not be stored or parked overnight on the property unless placed in a fully enclosed storage building. No items may be stored or kept on the property until after the construction and occupation of a dwelling unless such items are stored in a fully enclosed barn or storage building.
11. Only one dwelling per tract is permitted. Tracts may not be subdivided if it will result in the creation of a parcel with fewer than five acres.
12. All buildings must be set back a minimum of 80 feet from the centerline of the road and 20 feet from any adjoining property line. Outbuildings must not be closer to the road than the dwelling.
13. Farm owners must comply with zoning and land use regulations of Rich Hill Township and Muskingum County and the State of Ohio.
14. Driveways are to be built using a proper culvert, and shall be constructed of concrete, gravel, asphalt or chip and seal material. The use of shredded shingles or similar materials as a paving material is expressly prohibited.
15. Billboards and outdoor commercial advertising is prohibited, except to advertise land or homes for sale. Political and non-commercial signs are permitted, provided that the total sign area on any one tract shall not exceed 64 square feet.
16. If any restriction, or part of any restriction, shall be declared invalid, illegal, or unconstitutional by any federal or state court, or by any government agency or body, or in any other manner, all other restrictions shall remain in full force and effect. Where these covenants differ from any zoning or other regulations of Rich Hill Township or Muskingum County, Ohio, the stricter shall apply.

Subject to all laws of the United States, the State of Ohio, Muskingum County and their respective subdivisions.

SUBJECT TO ALL ZONING LAWS AND HEALTH DEPARTMENT REGULATIONS OF MUSKINGUM COUNTY, OHIO.