

TRANSFER NOT NECESSARY  
NICK NELSON, AUDITOR  
WARREN COUNTY, OHIO

MAY 13 2013

NICK NELSON  
AUDITOR, WARREN CO. OHIO

LINDA ODA - WARREN COUNTY RECORDER  
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Rec#: 34418 Pages: 4  
FIRST CENTRAL LAND TITLE AGENCY

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44  
First Central

## DECLARATION OF COVENANTS AND RESTRICTIONS FOR TIMBER RIDGE, SECTION SIX

This Declaration is made this 25th day of April, 2013 by Associate Construction, Inc., an Ohio corporation ("Declarant"). Declarant currently owns all of the lots in the Property.

These covenants and restrictions are to be in effect until the Year 2023. Thereafter, they will remain and then can only be changed by a majority of the property owners, by the petition to the City Council for their approval, to be placed on record.

Declarant sets forth the Restrictions below:

1. No lot shall be used except for residential purposes at any time. No lot shall be divided to create additional building sites. This shall not limit a residence to one lot.
2. Dwellings shall not exceed two (2) stories, not including basements, attic spaces, and garage spaces. No garage shall exceed the height of the accompanying house.
3. Roof pitch on all residences and garages shall not be less than 6/12.
4. No building shall be placed nearer to the lot lines than the setback lines.
5. Lots 83 through 104 inclusive as described on Exhibit "A" attached hereto.
6. The living area of the residence shall not be less than 1500 square feet in a single story, two (2) story, or a split-level residence, not including the basement, attic areas, porches, or garage.
7. Each lot shall be landscaped and planted within three (3) months of occupancy with at least two (2) hardwood shade trees and ten (10) other bushes or shrubs, excluding flowers.
8. Trucks, boats, campers, RV's, trailers, tractors, or other similar vehicles shall not be parked in the driveway. They must be parked on a concrete pad on the side of home

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and not more than one (1). Recreational vehicles may be parked for a period not to exceed twenty-four (24) hours for loading and unloading purposes. No worn out, discarded, inoperative or unlicensed vehicles, machinery or part thereof shall be stored on any lot and no part hereof shall be used for vehicle junk piles or waste material. There shall be no parking on the streets in this subdivision.

9. All rubbish shall be deposited only in covered, sanitary containers. No trash receptacles of any sort shall be located on any lot as to be visible from the street (except on pickup day).
10. No fence shall exceed six (6) feet in height nor be closer to the front of the lot than the front of the residence, excluding porches and garages.
11. There shall be no clothes lines permitted in this subdivision.
12. All lots purchased for later construction must be kept properly mowed and groomed. No unused building material, junk, or rubbish shall be left exposed on any lot except during actual construction operations.
13. Any building that is partially destroyed by fire, storm or other means must be restored, removed or replaced with six (6) months.
14. All playground equipment (swing sets, etc.) shall be submitted for approval to the developer.
15. There shall be no above ground swimming pools. There shall be no auxiliary storage building exceeding one hundred (100) square feet and must be of appearance and design and materials similar to the construction of the residence on the same lot and shall not be greater than ten (10) feet in overall height. There shall be no metal sheds. No lot shall have more than one (1) storage shed.
16. There shall be no animals, poultry, or livestock kept on premises except two (2) household pets (1 dog and 1 cat). No animals shall be kept, boarded, or maintained as such, for use in commercial purposes.
17. Small dish network satellite dishes are allowed on the side and rear of the home. If the satellite dish needs to be mounted on the front of the home approval must be received through the developer prior to installation.
18. All walkways to street or to driveway must be at least four (4) feet in width.
19. All utility easements, as dedicated on the face of the plat, shall be kept free of permanent structures, trees, shrubbery, fences, or other installations thereon, whether



temporary or permanent, and the removal thereof by a utility company shall in no way obligate the utility company in damages or to restore the obstruction in its' original form.

20. All sidewalks must be constructed within five (5) years from the date of recording of the plat.
21. No lot in this subdivision may be used or built on until a zoning permit is obtained from the City Zoning Enforcement Officer.
22. No building or house constructed on any lot in this subdivision shall be used or occupied until the street and utility improvements, as provided in the plans and specifications on file with the Planning and Zoning Commission, have been installed.
23. No building or house constructed on any lot in this subdivision shall be used or occupied until a Certificate of Occupancy has been obtained from the Village Zoning Enforcement Officer. No lot in this subdivision shall be split, subdivided, or combined with another lot without the review and approval of the Planning and Zoning Commission. All lots in this subdivision shall be served by public sanitary sewers and city water.
24. All yards shall be finished with sod or seed. No lot shall have decorative rock or gravel for the whole yard. Rock is allowed for mulch beds and landscaping areas only.

The Restrictions are confirmed by Declarant.

ASSOCIATE CONSTRUCTION, INC.

By: Robert G. Morris  
Robert G. Morris, President

State of Ohio County of Warren

The foregoing instrument was acknowledged before me this 25 day of APRIL, 2013, by Robert G. Morris, President of Associate Construction, Inc., an Ohio Corporation, on behalf of the Company.

Florence Estes  
Notary Public

FLORENCE ESTES, NOTARY PUBLIC  
In and for the State of Ohio  
My Commission expires August 7, 2017

This Instrument Prepared by Richard G. Denny, Attorney.

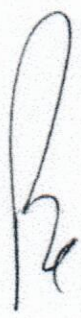
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EXHIBIT "A"

Situate in the State of Ohio, County of Warren, Franklin Township, City of Carlisle,  
Range 5E, Town 2N, Sections 33 and 34 and being

<u>Lot Number</u>	<u>Parcel #</u>
83	01-34-116-010
84	01-34-116-011
85	01-34-116-012
86	01-34-116-013
87	01-34-116-014
88	01-34-116-015
89	01-34-116-016
90	01-34-116-017
91	01-34-116-018
92	01-34-116-019
93	01-34-116-020
94	01-33-235-007
95	01-33-235-008
96	01-33-235-009
97	01-33-235-010
98	01-33-235-011
99	01-33-235-012
100	01-34-115-005
101	01-34-115-006
102	01-34-115-007
103	01-34-115-008
104	01-34-115-009



as known and designated on the Plat of Timber Ridge, Section 6 as filed at Plat Book 87,  
Pages 90-91, Warren Count Plat Records.

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