

# PEARCEWOOD ESTATES

## Covenants and Restrictions

Grantee hereby accepts the premises conveyed as a part of other lots which are subject to the same restrictive covenants in a general plan to maintain residential standards of all the lots, which covenants run with the land and are binding on the grantees, their heirs and assigns.

- One private owner single family dwelling and an optional detached private use garage, not to exceed three cars, shall be erected in the location specified on the recorded plat.
- The floor area of the main house structure, exclusive of open porches and garages, shall be not less than:
  - 1,400 square feet for a dwelling containing a single level;
  - 2,000 square feet for a dwelling containing two levels or more.
- Construction of said family dwelling must be started no later than one year subsequent to purchase of the lot, and construction of said dwelling must be completed no later than one year from start of construction.
- No building or other structure, such as a telecommunications facility, shall be erected, altered, placed or permitted to remain on any lot exceeding two and one-half stories in height.
- Fences shall not exceed six feet in height, and shall not contain any barbed wire, concertina wire, or similar type construction. Fences must be situated at least one foot within the lot line, except that property owners who have a common lot line may cooperate in the construction and maintenance of the given section of fence on said lot line. Fences must be constructed of sufficiently sturdy material and standard construction methods, and must be regularly maintained, so as not to lean or collapse. Fencing material may include wood or chain link, but cannot include agricultural field fencing material or chicken wire for any section of the fence closer than 300 feet to the road frontage. Fencing must be regularly maintained and kept in good repair by the owner at all times.
- No building, other than said family dwelling and private use garage, shall be erected, altered or permitted to remain, nearer to the front lot line than 300 feet.
- Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
- No noxious, illegal, or offensive activities shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- No structure of a temporary character, trailer, basement, tent, shack, garage or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
- No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder or home maintenance service to advertise the property during the construction and during maintenance activity.
- No commercial use of the property, including car, boat, or any other type of vehicle repair, shall be permitted. No junk yard shall be maintained, or junk car or any other junk vehicle parked or stored on blocks. A junk car or junk vehicle is defined as non-running, with a value less than five hundred dollars (\$500), or unlicensed.
- No automobile, motorcycle, or other vehicular racing, shall be permitted on said lot.
- No pigs shall be raised, bred, or kept on any lot. No animal breed that is incapable of domestication shall be raised, bred, or kept on any lot. Other than up to three (3) horses, no animal with a weight in excess of four hundred (400) pounds each shall be raised, bred, or kept on any lot. Not more than ten (10) animals with a weight of less than four hundred pounds each shall be raised, bred, or kept on any lot. Of the ten animals with a weight of less than four hundred pounds each, not more than three such animals shall be dogs. All animal enclosures must be kept in a clean, neat, and odor-free condition at all times.
- No animals except household pets shall be kept, housed, or permitted nearer to the front lot line than 300 feet.
- No more than one telecommunications reception/transmission device or facility of no more than two feet in width, height, or diameter, including a satellite dish, TV or radio antenna, may be maintained outside the frame of said family dwelling house, any nearer to the front lot line than 300 feet.
- All other activities must comply with the then in force building and zoning requirements.

## NOTE

### DRAINAGE STATEMENT:

THE MADISON COUNTY COMMISSIONERS ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR CHANNELS DESIGNATED AS "DRAINAGE EASEMENTS" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER OR BY THE DITCH MAINTENANCE PROGRAM (WHERE APPLICABLE), WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THRU THE WATER COURSE.

LOTS AND OWNERS THEREOF ARE SUBJECT TO ASSESSMENTS FOR THE MAINTENANCE OF SURFACE AND SUBSURFACE DRAINAGE SYSTEMS AS APPROVED BY THE MADISON COUNTY COMMISSIONERS, IN ACCORDANCE WITH THE OHIO REVISED CODE CHAPTERS 6131 AND 6137, AS RECORDED IN COMMISSIONERS JOURNAL PAGE . . . . . THE OWNERS OF SAID LOTS SHALL SHARE THE COSTS FOR MAINTENANCE OF ALL DRAINAGE IMPROVEMENTS WITHIN DRAINAGE EASEMENTS ON THIS PLAT AND DRAINAGE DRAWING ON FILE AT MADISON COUNTY ENGINEER'S OFFICE, AND WILL BE ASSESSED AS FOLLOWS:

ALL DRIVE WAYS TO BE APPROVED BY COUNTY ENGINEER'S OFFICE FOR CUTS AND INSTALLATION COST BY NEW OWNERS.

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
DATE: 9-11-02 BY: VE  
ACREAGE: 57.916 ± ACRES 55.1205 ±  
08-00119.D00

REVISED 7-24-02

**JAMES R. COTTRILL P.S.**

8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (614) 869-3811

PLAT OF  
**55.1205± ACRES, V.M.S. 2985,**  
**JEFFERSON TOWNSHIP, MADISON COUNTY**  
**STATE OF OHIO,**  
**SURVEYED FOR THOMAS PEARCE**

DATE: 4-26-00 S000412BIG FIELD BOOK #22	SCALE: 1"=100' 100' 50' 0' 100'	CREW: E.J. MW EM DWN. BY: E.J. JRC CK. BY: JRC
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Approvals:  
Approved this 12<sup>th</sup> day of September 2002  
Approved this 12<sup>th</sup> day of September 2002  
Approved this 10<sup>th</sup> day of September 2002

We the board of County Commissioners of Madison County, Ohio do hereby approve this plat on this 16<sup>th</sup> day of September 2002

Robert D. Hackett  
Commissioner  
Clair R. Surden  
Commissioner  
David D. Hume  
Commissioner

200200007492  
Filed for Record in  
MADISON COUNTY, OHIO  
CHARLES E. REED  
09-17-2002 01:41 pm  
PLAT 21.80

This plat shall not be transferred or recorded until all required signatures are placed upon this plat.

Filed for record this 17<sup>th</sup> day of SEPT. 2002 at 1:41 pm  
Recorded this 17<sup>th</sup> day of SEPT. 2002 at 1:41 pm  
Plat Book B Page 236

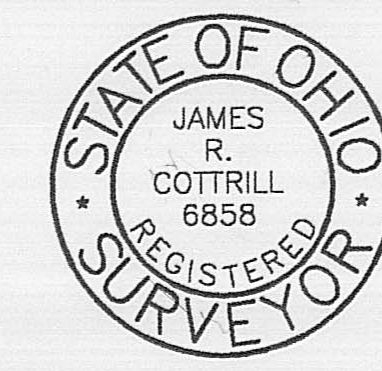
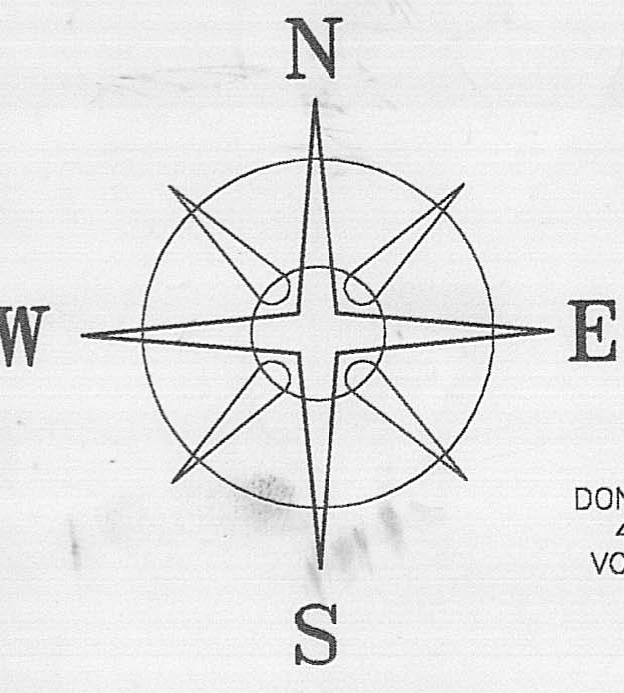
Jim Williamson 9-17-02  
Madison County Auditor  
Charles C. Reed by  
Cindy Amblew  
Madison County Recorder

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO DEDICATE STREETS, PARKS AND/OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER, AND ALSO EXCEPT AND APPROVE OF ALL THE COVENANTS AND RESTRICTIONS AS SHOWN ON THIS PLAT.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF WATER, SEWAGE, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, STORM WATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID EASEMENTS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNERS: Robert E. Pearce WITNESSES: [Signatures]  
**ROBERT E. PEARCE**  
TRUSTEE

BEARINGS BASED ON THE C. OF TAYLOR - BLAIR ROAD (N 47° W) AS DESCRIBED IN VOL. 267 PG. 739 TRACT 11, TRACT #2



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 7-24-02

87-02