

WESTOVER SUBDIVISION BLOCK B

HILLSBORO

ENVLS #142B - #143A

INDEXED

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Filed for Record in
HIGHLAND COUNTY, OHIO
DWIGHT "IKE" HOBSON
12-17-2004 At 09:52 am.
RESTRICTION .00
OR Book 565 Page 331 - 332

City of Hillsboro
Plat Book 4 Page 89

As a condition of said dedication, the following restrictive covenants are included in this plat and shall remain in full force and effect for the maximum period allowed by law and said restrictions shall be a part and condition of every conveyance of lot in said subdivision whether specifically set forth in said deeds or not and shall run with the land:

1. All lots situated within said subdivision shall be used for construction of residences only.
2. Said residences shall contain at least (1350) thirteen hundred fifty square feet of living area, exclusive of garages, porches, or any other attached additions. The only exception being for multiple dwelling units, plans for which must be approved as designated in number five.
3. All garages or porches or additions to said residences shall be physically attached to as a part of said residences. All garages facing any street in said subdivision shall be two car size.
4. No mobile, temporary, or movable structures of any kind or for any purpose shall be constructed, moved, or erected on any lot in said subdivision, except those used in actual construction of said residence.
5. All plans, blueprints and type of any dwelling house or residence to be constructed, erected, and completed and its location on each individual lot or lots within said subdivision shall be subject to the approval of said owner and developer of said subdivision Stuart M. Kincaid, his heirs or assigns, or by a majority of lot owners in said subdivision.
6. No dwelling house shall be erected, placed, or suffered to remain upon said premises within ten (10) feet of the side lines of any of the adjoining property, or within thirty-five (35) feet of the front line of said premises.
7. No nuisance, and no gas or oil derrick, advertising sign, bill board or other advertising device shall be erected, placed, or suffered to remain upon said premises except a sign for sale of real estate within said subdivision, nor shall the premises be used in any way or for any purpose which may endanger the health, or unreasonably disturb the quiet, of any holder of adjoining land.
8. These reservations, covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming title to lots herein from or through the maker of the subdivision. These reservations, covenants and restrictions are intended for the benefit of any and all owners of lots in the said subdivision and may be enforced by the maker of this subdivision or any of this grantees.