

4. None of the lots herein conveyed and made subject to these restrictive covenants may be used except for residential purposes. No building shall be erected, placed or permitted to remain on any lot other than one detached single-family dwelling, not exceeding two and one half (2 ½) stories in height, with an attached garage of not less than 325 square feet, and not more 875 square feet. No detached outbuilding, garage or above-ground swimming pool may be constructed on any premises herein described.

5. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the "Architectural Control Committee" as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer any street than the front wall of the house constructed on said lot unless similarly approved. Approval shall be provided hereinafter. Architectural Control Committee shall be appointed by the Grantee. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

6. No satellite dish antennas, short wave antennas or "ham" radio antennas shall be permitted.

7. The ground floor of the main structure, exclusive of open porches or garages, shall have a minimum livable floor area of fourteen hundred (1400) square feet for a one story house. The ground floor area of any one and a half (1 ½) story house, exclusive of open porches or garages, shall have a minimum livable floor area of fourteen hundred (1400) square feet. Any two (2) story house exclusive of open porches or garages shall have a minimum livable floor area of eighteen hundred (1800) square feet. Any split-level house, exclusive of open porches or garages, shall have a minimum livable floor area of seventeen hundred (1700) square feet on the total floor area excluding 4th level basement area. The upper level floor area of any bi-level house, exclusive of open porches and garages shall have a minimum livable floor area of twelve hundred (1200) square feet.

8. No lot shall hereafter be subdivided into additional lots.

9. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

10. No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
11. No structure of a temporary character, trailer, basement, tent, shack or garage shall be used on any lot at anytime as a residence either temporarily or permanently. Any garage shall be constructed at the time or subsequent to the construction of the house it is intended to serve.
12. No owner, part owner, member of family or agent or employee of owner or part owner of any lot in this subdivision shall park any vehicle, except a passenger vehicle, on any street or lot in said subdivision for a period of more than seventy-two (72) hours where said vehicle is in the view or can be seen from any street or other lot in this subdivision.
13. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than five square feet advertising the property for sale, except a sign used by a builder to advertise the property during the construction and sales period.
14. No animals or livestock of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bed or maintained for any commercial purpose.
15. No lot shall be used or maintained as a dumping ground for rubbish. All houses constructed on said premises shall be equipped in accordance with the requirements, standards and recommendations of the public health authority having jurisdiction. Approval of such system as installed shall be obtained from such authority.
16. No individual water supply system shall be permitted on any lot unless such system is located constructed and equipped in accordance with the requirements, standards and recommendations of the public health authority having jurisdiction. Approval of such system as installed shall be obtained from such authority.
17. No building materials shall be stored on any lot for a period of more than thirty (30) days prior to the commencement of an improvement or for more than fifteen (15) days after said improvement has been completed. All improvements to any lot shall be completed within a reasonable time, but said construction period shall in no event exceed six (6) months.
18. Each house is to have a driveway with either asphalt, concrete, or brick paved surface.
19. No fence nor any portion of any fence of any type shall be erected or placed on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In addition, no fence, wall hedge or shrub

planting which obstructs sight elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property line and a line connecting them at points twenty-five (25) feet from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within ten (10) feet from the intersection of the street property line with the edge of a driveway or intersection of the street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of intersections unless the foliage line is maintained at sufficient heights to prevent obstruction of such sight lines. Before erection, all fences must be approved by the Architectural Control Committee.

20. No commercial vehicles, vans, camper or vacation vehicles, boats, construction, or like equipment, or mobile or stationary trailers of any kind shall be permitted on any lot of the subdivision.

21. No surface water, storm drains, roof drains or any source other than sanitary facilities of the dwelling erected on any lot herein shall be attached or allowed to drain into the sanitary sewer facilities serving the lots in the subdivision.

22. Every residence unit erected on a lot in this subdivision shall include in its construction the installation of a sump pump for the drainage of footer drains and other water and the discharge of said sump pump shall be delivered to the storm drain ditch at the roadway or the rear of the lot.

23. No sanitary facilities, waste water facilities, such as wash tubs or water softener, shall be allowed to drain into the sump pump of any house or dwelling unit or be discharged through the said sump pump drainage facilities.

24. The owner and all subsequent owners of this lot and all lots in the above-described subdivision agree that all improvements of said lot and all lots in this subdivision and all lot overgrading will conform to the master grading plan and it is the responsibility of the owner and all subsequent owners to obtain a copy of the master grading plan from the Grantee and/or Grantee's engineer. In the event that the owner and/or any subsequent owner does not conform with this requirement, the Grantee can require and force the owner to regrade and/or adjust the site elevation of any improvements;

and that it will forever warrant and defend the same with the appurtenances unto the said SLATE RIDGE DEVELOPMENT COMPANY, LTD., an Ohio Limited partnership, its successors, heirs and assigns, against the lawful claims of all persons whomsoever, except as noted above.