

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ROBERT H. BURNS, TRUSTEE, of the City of Reynoldsburg, County of Franklin and State of Ohio, Grantor in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to him paid by SLATE RIDGE DEVELOPMENT COMPANY, LTD., an Ohio Limited Partnership, of the City of Reynoldsburg, County of Franklin and State of Ohio, Grantee, the receipt whereof is hereby acknowledged does hereby grant, bargain, sell and convey to the said Grantee, SLATE RIDGE DEVELOPMENT COMPANY, LTD., its successors, heirs and assigns forever, the following real estate:

Situated in the County of Franklin, in the State of Ohio, City of Reynoldsburg, and being all Lots in SLATE RIDGE, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 60, page 57, Recorder's Office, Franklin County, Ohio. Being Lots 163 - 176

TO HAVE AND TO HOLD said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee, SLATE RIDGE DEVELOPMENT COMPANY, LTD., its successors heirs and assigns forever.

And the said Grantor, ROBERT H. BURNS, TRUSTEE, for his successors and assigns, does hereby covenant with the said Grantee, SLATE RIDGE DEVELOPMENT COMPANY, LTD., its successors, heirs and assigns, that he is lawfully seized of the premises aforesaid; that the said premises are free and clear from all encumbrances whatsoever except as noted herein.

1. Except hereinafter provided in Item 2, these covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from and after the date hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots under said restrictions have been recorded, agreeing to change said covenants in whole or in part.

2. Notwithstanding the provisions of Item 1. above, whenever in the sole judgement of the Grantee these restrictions should be altered or modified to further the development of Slate Ridge, said Grantee may do so by any instruments in writing, duly executed and recorded, and such alteration shall be binding upon the owners of all lots in

said above described subdivision. This right shall cease when said Grantee has disposed of its entire ownership of all lots in the above described subdivision. Enforcement shall be by violating or attempting to violate any covenants either to restrain violation or to recover damages.

3. Invalidation of any one of these covenants by judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

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 than 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 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 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 larger than 18", 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 sixteen hundred (1600) square feet for a one-story house. The ground floor area of any one and one-half (1 ½) story house, exclusive of open porches or garages, shall have a minimum livable floor area of sixteen hundred (1600) square feet. Any two (2) story house exclusive of open porches or garages, shall have a minimum livable floor area of two thousand (2000) 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 of lot in said subdivision for a period of more than seventy-two (72) hours where said vehicle is in 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, bred 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 with an electrically operated garbage disposal connected with and drained into the sanitary sewer serving the same. No outside incinerators or trash burners shall be installed or operated.

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 any 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. No chain link or wire or other similar type fencing shall be constructed on any lot.

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 to 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 softeners, shall be allowed to drain into the sump of any house or dwelling unit or be discharged through said sump pump drainage facilities.

24. The owner and all subsequent owners of this lot and all lots in the above-described subdivision and all lot over grading 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 the Grantee's engineer. In the event that the owner and/or any subsequent owner does not conform with the requirement, the Grantee can require and force the owner to re-grade 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.

IN WITNESS WHEREOF, the said parties have hereunto set their hands on the day and year first above written.

Signed and acknowledged in the presence of:

By: _____

By: _____

By: _____

By: _____

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, that on this _____, before me, the subscriber, a Notary Public, in and for said County, personally came the above named John E. Donley,

IN TESTIMONY WHEREOF, I have hereunto subscribed by name and affixed by official seal on the day and year last aforesaid.

NOTARY PUBLIC