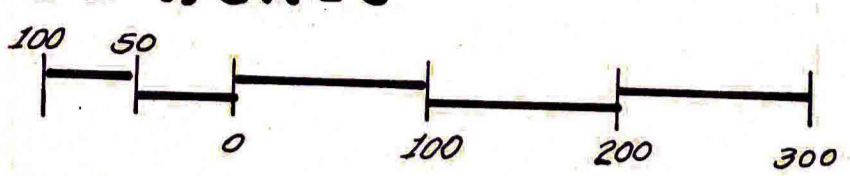
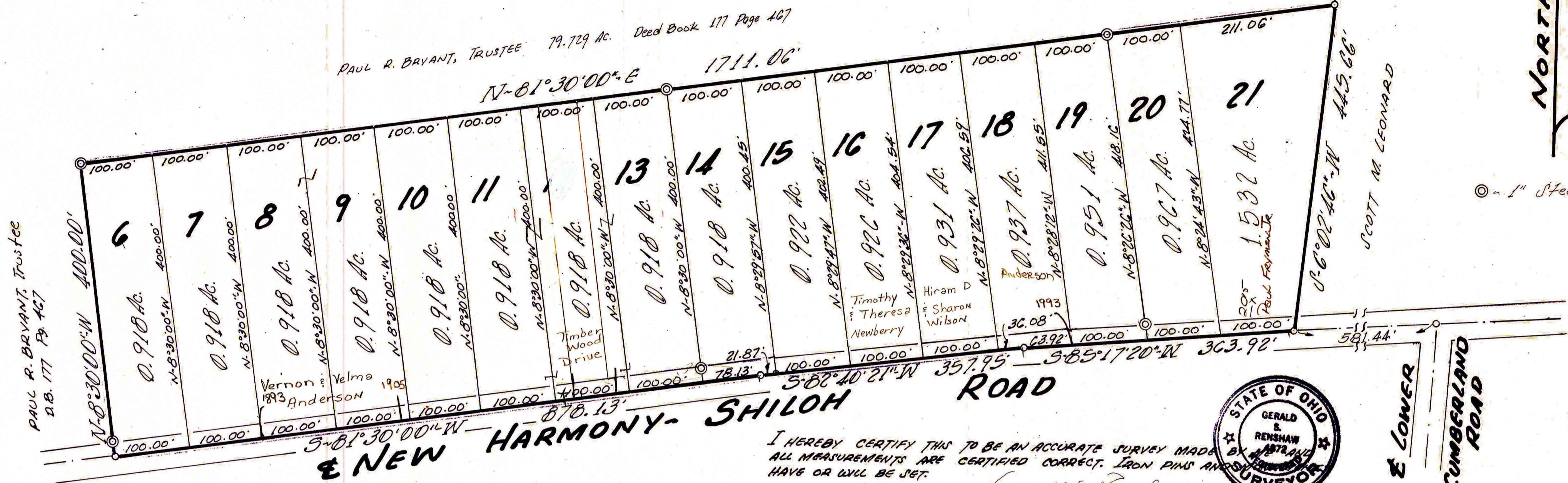


TIMBERWOOD ESTATES No. 4 SECTION I

LOCATED IN S. BUNDEL & E. TOWNSEND'S V.M.S. N^o 3625
 PIKE TOWNSHIP, BROWN COUNTY, OHIO
 CONTAINING 15.430 ACRES
 SCALE 1" = 100'



4216
 NOV 20 3 36 PM '78
 REC'D
 FEE 12.00



PAUL R. BRYANT, TRUSTEE 79.729 Ac. Deed Book 177 Page 467

PAUL R. BRYANT, Trustee
 D.B. 177 Pg. 467

© - 1" Steel monuments

I HEREBY CERTIFY THIS TO BE AN ACCURATE SURVEY MADE BY
 ALL MEASUREMENTS ARE CERTIFIED CORRECT. IRON PINS AND
 HAVE OR WILL BE SET.



Gerald S. Renshaw, P.S. #4872

Plat size meets minimum size for installing
 individual sewage disposal systems
 Brown Co. Health Regulation and Ohio Re-
 vised Code Chapter 3701-29

APPROVED FOR TRANSFER
 DATE 11-15-78
 BY [Signature]
 TAX MAPS
 COUNTY ENGINEER

RESTRICTIONS AND PROTECTIVE COVENANTS

- All tracts shall be sold subject to the following restrictions, covenants and/or agreements which shall be for the benefit of the grantor, its successors and assigns and of every other person who shall or may become the owner of, or have any title derived immediately or remotely from, through or under said grantor, its successors and assigns to any tract.
1. All lots in this tract shall be known and described as residential. No structures shall be erected on any residential building plot other than one detached single family dwelling, not to exceed two and one-half stories in height and a private garage or barn.
2. No building shall be located closer than 10 feet to any side lot line or shall the sum of the side yard spaces be less than 20 feet and said structure shall not be located nearer the front lot line than 100 feet, nor nearer the rear lot line than 40 feet. The above covenant does not include steps, eaves or open porches.
3. No lot shall hereafter be subdivided into parcels for additional residential purposes.
4. The ground floor area of the main structure, exclusive of one story open porches and garages shall not be less than 1200 square feet in the case of a one story or one and one half story structure or 250 square feet for tri-level or two story structures.
5. No basement, trailer, tent, shack, garage, barn or other outbuilding erected in this plot, shall at anytime be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. No noxious or offensive trade shall be carried on or upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
7. No house trailer of any kind shall be permitted or located on any lot at any time.
8. The premises shall be kept neat and clean, the building well painted and weeds and underbrush shall be kept under control. No old discarded automobiles, machinery, vehicles or parts thereof, junk, trash, building materials or refuse to accumulate on any lot.
9. Invalidation of any of the covenants and restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect and further, the above restrictions are contained in all deeds by the grantor and are a part of a plan of common restrictions of all tracts and are to run with the land and shall be binding on all parties claiming under them until January 1, 1988, at which time the restrictions shall be automatically extended or terminated by written consent of a majority of the owners of the tracts subject to these restrictions, which written consent shall be duly filed with the County Engineer of Brown County, Ohio.
10. These covenants shall be enforceable by injunction and otherwise by the grantor, its successors or assigns.
11. All building plans must be submitted for approval to Board of Directors of Timberwood Estates No. 4.

The within plat is a subdivision of 15.428 Acres out of land conveyed to PAUL BRYANT, TRUSTEE as recorded in Book 177, Page 467 of the Brown County Deed Records. We, the undersigned, being all the owners and lienholders of the lands herein platted do hereby dedicate the part of NEW HARMONY-SHILOH ROAD included in the boundaries of this plat to the public use forever.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: _____
 Paul R. Bryant, Trustee

STATE OF OHIO, COUNTY OF CLERMONT S.S.
 Be it remembered that on this _____ day of _____ 1978, before me the undersigned a NOTARY PUBLIC in and for said county, and state personally came PAUL R. BRYANT, TRUSTEE to me personally known and acknowledged the signing and execution of the within plat to be his voluntary act and deed. In testimony whereof I have set my hand and notary seal on the day and date above written.

Faustine M. Rading
 Notary Public State of Ohio
 My Commission Expires June 18, 1983

NOTARY PUBLIC IN FOR CLERMONT COUNTY, OHIO

ENGINEER'S APPROVAL

I hereby approve the general layout of TIMBERWOOD ESTATES No. 4-SECTION ONE as shown on this plat.
 William R. Ellis
 BROWN COUNTY ENGINEER

COMMISSIONER'S APPROVAL

We, the undersigned commissioners of Brown County, Ohio, do hereby approve this plat of TIMBERWOOD ESTATES No. 4-SECTION ONE and do authorize the Recorder of Brown County to file the plat for record.

ATTEST: _____
 CLERK

 Charles T. Meyer
 Edwin M. Leger