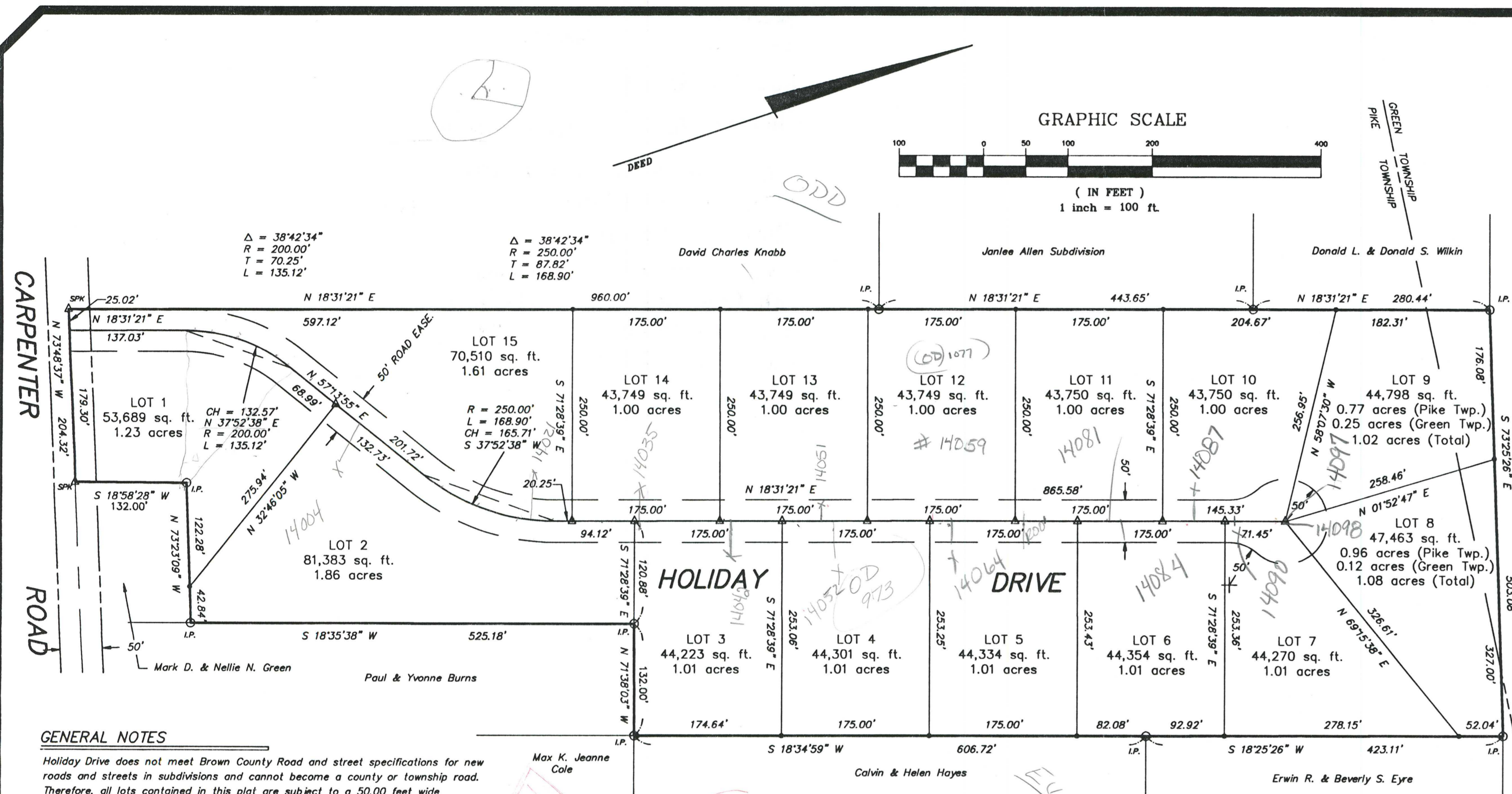


PLAT BOOK 7/112
Slide 730



BOARD OF HEALTH APPROVAL:

Plat reviewed and approved by the Brown County Board of Health on this ____ day of _____, 1992.

By: _____
County Inspector

ENGINEER'S APPROVAL:

Plat reviewed and approved this 16th day of MARCH, 1992.

By: James Brasley
Brown County Engineer

COMMISSIONERS APPROVAL:

Georgetown, Ohio, March, 1992

We, the undersigned Commissioners of Brown County, Ohio, do hereby approve this plat of "WOODLAND ESTATES".

Attest: _____
Clerk of Board

Brown County Commissioners

R. Mickey
James H. Neal

RESTRICTIONS, EASEMENTS, AND COVENANTS

Each Lot hereon shall be subject to the following restrictions, easements, and covenants which shall run with the land, until January 1, 2002 and shall be extended by operation of law for successive periods of ten (10) years, unless, by a vote of the majority of the then owners of the lots, the same shall be terminated or changed in whole or part.

- No singlewide mobile homes shall be erected, placed or occupied upon the real estate. This restriction does not apply to doublewide mobile homes or modular homes.
- All doublewides, modular homes or other structures used for residency shall have a minimum of 900 square feet of living area.
- Doublewide mobile homes must be skirted with standard materials or have a concrete block or poured concrete foundation.
- All residences must be attractively landscaped with a minimum of four (4) shrubs and two (2) trees.
- No more than one dwelling shall be permitted upon any lot as platted.
- All buildings and other structures must be set back from the roadway a minimum of sixty (60) feet and must also be set back from the side boundary of the lot a minimum of twenty (20) feet.
- Maintenance of any nuisance is prohibited by these restrictions and the continued presence of any junk automobiles and/or building materials shall be prohibited.
- All vehicles parked upon said property shall be currently licensed in accordance with the laws of the State of Ohio.
- The operation of a junk yard shall be prohibited.
- All lots are to be maintained by the owners. Such maintenance shall include mowing of that portion of any lot suitable for periodic mowing.
- Each owner of a lot shall be responsible for 1/15 of the cost of repair, maintenance and upkeep of the private roadway.
- The invalidation of any of these covenants and restrictions herein by order or judgement or court order shall not effect the validity of the remaining covenants and restrictions.

GENERAL NOTES

Holiday Drive does not meet Brown County Road and street specifications for new roads and streets in subdivisions and cannot become a county or township road. Therefore, all lots contained in this plat are subject to a 50.00 foot wide easement as shown hereon. See covenants and restrictions for the responsibility of maintenance of the roadway easement.

1. ACREAGE:
Total area of lots (including public and private roadway areas)...16.945 acres
Total area in Green Township.....0.364 acres
Total area in Pike Township.....16.581 acres
Total area of Subdivision.....16.945 acres

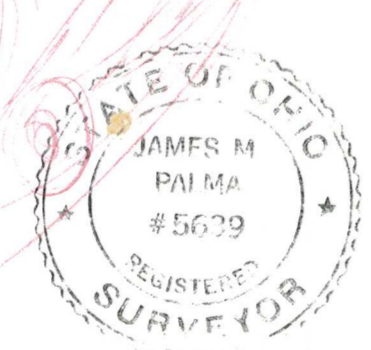
2. All lots platted as "WOODLAND ESTATES" are subject to the restrictions, easements, and covenants as shown hereon.

3. Prior deed reference, Deed Book 258, Page 152

CERTIFICATION OF SURVEYOR:

I hereby certify that this plat of subdivision "WOODLAND ESTATES" is a correct representation of the land surveyed and platted and that iron pins shown have been found or set.

James M. Palma
James M. Palma
Registered Surveyor No. 3659



OWNERS ACKNOWLEDGEMENT:

We, the undersigned, owners of the land platted hereon, do hereby acknowledge, and adopt this as a true plat of "WOODLAND ESTATES".

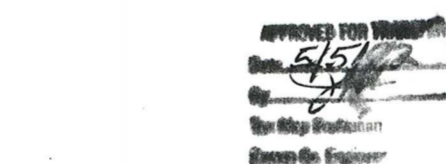
Holiday Homes Inc.
David H. Helms President

Sworn before me and signed in my presence this 6 day of March, 1992.

C. J. McKinnis
Notary Public in and for Brown County, Ohio
My Commission Expires 4-28-95

LEGEND:

- 1/2" Iron Pin
- ▲ PK Nail
- 1" Iron Pipe



REVISION	DATE

PLAT OF SUBDIVISION
WOODLAND ESTATES
T. PERKINS' MILITARY SURVEY No. 12755
PIKE TOWNSHIP & GREEN TOWNSHIP
BROWN COUNTY OHIO

OWNER & DEVELOPER

1252 Goshen Pike
Milford, Ohio 45150
Phone 513-575-0100

C.J.C. Company
Route 5, Box 412
Covington, Ky. 41015
Office: (606) 356-6406