

PROTECTIVE COVENANTS AND RESTRICTIONS

1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL. NO LOT SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
2. NO BUILDING SHALL BE LOCATED CLOSER THAN SIX (6) FEET TO ANY SIDE OR REAR LOT LINE, NOR SHALL THE SUM OF THE SIDYARD SPACES BE LESS THAN TWENTY FEET.
3. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1100 SQ. FT. IN THE CASE OF A 2 STORY OR ONE AND ONE HALF STORY STRUCTURE 750 SQ. FT. FOR A TRI-LEVEL OR TWO STORY STRUCTURE.
4. NO BASEMENT, TRAILER, TENT, SHACK, GARAGE, BARN OR OTHER OUT-BUILDING ERECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
5. NO NOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
6. THE PREMISES SHALL BE KEPT NEAT AND CLEAN, THE BUILDING'S WELL PAINTED AND WEEDS AND UNDERBUSH SHALL BE KEPT UNDER CONTROL. NO OLD DISCARDED AUTOMOBILES, MACHINERY, VEHICLES OR PARTS THEREOF, JUNK, TRASH, BUILDING MATERIAL OR REFUSE SHALL BE PERMITTED TO ACCUMULATE OR REMAIN ON ANY LOT.
7. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF THE PROPERTY OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM UNTIL JANUARY 1, 1988 AT WHICH TIME SAID COVENANTS, SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS BY VOTE OF THE MAJORITY OF THE THEN PROPERTY OWNERS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
8. INVALIDATION OF ANYONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY ONE OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
9. THESE COVENANTS SHALL BE ENFORCEABLE BY INTUNCTION AND OTHERWISE BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

COMMISSIONERS APPROVAL

WE, THE UNDERSIGNED COMMISSIONERS OF BROWN COUNTY, OHIO, DO HEREBY APPROVE THIS PLAT OF SECTION 3 SUNRISE EAST SUBDIVISION AND DO AUTHORIZE THE RECORDER OF BROWN COUNTY, OHIO TO FILE THE PLAT FOR RECORD. WE SPECIFICALLY RESERVE OUR ACCEPTANCE OF ALL ROADS IN THIS SUBDIVISION AS PUBLIC ROADS UNTIL SUCH TIME THEY HAVE BEEN APPROVED BY THE BROWN COUNTY ENGINEER.

ATTEST: _____
CLERK

DATE: _____

BROWN COUNTY COMMISSIONERS

OWNERS' ACKNOWLEDGEMENT

WE, WILLIE CHADWELL AND LEE CHADWELL, THE UNDERSIGNED OWNERS OF SECTION 3 "SUNRISE EAST SUBDIVISION", FIRST DULY SWORN, DO HEREBY ACKNOWLEDGE AND ADOPT THIS AS A TRUE PLAT OF SAID SECTION 3 SUNRISE EAST SUBDIVISION AND DO HEREBY DEDICATE THE STREET SHOWN ON THE PLAT TO THE PUBLIC USE FOREVER.

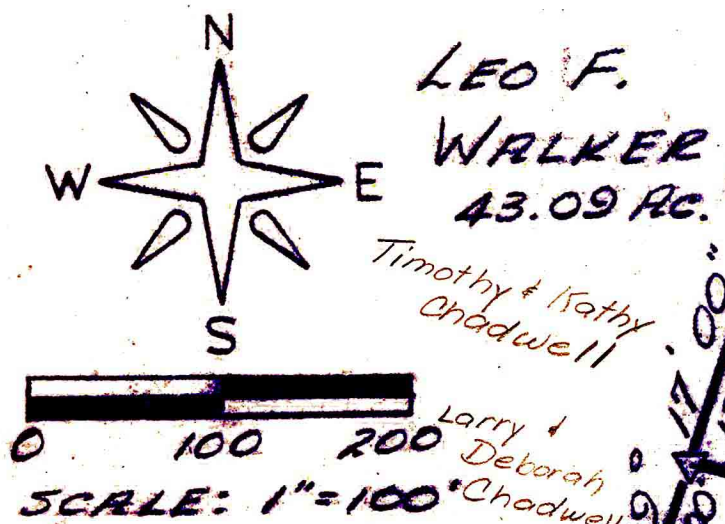
Lee Chadwell *Willie Chadwell*

SWORN TO BEFORE ME AND SIGNED IN MY PRESENCE THIS 16th DAY OF SEPTEMBER, 1983.

Janice Lynn Bibbey
NOTARY PUBLIC

JANICE LYNN BIBBEY
Notary Public, State of Ohio
My Commission Expires October 11, 1988

PLAT NO. ASSIGNED _____



LEO F. WALKER
43.09 AC.

Timothy & Kathy Chadwell

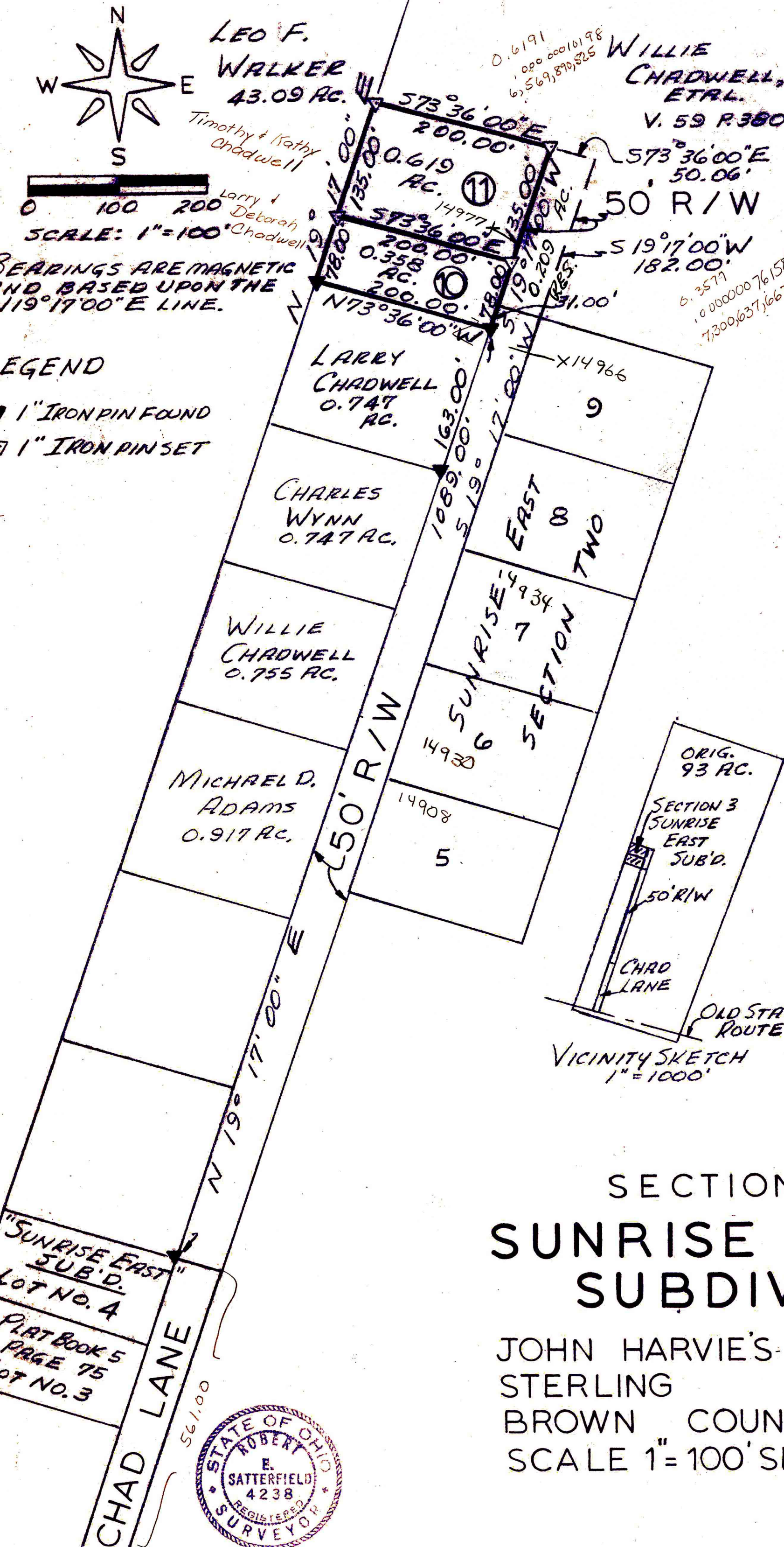
Larry & Deborah Chadwell

WILLIE CHADWELL, ETRAL.
V. 59 R380

50 R/W

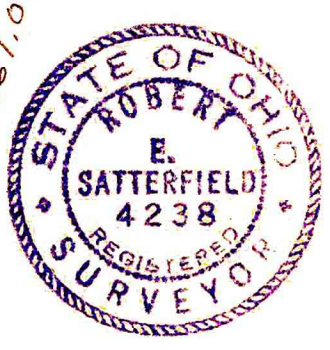
BEARINGS ARE MAGNETIC AND BASED UPON THE N19°17'00"E LINE.

LEGEND
▼ 1" IRON PIN FOUND
▽ 1" IRON PIN SET



SECTION 3
SUNRISE EAST SUBDIVISION

JOHN HARVIE'S SURVEY NO. 3343
STERLING TOWNSHIP
BROWN COUNTY, OHIO
SCALE 1"=100' SEPTEMBER, 1983



CERTIFICATION OF SURVEYOR

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF LAND OWNED BY WILLIE CHADWELL AND IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND PLATTED AND THAT THE LOTS HAVE BEEN STAKED AND REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN.

9-19-83

Robert E. Satterfield
ROBERT E. SATTERFIELD
SURVEYOR NO. 4238

ENGINEER'S APPROVAL

I HEREBY APPROVE THE GENERAL LAYOUT OF SECTION 3 "SUNRISE EAST SUBDIVISION" AS SHOWN ON THIS PLAT.

BROWN COUNTY ENGINEER