

HUNTERS POINTE SUBDIVISION, SECTION I

- All numbered lots in this subdivision shall be single family residential, residential home sites and shall be governed by and subject to the covenants, conditions, restrictions and regulations of the Village of Jamestown.
- No residential building shall have less than 1400 square feet of finished floor area. The minimum lot area shall be at least 1.20 acre attached garage but no more than one (1) detached garage. The garage shall be directly attached to residence or by connecting breezeway. Garage space does not count for total square footage.
- No trailers, tents, or garages shall be used of any time as a residence or shed any structure of a temporary nature on permanent units and attached to a fixed foundation.
- No unused building material, junk or rubbish shall be left on any lot during active building operations. No materials, junk or rubbish shall be stored on any tract or no part thereof shall be used for storage of junk, cars, boats or any kind of junk or waste material.
- No unlicensed or discarded automobiles, machinery or vehicles, shall be stored on any lot.
- No person, offensive trade shall be carried on upon this land, nor any business, nor any other activity which may become an annoyance or nuisance to the neighborhood. No businesses are permitted.
- Installation of any one of these comments by court order shall not waive effect of any of the other provisions which shall remain in full force and effect.
- All driveways shall be constructed of concrete within one year of completion of dwelling. All yards must be landscaped within one year of completion of dwelling.
- No manufactured homes as defined by Ohio revised code 4901.01 shall be permitted.
- Engagements for installation and maintenance of utilities are reserved as shown on construction drawings.
- No television satellite dish shall be placed in front, side, or rear yards. Dish may only be mounted on dwelling.
- No more than one utility or out building on a lot and must be placed at the rear of the residence and abide by all applicable zoning requirements.
- Construction of residence must be started within five (5) years of lot purchase. Construction must be completed within twelve (12) months from the start of construction.
- All vacant lots must be kept mowed to a height of eight (8) inches or less.
- Only an advertising sign no larger than 3' x 3' is permitted to advertise lot for sale or otherwise outside of dwelling.
- Lot owners are responsible to join the Home Owners Association for a minimum fee. The fee shall be as determined by the Home Owners Association. The fee shall be used for the maintenance and improvement of green spaces and recreational area of Hunters Pointe Subdivision.

DESCRIPTION

BEING A SUBDIVISION OF 20.872 ACRES, LOCATED IN V.M.S. 862, VILLAGE OF JAMESTOWN, GREENE COUNTY, OHIO, BEING MORE PARTICULARLY DESCRIBED BY THE PLAT OF THE MID OHIO HOUSING, L.L.C. OF WHICH 0.221 ACRES IS DEDEDICATED TO SAID TOWNSHIP AND BEING RECORDED IN VOLUME 2514, PAGE 14, AND BEING ALL OF THE 1175.48 ACRES BEING RECORDED IN VOLUME 2514, PAGE 14, BY DEED RECORDED IN VOLUME 2514, PAGE 38 IN THE OFFICIAL RECORDS OF GREENE COUNTY.

CERTIFICATE OF SURVEYOR

I, the undersigned, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original records of the County of Greene, Ohio, in which the same are recorded.

[Signature] 12-14-05



33121

05 DEC 27 AM 11:11
GREENE COUNTY RECORDER
XETAH, OHIO

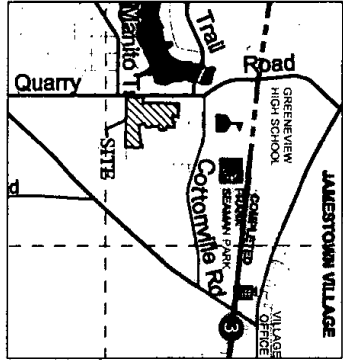
HUNTERS POINTE SUBDIVISION

SECTION I

FINAL PLAT OF

VILLAGE OF JAMESTOWN
SILVERCREEK TOWNSHIP
GREENE COUNTY
OHIO

SITUATED IN
V.M.S. 862



VICINITY MAP

MID OHIO HOUSING, L.L.C. Lots 1 through 22, inclusive, and lots 53 through 69, inclusive, and 68 and 69 spaces "A" and "B".

DS Land Co. LLC owns lots 23 through 52 inclusive

OWNER & DEVELOPER

MID OHIO HOUSING, L.L.C.
D.J. LAND COMPANY, LLC
2000 W. HENDERSON ROAD
COLUMBUS, OH

BLANKENSHIP & ASSOCIATES
CIVIL ENGINEERS-LAND SURVEYORS
115 W. MAIN STREET
WILMINGTON, OHIO 45177
(937) 382-0704



DEDICATION
The undersigned hereby dedicates to the public use of the State of Ohio the following described land, to-wit: ...

[Signature]
President
05 DEC 27 AM 11:11

[Signature]
Village Manager
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[Signature]
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[Signature]
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