

Record Plan
Hunter's Ridge Section Eleven
 Containing 11.69 Acres
 Located in Section 20, Town 3, Range 7
 City of Beavercreek, Greene County, Ohio

DEDICATION

We, the undersigned, being the owners of the lands herein platted, do hereby voluntarily consent to the said plat and to dedicate the streets as shown to the public use forever. We also dedicate easements shown on the plat for the construction, operation, maintenance, repair, replacement and/or removal of water lines, gas lines, storm sewers, drainage swales, storm water runoff, sanitary sewer, electric, telephone or other utilities, or services and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities or services and for providing of ingress and egress to the property for said purpose and are to be maintained as such forever.

We also dedicate to Greene County, Ohio, the sanitary sewer lines and water lines upon completion of construction of said items; and to dedicate easements as shown on the plat for the purposes of construction of sanitary sewer lines and water lines to the public use forever.

Signed and acknowledged in the presence of:

Deborah S. King
 Witness (Print)

Deborah S. King
 Witness (Signature)

LARRY SIEBER
 Witness (Print)

[Signature]
 Witness (Signature)

Deborah S. King
 Witness (Print)

Deborah S. King
 Witness (Signature)

Deborah S. King
 Witness (Print)

Deborah S. King
 Witness (Signature)

AVY DEVELOPMENT, LLC
 AN OHIO GENERAL PARTNERSHIP
 (OWNER)

Robert Arnold
 General Partner

SKY BANK (Lender)

W. David Walton
 Vice President
 District

State of Ohio, County of Greene, ss.

Be it remembered that on this 19th day of September, 2006 before me a notary public in and for said county and state personally came AVY Development, LLC, an Ohio General Partnership by Robert Arnold, its General Partner, and acknowledged the signing and execution of the within plat to be his voluntary act and deed.

The foregoing instrument was acknowledged before me this 19th day of September, 2006 by Robert Arnold

Notary Public in and for the State of Ohio
 My Commission Expires 1-08-2011
 Recorded in Clerk's Office



RECORDED:

File No.: 25102
 Received: October 25, 2006
 Time: 11:15 AM
 Recorded by: [Signature]
 Plat Cy. Book: 228-1268
 Page: 228-1268



TRANSFERRED:

Transferred on the 25th day of October, 2006.
228-1268

[Signature]
 Greene County Recorder

State of Ohio, County of Greene, ss.

Before me, a Notary Public in and for the said County and State, personally came SKY BANK, by W. David Walton, its Vice President who executed the foregoing instrument and acknowledged that the signing thereof was by authority of its board of directors and that the same was the voluntary act and deed, for the uses and purposes therein mentioned, of said Sky Bank and the official and authorized act of said officer.

In testimony whereof, I have hereunto set my hand and official seal on this 19th day of September, 2006.
Deborah S. King
 Notary Public in and for the State of Ohio
 My Commission Expires April 12, 2008

APPROVAL:

City of Beavercreek

Dedication of the land shown on this plat for roadway purposes and the storm sewer lines in the within plat is hereby accepted by the City of Beavercreek, Ohio this 24th day of October, 2006.

This plat approved by the City of Beavercreek, Ohio on this 24th day of October, 2006.

James R. Wall
 City Planning Director

[Signature]
 Robert Kitcham, Chairman of Planning Commission

ACCEPTANCE:

Dedication of the land shown on this plat for sanitary sewer lines and water mains in the within Plat is hereby accepted on this 24 day of October, 2006 by the Board of County Commissioners of Greene County, Ohio.

[Signature]
 Commissioner

CERTIFICATION

The within plat is a subdivision containing 11.69 Acres: Being 11.69 Acres of an original 124.135 Acre Tract as transferred to AVY Development, LLC, an Ohio General Partnership as Recorded in Volume 1860, Page 636 of the Official Records of Greene County, Ohio; and being 2.328 Acres in public street.

I further certify that the plat represents a survey (dated Sept. 1, 2005) made under my direction and that the monuments shown thereon exist as located and that all dimensional details are correct; that I have fully complied with the requirements of these Regulations and the subdivision laws of the State of Ohio governing surveying, dividing, and mapping of the land; and that the plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision of it.



By: [Signature]
 Michael L. Smith
 Ohio Registered Surveyor No. 6590

Job: 05082RP Sheet 4 of 5

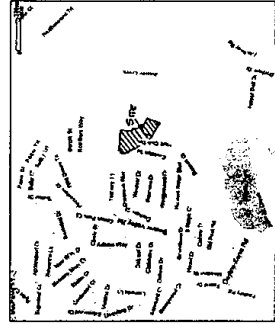
KLINE ENGINEERING INC.
 193 S. Progress Drive
 Xenia, Ohio 45385
 P.O. # 937-372-2462

Scale: 1"=100' Date: Sept. 1, 2005

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 Located in Section 20, Town 3, Range 7
 City of Beavercreek, Greene County, Ohio

Protective Covenants and Restrictions

1. These Covenants and Restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2026, at which time said covenants shall be automatically extended for successive periods of ten (10) years. At any time these covenants may be amended by written consent of sixty (60) percent of the owners of tracts, each having one (1) vote for each separate tract owned by him.
2. It shall be lawful for the developer, AJV Development, LLC, an Ohio Partnership, or any person or persons owning any real property situated in this section of Hunter's Ridge to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any covenant or restriction herein contained hereinafter, or from them from doing so or recover damages or other dues from such violation.
3. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
4. All lots in the within subdivision shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single family dwelling not to exceed two and one half stories in height and a private attached garage for not more than three cars, unless approved by AJV Development, LLC, an Ohio General Partnership (the developer).
5. No lot shall hereafter be subdivided into parcels for additional residential purposes.
6. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to this neighborhood.
7. No trailer, tent, shack, garage, barn, storage shed or other out-buildings shall be erected in this subdivision without the express written consent of the developer, nor shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary nature be used as a residence.
8. No barn, stable or other out-building for domestic animals or poultry shall be erected on the premises nor shall any domestic animal or poultry, except dogs, cats, or other household pets be permitted.
9. No lot shall be used as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept, except in sanitary containers. All incinerators or other equipment used for the storage or disposal of such materials shall be kept in a clean and sanitary condition.



VICINITY MAP

10. The owners of all the lots in the within subdivision shall be required to maintain storm water drainage in such a manner that the normal flow of water will have no interference.
11. No trailers, motor homes, recreational vehicles, boats, or other movable vehicle may be stored on a residential lot or building driveway, except if stored permanently in the dwelling garage. No structure may be fabricated in this subdivision for the express purpose of storing said property.
12. Satellite dishes, short wave radio or other exterior antenna may be installed on a residential lot or dwelling within this subdivision only at the developers approval.
13. The plat developer, AJV Development, LLC, an Ohio General Partnership, or his representative, shall be required to review and approve all plans for square footage and outside elevations before construction will commence. All plans shall be reviewed and approved before permit is applied for at the City of Beavercreek.
14. The within subdivision will be subject to the Declaration of Covenants, Conditions and Restrictions for Hunter's Ridge which is recorded in Official Record Volume 756, Pages 741-755 Greene County, Ohio records and exhibits attached thereto, and amendments thereof which, among other things, provides that the owner of any lot within the subdivision shall be a member of the Homeowner's Association Inc. The Homeowner's Association will be responsible for ownership and maintenance of the common areas for landscaping and detention areas.
15. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Any lot area designated for the natural flow of surface water shall at all times be kept free from any obstructions to the natural flow of surface water, and any improvements made on or under easement by the property owner are at the risk of the property owner.
16. No rear or side yard fence shall exceed 42"(inches) in height without the express written consent of the developer. All patio, privacy, tennis court and swimming pool fencing must be approved by the developer and the City of Beavercreek. No wire or chain-link material used in fence construction will be permitted.
17. The construction of above-ground swimming pools is not permitted on any residential lot within this subdivision.
18. Each residence must have a photocell post light and light post to be set back from the curb a distance of twelve (12) feet and near the driveway.
19. Each residential lot shall have a concrete sidewalk installed along the entire street frontage of the lot, per the City of Beavercreek Construction Standards and Specifications.

Job: 05062RP Sheet 3 of 5
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Rev. AUG. 28, 2006 Scale: 1"=100' Date: Sept. 1, 2005