

RECORD PLAN
 OAKBROOK CHASE
 SECTION THREE
 PROTECTIVE COVENANTS AND RESTRICTIONS

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

1. All numbered lots in this subdivision shall be known as single family residences with the exception of lot No. 58 to be designated as Detention area and is not considered a buildable lot. No tract shall be subdivided into smaller tracts for additional residence.
2. No residence building having less than 2300 square feet of floor space for single-story and 2800 square feet for two-stories shall be erected on any tract in this subdivision, unless otherwise approved by the developer.
3. All residences shall have an attached or enclosed garage, for not more than three (3) cars, which may be attached or by a connecting driveway and shall be of like design and material as the main residence. No dwelling shall exceed two (2) stories in height.
4. No trailer, defense cabin, tent or shack is permitted on this land, nor is any basement, garage or other accessory building at any time to be used as a temporary or permanent residence.
5. No noxious or offensive trade shall be carried on this land, nor shall anything be done thereon which may be or become an annoyance to the neighborhood. No business is permitted.
6. No unused building material, junk or rubbish shall be left exposed on any tract except during actual building operations.
7. No worn out or discarded automobiles, machinery or vehicles or parts thereof shall be stored on any tract and no portion thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
8. Basements 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 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.
9. These covenants and restriction are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2025, 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 owner having one (1) vote for each separate tract owned by him.
10. Implication of any one of the covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one (1) square foot, one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
12. No fence shall be erected any nearer the road than the building setback line. No sign shall be a hedge or shrub growth not to exceed three (3) feet in height. No sign shall be placed on any member of the road than the building set-back. All proposed fences shall be the responsibility of the property owner to the developer for approval prior to the owner filing for a fence permit application with the City of Beavercreek.

13. The plat developer or his representative reserves the right to review and approve all plans for square footings and outside elevations before construction and may be reviewed and approved before permit is applied for at the City of Beavercreek.
14. Persons buying lots for investment or later construction must keep lot property mowed and groomed.
15. Professional builders or sub contractors must be used in home construction. No do-it-yourself construction will be permitted.
16. All fencing must be approved by developer, the Oakbrook Chase Homeowner's Association and the City of Beavercreek Planning and Zoning Department.
17. New homes must have a light post and (electric eye) light brought from developer to be set back from the curb a distance of twelve (12) feet from the street and near the driveway.
18. Each new home as constructed is required to have at least fifteen (15) trees and shrubs planted as landscaping.
19. Whenever possible every effort must be made to have a side entrance to garage. This can be flexible, with developer's approval.
20. Minimal amounts of aluminum siding may be permitted, with the developer's approval from developer is obtained.
21. Satellite T.V. dishes shall not be permitted in this subdivision, unless special permission from developer is obtained.
22. The within subdivision will be subject to the Declaration of Covenants, Conditions and Restrictions for Oakbrook Chase Homeowners Association which is recorded in Official Record Volume 922, Page 578, Greene County, Ohio records and exhibits attached thereto and amendments thereof which among other things, provides that the owners of any lot within the subdivision shall be a member of Oakbrook Chase Homeowner's Association, Inc.
23. Accessory building shall have an exterior of wood siding material or siding with wood grain surface and shall conform to the exterior color of the residence. The exterior of building shall be located to the rear of the lot and shall be consistent with the City of Beavercreek Zoning Ordinance.

KLINE ENGINEERING, INC.
 193 S. Progress Drive
 Xenia, Ohio 45385 (937)372-2482
 Scale: 1" = 100' Date: May 20, 2002
 Sheet 4 of 6 Job#: 02041P
 REV. 6-9-03 7-17-03 12-27-04

RECORD PLAN
OAKBROOK CHASE
SECTION THREE
 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 the 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 lands 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:

Patricia Wilson
 Witness
Patricia Wilson
 Witness (Print)

Astahie Matthews
 Witness
Astahie Matthews
 Witness (Print)

OWNERS:
 BEAVER VALLEY JOINT VENTURE,
 an Ohio Partnership

Robert S. Arnold
 ROBERT S. ARNOLD, GENERAL PARTNER

State of Ohio, County of Greene:

Be it remembered that on this 20 day of January, 2005 before me the undersigned, a notary public in and for said State, personally Beaver Valley Joint Venture, an Ohio Partnership by Robert S. Arnold, its General Partner and acknowledged the signing and the execution of the within plat to be his voluntary act and deed.

The foregoing instrument was acknowledged before me this 20 day of January, 2005 by Robert S. Arnold of the County of Greene State of Ohio.
Robert S. Arnold
 Notary Public in and for the State of Ohio
 My Commission Expires 01-20-2006

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 11 day of FEBRUARY, 2005.
 This plat approved by the City of Beavercreek, Ohio on this 11 day of FEBRUARY, 2005.

Robert Northam
 Robert Northam, Chairman of
 Planning Commission
James R. Wahl
 James R. Wahl, Planning Director

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 10 day of February, 2005, by the Board of County Commissioners of Greene County, Ohio.

Michael L. Smith
 Commissioner
Michael L. Smith
 Commissioner

CERTIFICATION

The within plat is a subdivision containing 19,935 Acres; Being 19,935 Acres of an original 54,311 Acre Tract as transferred to Beaver Valley Joint Venture, Ohio Partnership by deed and as recorded in Volume 2316, Page 0599 of the Official Records of Greene County, Ohio. Also being 1,978 Acres in public right of way.

The measurements are certified correct and iron pins and concrete monuments will be set as shown. Curve distances are measured on the arc.

Michael L. Smith
 Michael L. Smith
 Ohio Registered Surveyor No. 6590



RECORDED:
 File Number 3827
 Received February 19, 2005. FEE: \$ 240.00
 Time 10:25 AM
 Recorded February 19, 2005. TRANSFERRED:
 Plat Cabinet Volume 35 Page/s 335, 334
 Transferred February 18, 2005

Mary Jo Munn
 Recorded, Greene Co., Ohio
334, 335, 338, 336
 Auditor, Greene Co., Ohio
 February 18, 2005

KLINE ENGINEERING, INC.	
183 S. Progress Drive Xenia, Ohio 45395 (937)372-2462	
Scale: 1" = 100'	Date: May 20, 2002
Sheet 5 of 6	Job#: 02041rp
ESP: 4-9-03, 7-17-03, 10-18-04, 12-27-04	