

SHAKER HEIGHTS SECTION ONE

PROTECTIVE COVENANTS AND RESTRICTIONS

1. All lots in this plat shall be known and described as residential lots.
2. No lot shall hereafter be subdivided into parcels for additional residential purposes.
3. No structure shall be erected, altered, placed or permitted to remain on any building plot other than one detached, single family dwelling, not to exceed two (2) stories in height.
4. All structures erected shall comply with the Zoning Regulations and Specifications of Beaver Creek Township, Greene County, Ohio.
5. No trailer, unused automobiles, basement, tent, shack, garage, barn or other outbuildings erected in this plat shall at any time be used as a residence, temporarily or permanently, nor shall same be stored on any lot.
6. 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.
7. No fence shall be erected nearer the front lot line than the front of the dwelling unless the same shall be a hedge or shrub growth not to exceed three (3) feet in height.
8. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot or one sign of not more than five square feet advertising the property during the construction and sales period.
9. 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 obstruction to the natural flow of surface water, and any improvements made on or under an easement by the property owner are at the risk of the owner.
10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.
11. These covenants and restrictions are for the benefit of all owners and are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
12. These covenants shall be enforceable by injunction and otherwise by the grantor, its heirs or assigns.
13. Invalidity of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
14. Easements for surface water drainage are reserved over the rear ten (10) feet of each lot.