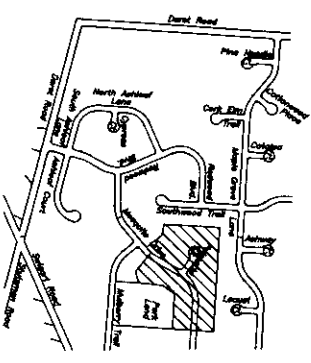


**RECORD PLAN**  
**WALNUT GROVE SECTION EIGHTEEN**  
 Located in Section 5, Town, 2, Range 6  
 City of Beavercreek, Greene County, Ohio

**PROTECTIVE COVENANTS AND RESTRICTIONS**

1. All numbered lots in this subdivision shall be known as single family residences. No tract shall be resubdivided into smaller tracts for additional residences.
2. No residence building having less than 2400 square feet of floor space for single-story and 2500 square feet for bi-levels and two-stories shall be erected on any tract in this subdivision. All buildings shall be of conventional design.
3. All residences shall have an attached garage for not less than two (2) cars, nor more than three (3) cars, either directly attached or by a connecting breezeway, 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 outbuilding at any time to be used as a temporary or permanent residence.
5. No noxious or offensive trade shall be conducted 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 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.
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, 2021, 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. Invalidation 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 set-back line unless same shall be a hedge or shrub growth not to exceed three (3) feet in height. No garden shall be planted any nearer the road than the building set-back.
13. The plat developer or his representative reserves the right to review and approve all plans for square footage and outside elevations before construction, and must 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 properly mowed and groomed.
15. Professional builders or sub contractors must be used in home construction. No do-it-yourself construction will be permitted.
16. No rear or side yard fence shall exceed 42" (inches) in height. All patio and privacy fences must be approved by the developer. No wire fences will be permitted. All tennis court and pool fencing must be approved by the developer.
17. New homes must have a light post and (electric eye) light bought from developer to be set back from the curb a distance of twelve (12) feet 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.
21. No T.V. Satellite dish shall be placed in the front or side yards, or on any buildings.
22. 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 that they are not kept, bred or maintained for any commercial purposes.
23. It shall be lawful for any person or persons owning any lot in this plat to prosecute any proceedings of law or inequity against the person or persons violating or attempting to violate any covenant or restriction herein contained and either to prevent him or them from so doing or to recover damages or other dues for such violations.
24. No sod, earth, gravel, stone or trees shall be removed from any tract to be sold or to the injury of the value or appearance of the tract.
25. Landscaping (trees, shrubs, etc.) shall not obstruct fire hydrant access.
26. Each home shall display address numbers (measure 3 inch x 2 inch minimum) and shall be conspicuously located and visible from the nearest fronting road.



VICINITY MAP  
 (no scale)  
 Section Eighteen