Sunset Hill Estates

PERIMETER DESCRIPTION OF SUNSET HILL ESTATES 56.4146 ACRES

with the common boundary between said Boxich Tract 3, and said M & M Tract 33, the

The control of the common benefity in bream cell Burnis Time 3, that is as an a section of burnis of burni

No Stage for a first execution of the No. 19 of 17 of 18 of

see, not not enterpt the M. Commer of the date dimensional fluench Tract (1 O.D. Vol. 156, pp. 97). The mention and policy and the contract of the contract of

search Salighet to all prior recents. Subject to the control of th

The restrictions set forth below shall be coverants running with the land and shall govern all of the Lest above non this subdivision plat still lateauty 1, 20%. These coverants may be atmended or collected by an interment in writing, exceeded by such Samet Hell faither Hennessens Association, be, and recorded in the effice of the county recorder. Enforcedibly of any coverants shall mad fifted the other coverant and they shall ream in the force and effect.

consents that at a failth the other consents and they did remain in the face and effect.

No howe or other there may be had in our plant like plans have been four for opposed and the consent of the con

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.

or careging onts of any land.

No. It are bridging that he used for other than residential purposes, and all bestimes, the control of the con

Each house shall be permanent and non mobile and shall contain a minimum of 2,500 square feet of living space exclusive of open perches, grange, aftic and busernerst, whether firnished or unfinished. This provision does not pertain to the Cottages on Gracic Lane.

No structure except sidewalks, driveway, steps, porches and overhangs shall be located on any Lot nearer to the frost line than the building setback line as shown on the plat.

15. No building shall be located nearer to a Lot line than the building set back line, as shown on the Plat of Surset Hill Estates Subdivision. No building shall be located nearer than twenty feet from a side or a rear property line in Lots 1 through 28.

was a sace or a ser property ince at Lea O flough 25.

16. No declares not feed four function of orthe firm animals shall be kept or burboned on these possines except from which are demonsticated and commonly kept an busehold pers. No department of the contraction of the contrac

17. No fence shall be erected or maintained between the front Lot line and the front of the house. All fencing material must be abunizant or wrought iren. No wire or viny! facing in generated. The fence shall be no higher than free (5) feet. Any feeting on any Lot status be submitted with plans for separate architectural review, and shall only be permitted with specific written approval from the Samet Holl Editated Homeoweren Association, lie.

21. There shall be no sign on any residence Lot other than a sign not exceeding nine (9) square feet in area upon which may be placed "for sale" and the name and address of the agency or homowomer offering the same for sale.

22. No radio, or television antenna, full-size satellite dish, or other similar device, may be built on any Lot. Satellite mini-dishes are permitted, such that they do not exceed a height higher than five feet above the highest point of the roof of the house on the Lot.

24. No building, dwelling, availary structures or other dwelepment shall be placed or exotic or any plot in this subvivious until the building place, specifications, and job tell place showing the control of the place of the p

S. All lates shall be kept clear of words and break and moved regularly or an excoled, or that so is kept the disposal at ensemable kept. No Leto shall how any plains thereon which shall be permitted to give while which smallerance to as the top all Leto states the appearance. The comparison of the

36. Notwithstanding any of the covernants and restrictions contained herein, any owner of a cettage on Gracie Lane shall not modify the fundicaping of the Lot on which a cottage is situated. Nor shall any owner of a cottage on Gracie Lane be permitted to construct a shed or any other structure on the Lot on which a cottage is situated.

These restrictive coverants shall not be amended or changed, in whole or in part, unless an instruction is signed by the Sanset Hill Estates Homowners Association, Inc. agreeing to amend

| IN WINESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL. |
|--------------------------------------------------------------------|
| THS DAY OF 20 |
| TRANSFERRED THISDAY OF |
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| |
| AUDITOR OF JEFFERSON COUNTY, OHO |
| |
| PILED FOR RECORD THIS DAY OF 20 AT |
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| N CABNET SUDE |
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| N CABNET, SUDE RECORDER, EFFERSON COUNTY, OHIO |
| RECORDER JEFFERSON COUNTY, OHIO |
| RECORDER SEPTERSON COUNTY, CHIO |





VICINITY MAP

AREA TO BE DEDICATED - PUBLIC ROAD 0.9410 ACRES IN SECTION 25 2.9090 ACRES IN SECTION 31 3.8500 ACRES TOTAL

| | | and planning ardi n of the Planning n has approved to | | to land - | development who met by this pi | ich an |
|-------------|---------|-------------------------------------------------------------|-------|-----------|-----------------------------------|-----------|
| Approved to | nis day | of | 2019. | | | |
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| AND |
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| OFFER OF STREET AND EASEMENT DEDICATION WE THE UNDERSIGNED, BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAY WE ARE |
| THE OWNERS AND/OR EQUITBLE OWNERS OF THE PROPERTY SHOWN ON THE PLAT, AND THAT |
| WE THE UNDERSIGHED, BEIND DILLY SMOON ACCORDING TO THE LANK DEPOSES AND SAY WE ARE THE OWNERS AND/OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THE PLAT, AND THAT WE ACCOMPANIED THE SAME TO BE QUE ACT AND PLAT ACCORDING TO THE PLAT, AND THAT WE ASSOCIATED THE SAME TO BE QUE ALL SHE PLACED AT ALL LOT COMMISS AND AT ALL CHANGES IN DIRECTION OF LOT LINES PRIOR TO THE SAME OF ANY LOTS. |
| WE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, DO |
| WE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HERION, DO HERIESY CENTERY HAT WE ANNE LAID OFF, PLATTES AND SUBMINIED AND PROCESTLY AND THAT HERIOGRAPH CONTRIBED AS PROPOSED PUBLIC HERIOGRAPH OF THE PROPERTY SHOWN AND NOT HERIESTORIC DESCARD, ARE HERIEST DESCRIBED TO THE PUBLIC US |
| WE THE CORRECT, PURPLEY STATE THAT THE EXCELENTS SHOWN ON THE PLAT ARE FOR THE CONTRIBUCION, OPERATION, MANDRAMON, OPPORT, REPLACEMENT OR RESHOULD, O' WINTER ASSESSMENT, ELECTRIC, TELEPHORE, OR OTHER UTILIZES OR SERVICES, AND FOR THE EUROSSAS PRIMICIPES OF RESHOWN ONLY AND ALL TRIES SHOWS CONSISTATIONS FOR PIETE USE OF SACE UTILIZES AND FOR PROVIDENCY OF INCRESS AND EXCESS TO THE PROPERTY FOR THE SACE UTILIZES AND FOR PROVIDENCY OF ARE TO SEE MAINTAINED AS SLOTE FOREIGN. |
| PRIVILEGE OF REMOVING ANY AND ALL TREES OTHER OBSTRUCTIONS TO THE FREE USE OF SAID LITERATURE AND FIDE REQUIRING OF INCRESS AND FIDERS TO THE PROPERTY FIDE THE SAID |
| PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER. |
| |
| DATE |
| PATE |
| ACKNOWLEDGED BEFORE WE, A NOTARY PUBLIC IN AND FOR SAID |
| COUNTY AND STATE THIS DAY OF 20 |
| |
| NOTARY RIPLIC |
| MY COMMISSION DIFFEES |
| NY COMMISSION EXPRES |
| |
| ACCEPTANCE OF DEDICATION BY THE VILLAGE OF WINTERSVILLE |
| BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF WINTERSWILE, CHIO, THAT THE DEDICATION SHOWN ON THE PLAT OF THE SUMSET HILL ESTATES HERBY BE ACCEPTED, DAY OF DAY OF |
| |
| APPROVED AND ACCEPTED BY THE COUNCIL OF THE VILLAGE OF WINTERSVILLE, OHIO |
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VINCE DOWDLE AND ASSOCIATES LLC 157 FAIRPLAY ROAD BLOOMINGDALE OHIO 43910 740-944-1943 survey!@windstream.net sconworldusa.com

1/3