

RESTRICTIONS

The following restrictions are in accordance with a property plan and uniform and adjusted scheme for the plot of land platted and known as Hidden Valley Subdivision, Section 9, Laurel Twp., Hocking County, Ohio, and said plat and scheme and the following restrictions constitute an irrevocable condition to the vesting of any title to said lots and are adopted by the Grantees as conditions of purchase, the acceptance of which conditions constitute material inducement on behalf of the Grantors:

1. All sales or leases of lots in this subdivision shall be made subject to like restrictions as to the use of the same.
2. Grantor agrees that all lots in said Hidden Valley Subdivision shall contain substantially the same restrictions as to said use in this deed.
3. No sale of any lot by the Grantee shall be consummated without giving at least thirty (30) days' written notice to the Grantor, and to the owners of the two lots adjoining said lot on the sides, of the terms thereof; and any of them shall have the right to buy said lots on such terms.
4. No lot shall be subdivided, or any interest of less than the entire lot shall be conveyed.
5. No more than one residence shall be erected or constructed upon any lot shown upon the map of Hidden Valley Subdivision and no residence shall be used for any purpose except as a dwelling house for the occupancy of one family.
6. The foregoing restrictions shall not be construed to prevent the construction on any part of said lots of a summer house, pergola, pavilion, or like structure, and it shall be designed and used exclusively for the convenience of the occupants of a residence theretofore constructed upon the same lot upon which said supplemental structure is located.
7. No residence containing less than 720 square feet of livable enclosed living space shall be constructed, and the quality shall be in conformity and keeping with structures presently built and located upon lots in said subdivision.
8. As a condition and as part of the consideration for the conveyance herein described, the Grantee assumes an equal one-ninth (1/9th) share in the cost of the maintenance of the easements or "Reserve A" or of any improvements thereon, which shall be, by agreement of the lot owners by majority rule considering each lot to be one share.
9. The restrictions and reservations are made for the benefit of any and all persons who now may own, or who may hereafter own, property in Hidden Valley Subdivision, and such persons are specifically given the right to enforce these restrictions and reservations.

HIDDEN VALLEY subdivision

Laurel Twp Hocking Co
Sec 9 T12N R18W
scale: 1"=50'



Only Adjoining owner to this Subdivision: Carl E. Anderson Vol. 112, page 24.

No roads dedicated for public use.

APPROVED:

George A. Mason 7-1-69
Hocking County Engineer

This is to certify that the Board of County Commissioners of Hocking County, Ohio, did on the 11th day of July 1969 a regular session of said Board, approved the plat here with:

Edward C. Blum Commissioner
Alma Lantry Clerk of Board
Otto G. Shaw
Ernest C. Shull
BOARD OF HOCKING COUNTY COMMISSIONERS

Approved this 7-1-69 *John D. Murray* - Chairman
Hocking County District Board of Health

Transferred on the Tax Duplicate this 3rd day of July 1969 A.M. *Leonard A. Myers* Auditor, Hocking County

Received for record this 11th day of July 1969 *Edith Carpenter* Recorder, Hocking County

Recorded this day PLAT BOOK E Page 23
Fee \$5.00 File No. 4275

I HEREBY CERTIFY THAT I SURVEYED THE ABOVE PREMISE PREPARED THIS PLAT AND SAID PLAT IS CORRECT

Situated in the State of Ohio, in the County of Hocking, in the Township of Laurel, T12N, R18W, Sec. 9, and being a part of the West half of the Southeast quarter of said Section and consisting of 16.8187 acres conveyed to R. K. Co. by deed recorded Volume 124, Page 361, Records of Deeds, Hocking County, Ohio.

The undersigned, R. K. Co. does hereby certify that the plat hereon correctly represents the Hidden Valley Subdivision Allotment in Section 9 of Laurel Township, Hocking County, Township 12, Range 18.

Easements are reserved where indicated on said plat and "Reserve A" as described on said plat is subject to an undivided right of common use, together with the same right of common use to all owners of other lots in Hidden Valley Subdivision, which common use is one of the appurtenances to each of said subdivision tracts and which interest and right of common use may not be separately sold, partitioned or conveyed, but shall be henceforth held in conjunction with and as part of the title to each of the lots in said subdivision; all easements are held in common use for the owners of all lots in said subdivision and are subject to maintenance by lot owners as outlined in the restrictions hereon.

The undersigned owner of the lands delineated hereby acknowledges the making of said plat and that it is its free act and deed.

R. K. Co.
By *R. K. Plakougl* President
Charles W. Kitchin Secretary

STATE OF OHIO, HOCKING COUNTY, SS:
Before me, a Notary Public in and for said county personally appeared R. K. Co., by *R. K. Plakougl* its President, and *Charles W. Kitchin* its Secretary, and acknowledged that they did sign the foregoing dedication and acknowledgment, and that the same is the free act and deed of said corporation and the free act and deed of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of June, 1969

Howard S. Berken-Logan
Notary Public

#671 1/30/2003
See revis. Plat. in
Plat Cabinet 2 Pg.88



HOWARD S. BERKEN-LOGAN, OHIO
NOTARY PUBLIC - STATE OF OHIO
COMMISSION HAS NO EXPIRATION DATE
SEC. 147.03 REVISED 06/06 OF OHIO.

Howard S. Berken-Logan
Notary Public

Howard S. Berken-Logan
#5458
May 10, 1968