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WELCOME TO A BUILDING LOT IN THE WOODLAND SUBDIVISION, ST. HENRY, OHIO

PRICE: \$24,500

OWNER: Larry and Pat Balster

PROPERTY ADDRESS: 631 Cooper Dr., St. Henry, Ohio

SCHOOL DISTRICT: St. Henry

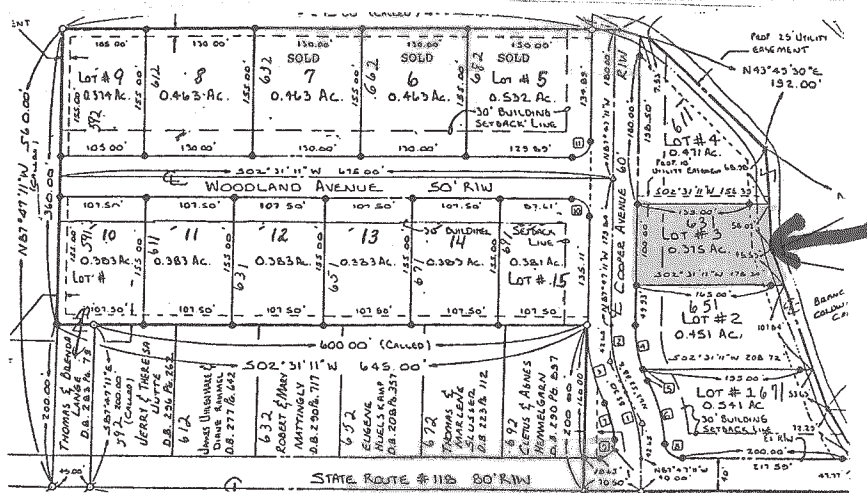
LEGAL DESCRIPTION: Lot No. 3 of the Woodland Subdivision to the Village of St. Henry, County of Mercer, State of Ohio.

PARCEL NUMBER: 23-075100.0300

LOT SIZE: 100' x 165'

ANNUAL TAX: \$245.38

ANNUAL ASSESSMENT: \$2.26



INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!

FOR ADDITIONAL INFORMATION, PLEASE CALL OUR
 OFFICE TODAY!



Woodland Estates Subdivision

-REVISED-

COVENANTS AND RESTRICTIONS APPLYING TO THE WOODLAND ESTATES SUBDIVISION, ST. HENRY, OHIO

15 lots included in the Woodland Estates subdivision to the Village of St. Henry, Ohio, are hereby made subject to the following additional covenants and restrictions, which shall run with the land when conveyed and shall be binding upon all owners, or persons, firms, corporations claiming under them:

1. These lots are restricted to residential use only. Businesses such as beauty shops, barber shops, insurance agencies, etc., which can be operated from within the confines of the home will not be permitted.
2. Duplex or triplex dwellings or condominiums are not permitted on these lots.
3. Any dwelling place shall not exceed two stories in height.
4. The rear yard shall not be less than thirty (30) feet in depth.
5. Any residence shall not be constructed closer than 10 feet to any side lot line of an adjoining owner.
6. All single dwelling homes shall not have less than 1,600 square feet in the living area on the main floor nor less than 975 square feet in the living area on the ground floor of a two story structure.
7. Structures of a temporary character, mobile home, trailer, basement, tent, shack, garage, barn, or other outbuilding shall not be used on any lot at any time as a residence either on a temporary or permanent basis. Salvaged material shall not be used on the exterior of any building.
8. Boats, travel trailers, campers or motor homes will not be kept or stored outside any building, on any lot; nor shall any lot owner park or permit others to park the same on the street adjacent to his or her lot.
9. Signs of any kind shall not be displayed to the public view on any lot except one professional sign of not more than five square feet advertising the property for sale or under construction.
10. Animals, livestock, or poultry of any kind will not be raised, bred, or kept, on any lot, except dogs, cats, or other household, pets provided that these are not kept, bred, or maintained for commercial purposes.
11. Fuel oil storage tanks can be used only if buried.
12. Noxious or offensive activity or trade will not be carried out upon any lot nor shall anything be done thereon which may be or which may become an annoyance or nuisance to the neighborhood.

Offered By: **KEVIN SCHWIETERMAN CONSTRUCTION, INC.**

625 Hardin Street • Coldwater, Ohio 45828

13. The final finished yard grade at the front elevation shall be not more than 35 inches nor less than 12 inches above the established centerline grade of the street. In the case of corner lots, this restriction also applies to the sideyard. In the event that topographical conditions exist which make compliance with this restriction unduly difficult, the yard grade shall be established with Council approval and shall be included as a supplementary restriction on the deed conveying the lot.
14. No part of any building shall be constructed on any easement.
15. All spouting or yard drains must be connected to the storm sewer system.
16. Modular, pre-built, or pre-construction homes may not be moved upon any lot.
17. Foundation walls under all living areas of the dwelling must be a minimum of eight inches in thickness.
18. One storage shed not exceeding 200 square feet may be constructed or placed on any lot upon which a residential unit has been constructed and must be of the same material and decor as the exterior of the residential unit. Such shed shall be constructed or placed within 10 feet of the rear lot line of the lot and shall not be closer to any side lot line than the residential building on the same lot.
19. Any line extending from the dwelling to the sanitary sewer shall have an exterior access port. This access port shall be no closer than two feet or more than six feet away from the dwelling.
20. All one and a half or two story dwellings shall have a finished stairway to the second floor.
21. The Village of St. Henry, or any other public utility operating under a franchise granted by the village of St. Henry is hereby granted an easement upon, under, and across a 2.5 foot strip parallel with, and adjacent to each interior sidelot line of each lot of said addition provided that such an easement is not granted hereby, with reference to any such interior lot line as may fall within any tract created by purchase by a single purchaser of more than one such lot.
22. All land owners must maintain all lots. Dirt piles, wood piles, junk tires, brush piles, are not accepted, except normal typical construction debris during the construction period of any home. Landowners must keep lots mowed at all times.
23. Junk or hobby cars or trucks are prohibited on the outside of any dwelling at any time.
24. No fencing or gates of any kind shall be installed around or on the property.

25. The percentage of all building coverage (including all structures, garages, carports, etc.,) on the total area of the lot on which such buildings are located, shall not be more than 30%.

26. Family dwellings can be built over interior lot lines that have been created by the purchase of two or more lots by a single purchaser.

27. The owner of any lot shall install a concrete or brick driveway within one year after occupancy of any home constructed upon any such lot.

28. No sidewalks shall be constructed unless prior approval given by the Village of St. Henry, Ohio, and then subject to the restrictions and specifications set forth by the Village.

29. The covenants and restrictions applying to the Woodland Estates subdivision recorded on July 18, 1991, at 9:50 a.m., in Plat Cabinet 1, Page 129, Recorder's Office, Mercer County, Ohio, are hereby amended and revised as specified in this present instrument, by mutual consent of all lot owners in said Woodland Estates subdivision and with the approval of the Council of the Village of St. Henry, Ohio.

30. The Recorder of Mercer County, Ohio, is hereby requested to indicate the recording of these revised covenants and restrictions on the plat of Woodland Estates Subdivision in Plat Cabinet 1, page 129 in their office.

Dated at St. Henry, Ohio this 13th day of December, 1993.

Alfred Luttmner, Mayor of the Village of St. Henry, Ohio, and Arthur S. Brophy, Clerk of the Village of St. Henry, Ohio.

I hereby acknowledge the signing thereof to be their voluntary act and deed.

Witness my official seal on the day last above mentioned.

Randall K. Evers
Notary Public

45961 ✓

PRESENTED FOR RECORD
The 15 day Dec. 1993
at 9:13 O'clock A M
Record of Miscellaneous

Patricia E. Grote
RECORDER MERCER CO., OHIO

Fee \$ 28.⁰⁰

Vol. 9 pg. 211-15

RANDALL EVERS, Notary Public
In and for the State of Ohio
My Commission Expires
Sept. 3, 1998

