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WELCOME TO (2) BUILDING LOTS IN OSGOOD, OHIO WITH VILLAGE SEWAGE!

PRICE: \$21,300

OWNER: Ken and Carol Meyer

PROPERTY ADDRESS: St. Rt. 705, Osgood, Ohio

SCHOOL DISTRICT: Marion Local

LEGAL DESCRIPTION: Situated in Section 12 of Patterson Township, Village of Osgood, County of Darke, State of Ohio.

PARCEL NUMBER: Part of M51-2-312-12-01-02-10100

LOT SIZE: Tract 1 (West Lot): 0.729 of an acres more or less Tract Two (East Lot): 0.762 of an acre more or less. (see attached map).

ANNUAL TAX: Unknown

ANNUAL ASSESSMENT: Estimated \$40.00 per month for Village of Osgood Sewage

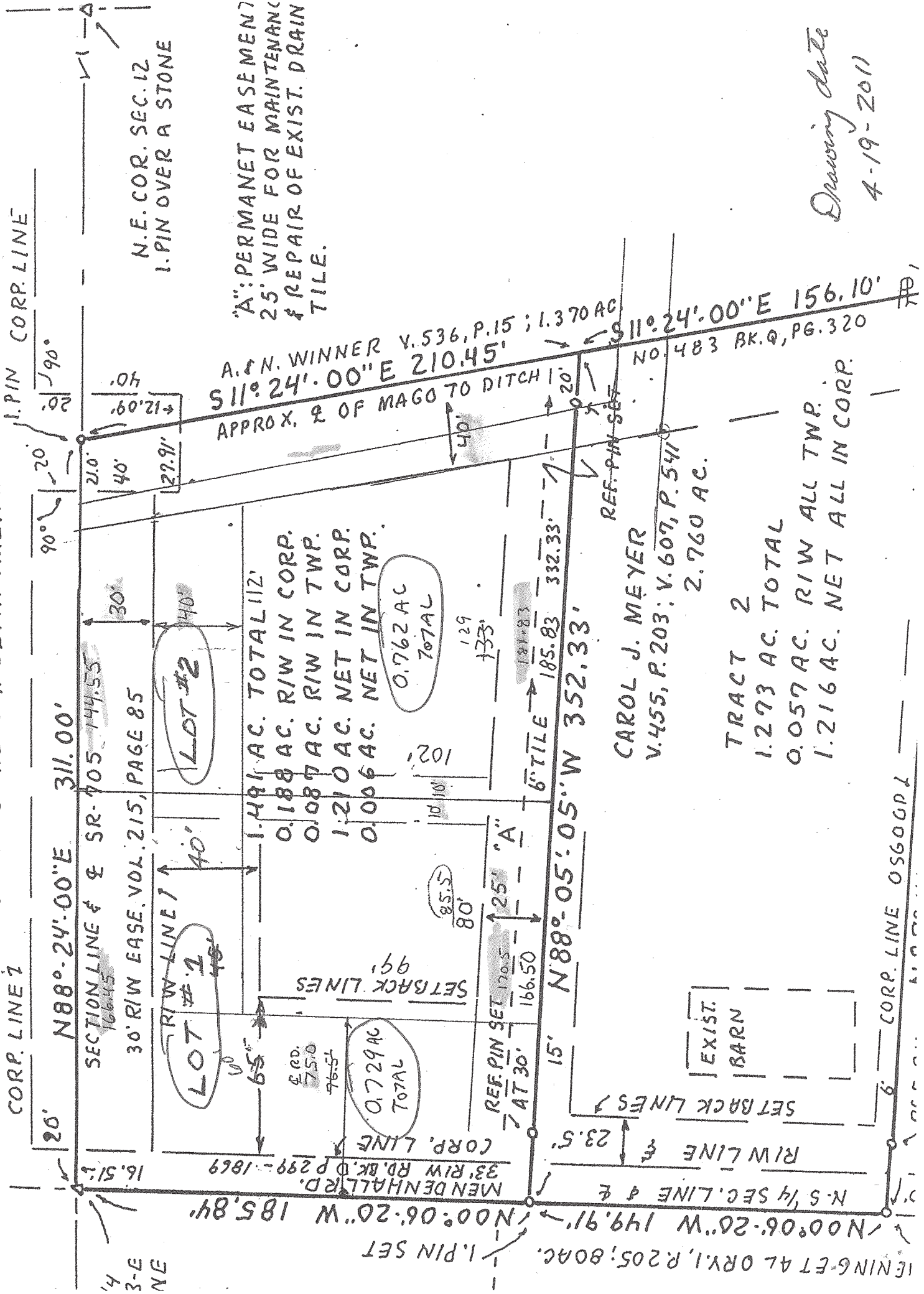
NOTE: Restrictions for each lot.

INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!

**FOR ADDITIONAL INFORMATION, PLEASE CALL OUR
OFFICE TODAY!**



J. MEYER, 14525 MENDENHALL RD., YORKSHIRE, OHIO 45388 (OWNER)
 TWO SINGLE FAMILY RESIDENCE TRACTS.
 NO RESTRICTIONS ON FILE IN DARKE CO. HEALTH DEPARTMENT.



"A": PERMANENT EASEMENT
 25' WIDE FOR MAINTENANCE
 & REPAIR OF EXIST. DRAIN
 TILE.

N.E. COR. SEC. 12
 1. PIN OVER A STONE

CAROL J. MEYER
 V. 455, P. 203; V. 607, P. 541
 2.760 AC.

TRACT 2
 1.273 AC. TOTAL
 0.057 AC. R/W ALL TWP.
 1.216 AC. NET ALL IN CORP.

Drawing date
 4-19-2011

DECLARATION OF COVENANTS AND RESTRICTIONS

APPLYING TO THE

MEYER TRACT #1

Corner of S. R. 705 & MENDENHALL RD. OSGOOD, OH.

1. No lot shall be used except for single family residential purposes.
2. The floor area of each dwelling structure exclusive of open porches, garages, or patios, shall not be less than 1750 square feet. The first floor of a two story structure shall have a minimum of 1000 square feet. A minimum of a two car garage is required with no carports allowed. No home shall be more than two stories.
3. The front of the residential home must be constructed of brick, stone, or cedar siding on one story homes. Vinyl siding above the first story is permitted on the front of the home.
4. The final finished yard grade at the front of the dwelling shall not be less than 12 inches, or more than 24 inches above elevation of the established centerline grade of sidewalk boarding S.R. 705 at the house corners.
5. The most extended point of the dwelling, garage, porch, etc. will be at the set back lines, that being 40 feet from the right of way on S. R. 705, and 60 feet from the right of way of Mendenhall Road. The dwelling must be within the setback lines as established on Survey Plot Map attached, dated 4-19-2011.
6. No out building will be permitted on lot no 1. Lot no. 1 being the corner lot bordered by S. R. 705 to the North and Mendenhall Road to the West.
7. Concrete driveways must be installed from the garage to the street within two years of the date of occupancy.
8. No concrete slab dwellings or manufactured housing are permitted.
9. No sidewalk shall be constructed unless prior approval is given by the village of Osgood, Ohio, and then subject to restrictions and specifications set forth by the Village.
10. No perimeter fencing of any type is permitted. Fencing or hedges may be erected or planted along the edge of patio or pool areas. Any fencing or hedges that may be erected or planted must be of an attractive and durable material, not to block the view of traffic and road corners. No barbed wire, field fencing, or similar types of fencing may be used. No fencing of any kind shall be placed or constructed any closer to the right of way than the corner of the residence. No trees or hedges may be planted in the East to West tile easement which borders the South side of this lot. This area is identified by the 25 foot setback line on survey plot map attached, dated February 16, 2002.
11. No animal, poultry, or livestock of any kind may be raised, bred, or kept on any lot except for dogs, cats, or other household pets provided they are not kept, bred, or maintained for commercial purposes.
12. No trucks, campers, motor homes, tractors, boats, or trailers may be parked on the driveway on a regular basis. Cars vans, and pickup trucks are permitted.

13. Businesses and home occupations that create traffic are not permitted.
14. All lots, whether occupied or unoccupied, shall at all time be maintained in a neat and attractive condition and in such a manner as to prevent their becoming unsightly by reason of unattractive growth on such lot or in the accumulation of rubbish or debris.
15. The East to West tile easement (tile) area between the lots shall be maintained at the existing elevation so as not restrict or block water flow.
16. The covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until January 1, 2014. At which time they shall be automatically extended for successive periods of five years. Kenneth & Carol Meyer reserve the right from time to time to amend this Declaration.

DECLARATION OF COVENANTS AND RESTRICTIONS

APPLYING TO THE

MEYER TRACT #2

S. R. 705. OSGOOD, OH.

1. No lot shall be used except for single family residential purposes.
2. The floor area of each dwelling structure exclusive of open porches, garages, or patios, shall not be less than 1750 square feet. The first floor of a two story structure shall have a minimum of 1000 square feet. A minimum of a two car garage is required with no carports allowed. No home shall be more than two stories.
3. The front of the residential home must be constructed of brick, stone, or cedar siding on one story homes. Vinyl siding above the first story is permitted on the front of the home.
4. The final finished yard grade at the front of the dwelling shall not be less than 12 inches, or more than 24 inches above elevation of the established centerline grade of the sidewalk boarding S.R. 705 at the house corners.
5. The most extended point of the dwelling, garage, porch, etc. will be at the set back lines, that being 40 feet from the right of way on S. R. 705. All structures must be within the setback lines.
6. A one story utility structure consisting of no more than 1000 square feet may be constructed but not any closer to the right of ways than the rear corners of the residence or within the setback area identified as "A" Permanent Easement on Survey plot map attached, dated 4-19-2011. The height of the side walls of said structure can not exceed 10 feet above the foundation level. The height to the top of the foundation, above the finished grade level can not exceed 18". The outbuilding or detached structure must be constructed of brick, stone, cedar or vinyl siding. No metal siding on the building is permitted. No sliding type garage door is permitted.
7. Concrete driveways must be installed from the garage to the street within two years of the date of occupancy.
8. No concrete slab dwellings or manufactured housing are permitted.
9. No sidewalk shall be constructed unless prior approval is given by the village of Osgood, Ohio, and then subject to restrictions and specifications set forth by the Village.
10. No perimeter fencing of any type is permitted. Fencing or hedges may be erected or planted along the edge of patio or pool areas. Any fencing or hedges that may be erected or planted must be of an attractive and durable material, not to block the view of traffic and road corners. No barbed wire, field fencing, or similar types of fencing may be used. No fencing of any kind shall be placed or constructed any closer to the right of way than the corner of the residence. No hedges or trees may be planted in the East to West tile easement which borders the South side of this lot. This area is identified as "A" Permanent Easement on survey plot map attached, dated February 16, 2002.
11. No animal, poultry, or livestock of any kind may be raised, bred, or kept on any lot except for dogs, cats, or other household pets provided they are not kept, bred, or maintained for commercial purposes.

12. No trucks, campers, motor homes, tractors, boats, or trailers may be parked on the driveway on a regular basis. Cars vans, and pickup trucks are permitted.
13. Businesses and home occupations that create traffic are not permitted.
14. All lots, whether occupied or unoccupied, shall at all time be maintained in a neat and attractive condition and in such a manner as to prevent their becoming unsightly by reason of unattractive growth on such lot or in the accumulation of rubbish or debris.
15. The East to West tile easement (tile) area between the lots shall be maintained at the existing elevation so as not restrict or block water flow.
16. The covenants and restrictions are for the benefit of all lot owners and are to run with the land and are to be binding on all parties and all persons claiming under them until January 1, 2014. At which time they shall be automatically extended for successive periods of five years. Kenneth & Carol Meyer reserve the right from time to time to amend this Declaration.
17. House must be built before any outbuilding is constructed.