

"The Pines at Mainsville"

Township of Jackson, County of Perry, State of Ohio,
part Section 16, Township 15N, Range 16W.

THE PINES AT MAINESVILLE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, EASEMENTS CONDITIONS AND RESTRICTIONS (the "Declaration") is made by Counrtytyme Land Specialists Ltd,an Ohio limited liability company ("Developer").

A. Developer desires to develop the Property into a residential subdivision ("Subdivision"), and to restrict the use and occupancy of the Property for the protection of the Property and the future owners of the Property; and

B. Developer declares that all of the Property shall be held, developed, encumbered, leased, occupied, improved, used and conveyed subject to the following covenants, easements, conditions and restrictions (the "Restrictive Covenants"), which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner of any portion of the Property

This Declaration is hereby declared to inure to the benefit of all future owners of any Lot (as hereinafter defined) and all others claiming under or through them ("Owners"), the Developer, its successors and assigns, and all utility companies or agencies or instrumentalities of local government providing utility services.

NOW, THEREFORE, in pursuance of a general plan for the protection, benefit and mutual advantage of the Property described above and of all persons who now are or may hereafter become owners of any of the Property or plats thereof, the following restrictions, conditions, easements, covenants, obligations and charges are hereby created, declared and established:

DWELLINGS:

- 1) No garage or unfinished dwelling, traveltrailer, barn, tent, basement or other outbuilding shall at any time be used as a primary residence.
- 2) Camping is permitted on the tracts, however, shall be limited to no more than 6 consecutive months during a 12 month period. (Longer terms shall be considered residences)
- 3) Construction of the dwelling must be completed within 12 months of beginning construction.
- 4) Singlewide manufactured dwellings shall not be placed on the property for any reason.

ANIMALS:

- 1) Swine shall be permitted but shall be limited to four(4) swine on any lot. Fowl are permitted, but shall be limited to twelve (12) fowl per lot. Domestic farm animals (including but not limited to horses, cattle, sheep, goats and llamas) are permitted. Pastures shall not be overgrazed.
- 2) Dogs, cats and other household pets shall not be raised, bred or maintained for commercial purposes.

CONDITION/MAINTENANCE:

- 1) No lot shall be used or maintained as a dumping ground for rubbish or trash. Garbage, trash or other waste shall be kept in sanitary containers and all incinerators or other devices for the storage or disposal of such materials shall be kept in a clean and sanitary condition.
- 2) Automotive and farm equipment in inoperative condition shall not be exposed to public view.

BUSINESS / TRADE:

- 1) No noxious or offensive trade shall be carried on upon any lot.
- 2) Tract owners shall be permitted to build multiple cabins on their tract for the purpose of operating a transient recreational cabin rental business.

EASEMENTS:

Subject to all leases and easements of record. Owners agree to grant utility easements to serve any lot of this development.

AMENDMENTS:

The restrictions herein may be amended or abolished with a vote of at least 75% of tract owners. Each separate lot at The Pines at Mainesville shall constitute a vote for approval of nonconforming structures or for amendment or abolishment of these restrictions.

TERM:

This Declaration shall bind and run with the land for a term of 30 years from and after the date that this Declaration is first filed for recording with the appropriate governmental office

ENFORCEMENT:

Developers shall not be obligated to enforce these covenants. Enforcement of these covenants is the responsibility of the lot owners of the Pines at Mainesville. Any lot owner shall have the right to enforce by any proceeding at law or in equity, any and all of these protective covenants and restrictions now or hereafter amended. Failure of Developer or a lot owner to enforce any provision contained herein shall in no event be deemed a waiver of their right to do so at a later time. Invalidation of any one of the provisions hereof by judgment or court order shall in no way affect any other provision of this agreement which shall remain in full force and effect. Developer shall not be obligated to join or assist in any suit brought by any lot owner or owners against another lot owner or owners to enforce these restrictions.

I hereby certify that an actual survey of the premises was made
premises was made, and that this plat is correct to the best of
my knowledge.

3/20/20

Date

Scott A. England, P.S.

Ohio Registered Surveyor #S-7452



PROPERTY DESCRIPTION: 74.987 Acres

Situated in the Township of Jackson, County of Perry, State of Ohio, and being a part of the Northeast Quarter of Section 16, Township 15N, Range 16W, and being more particularly described as follows;

Being a survey of a 67.84 Acre parcel and a 7.103 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. Book 458, Page 1000, in the Perry County Deed Records, being all of Auditor's P.P.N. 14-000397.0000, P.P.N. 14-000134.0100, & P.P.N. 14-000263.0000, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Southeast corner of the Northeast Quarter of Section 16 and said 7.103 Acre parcel of which this description is a part, also being on the West line of a parcel conveyed to Raye Carol Berg, as recorded in O.R. Book 257, Page 1453, and being on the North line of a parcel conveyed to Jeffrey A. Metzger, as recorded in O.R. Book 257, Page 56, and being the **PRINCIPLE PLACE OF BEGINNING** of the "The Pines at Mainsville" Subdivision herein to be described;

Thence, N 89°46'00" W 601.40 feet with the South line of said 7.103 Acre parcel and the Northeast Quarter of Section 16, the same being the North line of said parcel conveyed to Metzger, to a 5/8" o.d. iron pin found marking the Southwest corner thereof;

Thence with the West line of said 7.103 Acre parcel of which this description is a part, the same being East line of said parcel conveyed to Webb, with the following two (2) courses and distances:

- 1) N 22°43'20" E 274.11 feet to a 5/8" o.d. iron pin found;
- 2) N 21°00'03" E 286.74 feet to the centerline of Mainesville Road (Co. Road 57)(60' Wide R/W), also being the South line of said 67.84 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, and passing over a 5/8" o.d. iron pin found at 236.38 feet;

Thence with the centerline of Mainesville Road, the same being the South line of said 67.84 Acre parcel of which this description is a part, with the following twelve (12) courses and distances:

- 1) S 56°31'36" W 294.69 feet to an angle point;
- 2) S 65°18'22" W 163.49 feet to an angle point;
- 3) S 72°09'45" W 154.73 feet to an angle point;
- 4) S 77°43'01" W 357.60 feet to an angle point;
- 5) S 72°10'51" W 226.18 feet to an angle point;
- 6) S 78°17'18" W 202.51 feet to an angle point;
- 7) S 83°47'05" W 251.37 feet to an angle point;
- 8) S 88°33'22" W 370.31 feet to an angle point;
- 9) N 87°56'21" W 210.97 feet to an angle point;
- 10) N 78°28'43" W 100.63 feet to an angle point;
- 11) N 66°48'39" W 63.17 feet to an angle point;
- 12) N 53°02'49" W 93.80 feet to a 5/8" o.d. iron pin found marking the Southwest corner thereof, and being the Southeast corner of a parcel conveyed to William Finck, as recorded in O.R. Book 76, Pages 915 & 918, and being on the West line of the Northeast Quarter of Section 16;

Thence, N 00°30'52" E 273.28 feet leaving Mainesville Road with the West line of said 67.84 acre parcel of which this description is a part and the Northeast Quarter of Section 16, the same being the East line of said parcel conveyed to Finck, to a 5/8" o.d. iron pin found, and passing over an iron pin set at 30.00 feet;

Thence, N 72°41'26" E 1460.24 feet with the North line of said 67.84 acre parcel of which this description is a part, the same being the South line of said parcel conveyed to Finck, to a 5/8" o.d. iron pin found;

Thence, N 06°23'08" E 1354.78 feet continuing with the boundary of said 67.84 acre parcel of which this description is a part, the same being the boundary of said parcel conveyed to Finck, to a 5/8" o.d. iron pin found;

Thence, N 45°26'57" E 343.29 feet with the North line of said 67.84 acre parcel of which this description is a part, to a 5/8" o.d. iron pin found on the South line of a parce conveyed to Carla Johnson, as recorded in O.R. Book 206, Page 273;

Thence with the North line of said 67.84 Acre parcel of which this description is a part, the same being the South line of said parcel conveyed to Johnson, with the following five (5) courses and distances:

- 1) S 47°27'59" E 325.83 feet to a 5/8" o.d. iron pin found;
- 2) S 46°12'58" E 597.93 feet to a 5/8" o.d. iron pin found;
- 3) S 47°07'26" E 229.79 feet to a 5/8" o.d. iron pin found;
- 4) S 02°20'35" E 45.91 feet to a 5/8" o.d. iron pin found;
- 5) S 44°09'56" E 195.62 feet to the East line thereof, also being on the East line of Section 16, the same being the West line of a parcel conveyed to Wayne Baur, as recorded in O.R. Book 263, Page 2410, and passing over a 5/8" o.d. iron pin found at 191.52 feet: said corner bears S 00°24'17" W 1225.12 feet from a 5/8" o.d. iron pin found marking the Northeast corner of Section 16;

Thence, S 00°24'17" W 673.18 feet with the East line of said 67.84 Acre parcel of which this description is a part and Section 16, the same being the West line of said parcel conveyed to Baur, passing into the Right of Way of Twp. Road 185 (40' Wide R/W) at 135.70 feet, to a mag nail set in the centerline of said Mainesville Road marking the Northeast corner of said 7.103 Acre parcel of which this description is a part;;

Thence, S 00°24'17" W 776.00 feet leaving Mainesville Road with the East line of said 7.103 Acre parcel of which this description is a part and Section 16, the same being the West line of said parcel conveyed to Berg, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **74.987 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record;

The bearings of the above description are based on the East line of Section 16 as being S 00°24'17" W, and is an assumed Meridian used to denote angles only.

The above description was based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, P.S., Ohio Registered Surveyor No. S-7452, in November and December of 2019.

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DEDICATION AND ACKNOWLEDGEMENT:

I, the undersigned, Mark Graham, P.E., member of Countrytyme Land Specialists, Ltd., being the owner and lien holder of the land platted herein, certifies that this plat correctly represents "The Pines at Mainesville", a subdivision of Lots 1-12, and voluntarily consents to the execution of said plat and any improvements made on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations of Perry County, Ohio, for the benefit of Countrytyme Land Specialists, Ltd., and all other subsequent owners or assigns taking title from under or through the undersigned.

In witness thereof on this 15 day of May, 2020.

Mark Graham
Witness Mark Graham, P.E., Member
Countrytyme Land Specialists, Ltd.

STATE OF OHIO, COUNTY OF FAIRFIELD

Be it remembered this 15 day of May, 2020, personally came the said Mark Graham, P.E., to me known, and acknowledged the signing and execution of the forgoing statement to be his voluntary act and deed.

12-26-20 Bill J. Conrad
My Commission Expires Notary Public



APPROVALS

Approved this 21 day of April, 2020.

Scott A. England
Perry County Engineer

Approved this 4th day of May, 2020.

Chris R. S.
Perry County Health Department

Approved & accepted this 13th day of May, 2020.

PERRY COUNTY COMMISSIONERS:

Dan G. Galt
Joe A. ...

James B. Baur

Transferred this 27th day of May, 2020.

Joe A. ...
Perry County Auditor

Filed for record this 1 day of June, 2020 at 9:07.

Plat Book 60, Pages 8, 9, 10

Slot No. 469, 470

Jackie Hoover
Perry County Recorder

PREPARED BY:

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Professional Land Surveying

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Buckeye Lake, Ohio 43008

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