

EXHIBIT A

Schedule of Restrictions applicable to Hughes-Rowland Addition to the City of Athens, Ohio, as recorded in Volume 7, Page 284-285 Plat Records in the Office of the Recorder of Athens County, Ohio.

As a general plan of development of Hughes-Rowland Addition to the City of Athens, Ohio, each of said lots in said addition shall be sold subject to the following restrictions, which are hereby made a part of each deed given for said lot or lots, the same as if set forth verbatim thereon:

For the protection of all the lots in said Hughes-Rowland Addition and for the mutual advantage of the present and future owners of said lots, the grantors hereby restrict the use and improvement of the premises conveyed and all the other lots in said Hughes-Rowland Addition by the following restrictions, covenants and provisions, all of which the grantees for themselves, their heirs, executors, administrators and assigns, accept and agree to carry out as a part of the consideration for the sale and conveyance of the premises to them and agree that each and every one of them is and shall continue to be a covenant running with the land and shall attach to and form a part of all deeds, conveyances or other instruments in any way affecting the title to said premises in the future:

1. No building may be erected on any of the lots in said Addition other than for residence purposes only or incident thereto, and only one single residence shall be erected, re-erected, or maintained upon each lot in said addition excepting that two (2) residential dwellings may be erected and maintained on each of the lots Nos. 3314, 3317, 3318, and 3319; the erection of any duplex, double or apartment house is expressly prohibited. No dwelling house is to be erected on any of said lots the cost of which at current prices during the year 1956 would, exclusive of land, be less than \$15,000.00 including cost of garage if the garage is attached to and made an integral part of the dwelling house, and shall contain not less than 1,500 square feet on the first floor within the foundation walls including the foundation walls of the garage only if the garage is erected, connected, and made an integral part of the dwelling house; otherwise, the minimum cost of such dwelling house at current prices during said time to be not less than \$14,000.00 exclusive of any garage and land or other out building unattached to said dwelling and shall contain not less than 1,350 square feet within the foundation walls thereof.

2. No trailer, basement, tent, shack, garage or other outbuilding shall be used at any time as a residence, temporary or permanent, nor shall any structure of a temporary character be used as a residence.

3. No billboard, advertising board or boards for posting, painting or printing signs or advertisements shall be erected or maintained on any lot in said Addition.

4. No intoxicating liquors of any kind shall ever be manufactured or sold on said premises.

5. No part of any dwelling house, garage or outbuilding shall be erected, placed or suffered to remain on said premises within 25 feet of Graham Avenue.

6. Invalidation of any one of these covenants of restriction by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

7. The foregoing building restrictions to be in full force and effect until the 1st day of July, 1965, at which time the covenants of restriction shall be automatically extended for successive periods of 10 years unless by vote of two-thirds of the then owners of the lots in this addition it is agreed to change said covenants in whole or part.