

AMENDMENT TO THE PLAT OF FRANK W. CONE'S "RIDGEPARK" AS RECORDED IN PLAT BOOK NO. 6, PAGE 179 IN THE RECORDER'S OFFICE OF ATHENS COUNTY OHIO.

RESTRICTIONS

As a general plan of development, each of said lots in said subdivision shall be sold subject to the following restrictions, which shall be embodied in each deed given for said lots;

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

1. All of the conditions, restrictions, provisions and covenants contained in this deed shall be in full force and effect until January 1st, 1965.
2. Said lots (and each of them) shall be used for residence purposes only, and not for any purposes of business or trade.
3. No building except one single dwelling house and necessary outbuildings built for use in connection with said dwelling shall be erected or maintained on any lot in said addition, and not dwelling house shall be erected or maintained on any lot in said addition that shall cost less than \$5500.00.
4. No outbuilding built on any lot for use in connection with the dwelling house to be built thereon, shall be used as a habitation, prior to the completion of said dwelling.
5. No bill board, advertising board or boards for posting, painting or printing signs or advertisements shall be erected and maintained on any lot in said addition.
6. No spiritous, vinous, malt or intoxicating liquors of any kind shall ever be manufactured or sold on said premises.
7. No house or garage shall be built within Twenty (20) feet of the property line bordering on the southeast (or Strouds Run Road) side of the plat. No house or garage shall be built within twenty five (25) feet of the property line bordering on the west (or the Peach Ridge Road) side of the plat. (except lot number two (#2) where the building may be

within ten (10) feet of the property line).

8. Neither the Grantees herein, their heirs or assigns nor any person or persons hereafter owning the said lot or lots shall ever sell, lease, mortgage, pledge, give away or otherwise dispose of in any way, shape or form, the said lot or lots, or any part thereof to, nor shall Grantees, their heirs or assigns, or any person claiming under them or any future owners of said lot ever permit said premises to be used or occupied by any person in whole or in part of the negro race or blood (except said person be a servant working for the family or persons who occupy the said premises according to the terms of this Contract), or by any association, organization or corporation composed in any part of colored persons or by persons in whole or part of the negro race or blood.

9. Until public sewers are available sewage disposal shall be by means of septic tanks installed in a manner as to be approved in writing by the proper health authorities having jurisdiction.

It is further covenanted and agreed that no violation of any of the foregoing restrictions, covenants and conditions, concerning which said Grantors or any of the said lot owners in said Addition may not take prompt action by injunction or otherwise, shall be deemed to be a waiver on the part of the Grantors or of any of said Lot owners of their right to take such action for said violation or any further violation of any of said restrictions.

Signed and acknowledged in the presence of:

Frank W. Cone Fawne W. Cone
Betty Barton

THE STATE OF OHIO
COUNTY OF ATHENS: SS

On this day of October A.D. 1939, before me the undersigned, a Notary Public in and for said county, personally came Frank W. Cone and Fawne W. Cone, his wife, owners of the real estate covered by the foregoing Amended Plat and acknowledged the signing of the Amendment to said plat to be their respective voluntary acts and deeds for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year first above written.

Betty Barton
Notary Public
in and for Athens County, Ohio
Commission expires. 10-27-41

ACCEPTANCE AND APPROVAL.

We, Commissioners of Athens County, do hereby approve and accept the Amendment to the Plat of Frank W. Cone's "Ridgepark" as recorded in Plat Book No. 6, Page 179, in the Recorder's Office of Athens County, Ohio.

Charles Stutten
H. G. Henschel
Milton Nugen

Approved and accepted on behalf of the City of Athens this day of October, 1939.

Barth Davidson
Service and Safety Director

Recd for record Oct 23-1940
at 9 A. M.

Georgia Silpatrick
\$ 10.00

ENVELOPE: 290B
RIDGEPARK - FRANK W. CONE'S SUBDIVISION
RESTRICTIONS -
ATHENS TWP