

EXHIBIT "A" - SCHEDULE of RESTRICTIONS

Schedule of Restrictions applicable to West Hill Estates Addition to the City of Athens, Ohio, as recorded in Volume 7, Page 289, Plat Records in the Office of the Recorder of Athens County, Ohio.

As a general plan of development of West Hill Estates 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 therein:

For the protection of all the lots in said West Hill Estates 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 West Hill Estates 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; the erection of any duplex, double or apartment house is expressly prohibited; the erection of a house of two or more stories, on any of said lots is likewise prohibited; that is, every house constructed on any one of said lots shall conform to what is commonly known as a one-floor structure, provided, however, that if by reason of the grade and contour of the lot there is a differential of six (6) feet between the main grade line of the front and rear foundation walls when finished and graded, then and in that instance an exposure of eight (8) feet or more above the rear or front basement foundation grade line shall not be considered as a violation of the one-floor structure restriction, provided the opposite grade line of the main foundation wall is not exposed over two (2) feet; otherwise, no house shall have an exposure of foundation walls in excess of three (3) feet unless by reason of contour and slope of lot the foundation exposure cannot be made to conform to said restriction by reasonable grading and filling. No house may be erected on any of said lots the cost of which at current prices during the year 1956 would exclusive of land and garage, if any, be less than \$9,000.00; neither shall any house be permitted to be constructed on any one of said lots containing less than 850 square feet within the walls of the main floor thereof not including the garage, if any, erected thereon.

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 be manufactured or sold on said premises.

5. No part of any dwelling house erected on any of said lots shall be erected or suffered to remain on said premises within 18 feet of the street-line on which it abuts and faces, neither shall any part of any such house so built be less than five feet from the property line of the lot upon which it is erected, nor shall any garage or other building, if any, be within three (3) feet of the lot line upon which it is located.

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 January, 1966, at which time the covenants of restriction shall be automatically extended for successive periods of ten (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.

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EXHIBIT "B" - DEDICATION OF LOT No. 3220

We do hereby certify that we are the sole owners of the tract of land as shown on this plat of the Elmer F. Jones Realty Corporations subdivision to be known as West Hills Estates, and do hereby acknowledge our intention to cause said tract to become a part of said subdivision. Said tract contains 0.26 acres, more or less, as recorded in Volume 220, Page 199 of the Athens County Record of Deeds, and shall be identified hereafter as Lot Number 3220. No additional street acreage is involved.

Date February 9, 1956

Roger C. Quisenberry
Margaret F. QuisenberryState of Ohio)
County of Athens) SS

Before me, a Notary Public in and for said County, personally appeared the above signed Roger C. Quisenberry and Margaret F. Quisenberry who acknowledged the signing of this instrument to be their voluntary act and deed.

Date February 9, 1956

/s/ Herbert K. Bumpass
Notary Public (L.S.)

My Commission expires May 5, 1956