

ENVELOPE: 303B
RIDGEWOOD ADDITION
ATHENS

EXHIBIT "A"

SCHEDULE OF RESTRICTIONS APPLICABLE TO RIDGEWOOD ADDITION TO THE CITY OF ATHENS, OHIO, AS RECORDED IN VOL. 7, PAGE 218, PLAT RECORDS IN THE OFFICE OF THE RECORDER OF ATHENS COUNTY, OHIO.

As a general plan of development of Ridgewood Addition to the City of Athens, Ohio, each of said lots in said Addition shall be said 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 Ridgewood 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 Ridgewood 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, or mortgages:

1. All of the restrictions, covenants, provisions and conditions contained in this deed shall be in full force and effect until January 1, 1980.
2. Said lots (and each of them) shall be used for residence purposes only, and not for any purposes of business or trade.
3. A residence or other building may not be erected within a space of 20 feet from the lot line adjoining the street or road side of said lot.
4. 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 no dwelling house shall be erected or maintained on any lot in said Addition that shall cost less than \$15,000.00.
5. No out building built on any lot for use in connection with the dwelling house to be built thereon, shall be used as a place of habitation, prior to the completion of said dwelling.
6. 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.
7. No intoxicating liquors or any kind shall ever be manufactured or sold on said premises.
8. Until public sewers are available, sewage disposal shall be by means of septic tanks installed in a manner 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 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 of any other or further violation of any of said restrictions.

IN THE PRESENCE OF:

Bertha S. Stickney
Grace M. Stickney

Lawrence G. Worstell
Helen W. Worstell

THE STATE OF OHIO, ATHENS COUNTY, SS:

On this 7th day of September, A.D., 1948, before me, the subscriber, a Notary Public in and for said County, personally came Lawrence G. Worstell and Helen W. Worstell, his wife, who acknowledged the making of the restrictions upon the lots located in Ridgewood Addition to the City of Athens, Ohio, to be their voluntary act and deed for the uses and purposes therein set forth.

(L.S.)

Grace M. Stickney, Notary Public,
Athens County, Ohio

