

required side or rear yards up to the permitted amount per code. For this purpose, eaves, steps, decks and open porches shall not be considered as encroaching into a set-back line unless specifically prohibited by code. However, set-backs may be modified in individual cases upon receipt of a variance from the Village of Pataskala. No portion of any Lot nearer to any street than the building setback lines shall be used for any purposes other than that of a lawn nor shall any fence or wall of any kind, for any purpose, be erected, placed or suffered to remain on any Lot nearer to any street now existing, or any hereafter created, than the front building lines of the building thereon, excepting ornamental railing, or fences not exceeding three (3) feet in height located on or adjacent to entrance platforms or steps. Nothing herein contained, however, shall be construed as preventing the use of such portion of the Lots for walks, driveways, the planting of trees or shrubbery, the growing of flowers or other ornamental plants, or for small statuary entranceway(s), fountains or similar ornamentation for the purpose of beautifying said premises. No weed, underbrush or other unsightly growth shall be permitted to grow or remain anywhere on said Lots and no unsightly object shall be allowed to be placed or suffered to remain anywhere thereon. Nothing herein contained shall be construed so as to permit a violation of any applicable law, ordinance or governmental regulations.

No swimming pool measuring more than one hundred (100) square feet shall be constructed or maintained above the finish grade at its location as shown on the master grading plan for the Subdivision.

D. DWELLING REQUIREMENTS: All dwellings shall conform to the following building requirements:

1. All mailboxes within the Subdivision shall be of a coordinated design and construction as determined by Declarant.
2. All landscaping requirements set forth for the Subdivision must meet or exceed The Village of Pataskala Landscaping Ordinance.

E. LOT SPLIT: No Lot shall be split, divided, or subdivided for sale, resale, gift, transfer or otherwise, so as to create a new Lot.

F. TRADE OR COMMERCIAL ACTIVITY BARRED: No trade or commercial activity shall be conducted upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to any other owners of any of said Lots in the Subdivision. Notwithstanding the foregoing, Declarant, its successors and assignees, may perform its development and Lot sales activities within the Subdivision and one or more single-family builders may maintain home sales models within the Subdivision and may conduct sales activities from such models.

G. TEMPORARY RESIDENCE: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

H. TEMPORARY STRUCTURE: No temporary building, trailer, garage, storage building or structure shall be placed upon any Lot for storage without the express written consent of Declarant, which consent Declarant may grant or withhold in its sole and absolute discretion.

I. ANIMALS: No animals, birds, insects, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except dogs, cats, or other household pets which are kept for domestic purposes only, and are not kept, bred or maintained for any commercial purpose. No more than two (2) dogs and/or two (2) cats may be kept on any Lot except such dogs or cats in excess of such numbers that are less than three (3) months of age.

- J. WASTE DISPOSAL:** No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and removed from view from the street and abutting properties.
- K. SOIL REMOVAL:** No soil shall be removed for any commercial purpose.
- L. CLOTHES LINES:** No clothing or any other household fabrics shall be hung in the open on any Lot, and no outside clothes drying or airing facilities shall be permitted.
- M. NUISANCES:** No obnoxious or offensive activity shall be permitted on any Lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- N. VEHICLES NOT IN USE:** No automobile or motor driven vehicle shall be left upon any Lot for a period longer than thirty (30) days in a condition wherein it is not able to be operated upon the public highway. After such period the vehicle shall be considered a nuisance and detrimental to the welfare of the Subdivision and shall be removed therefrom.
- O. HOBBIES:** Hobbies or other activities which tend to detract from the aesthetic character of the Subdivision and any improvements used in connection with such hobbies or activities shall not be permitted unless carried out or conducted within the building erected upon the Lot and not viewable from either the street or adjoining properties. This restriction refers specifically but not exclusively to such activities as automobile, bicycle, moped, motorboat and sailboat repair.
- P. PLEASURE AND UTILITY VEHICLE AND EQUIPMENT PARKING AND STORAGE:** No truck, trailer, boat, camper or other recreational vehicles, commercial vehicles or utility vehicles and equipment, including mowers, tractors and other lawn or garden equipment, shall be parked or stored on any Lot unless it is in a garage or other vehicles and/or equipment enclosure out of view from the street and abutting properties, provided, however, that nothing herein shall prohibit the occasional nonrecurring temporary parking of such truck, trailer, boat, camper, recreational vehicle or commercial vehicle on the premises for the period not to exceed seventy-two (72) hours in any period of thirty (30) days. The word "truck" shall include and mean every type of motor vehicles other than passenger cars and other than any pickup truck which is used as an automobile vehicle by an owner of a Lot and his family.
- Q. GARAGE:** No dwelling may be constructed on any Lot unless an enclosed garage for at least two (2) automobiles is also constructed thereon and no more than three (3).
- R. SIGNS:** No signs of any kind shall be displayed to the public view on any Lot, except one (1) temporary sign of not more than six (6) square feet advertising the property for sale or rent and signs used by a builder or Declarant to advertise the property during the construction/sales period and/or signage utilized by Declarant at the Entranceway(s) to the Subdivision denoting the name of the Subdivision and builder participants. Signs used by builders and Declarant larger than six (6) square feet must meet codes.
- S. ANTENNAS:** Unless provided below, no television and radio antennas, including dish-type satellite signal receiving earth stations shall be prohibited on the exterior of any house or building. No towers of any kind, including, but not limited to, television, radio and/or microwave towers, shall be erected, placed or maintained on any Lot in the Subdivision. No television satellite receiver ("dish") in excess of two (2)

feet in diameter shall be placed outside on any Lot. No solar panels or collectors extending more than twelve inches (12") above the finished grade of the roof shall be placed upon any dwelling.

T. FUEL STORAGE: Any tank for the storage of fuel placed or maintained on any Lot in the Subdivision shall be located below the surface of the ground or within the confines of the dwelling. However, no storage tank(s) larger than ten (10) cubic feet including, but not limited to, those used for storage of water, gasoline, oil, or other liquid or any gas shall be permitted on any Lot. All fuel tanks installed on any Lot must satisfy State of Ohio Environmental Protection Agency requirements.

U. FENCING LOTS: No chain link, cyclone, wire or other similar type metal fencing shall be constructed on any Lot. However, a transparent wire screen shall be allowed behind a split rail fence or other wood fence.

V. PERMANENT OUTSIDE STORAGE BUILDINGS: No metal storage building shall be erected, placed or suffered to remain upon any Lot. However, permanent outside buildings or sheds may be constructed only with the approval of the Declarant as required by Article I and in any event may only be constructed with the same building materials and colors as the residence on the Lot. If approved by the Declarant, Owner must also obtain a building permit from the Village of Pataskala for such construction.

W. GRADING AND DRAINAGE: No construction, grading or other improvements shall be made to any Lot if such improvement would interfere with or otherwise alter the general grading and drainage plan of the Subdivision or any existing swales, floodways or other drainage configurations.

X. ENTRANCEWAY EASEMENTS: Easements are herein reserved over the recorded easement and set-back (or building line) areas as shown on the recorded plat of the Subdivision, for the installation of improvements, repairs and maintenance of the Entranceway facilities. The portions of the easements containing such Entranceway facilities shall at all times be kept accessible for maintaining and repairing the Entranceway facilities.

Y. DRAINAGE RESERVE EASEMENT: An easement is herein reserved over the areas designated as "Reserves" on the Subdivision plat for the installation of improvements and the repair and maintenance of facilities installed by Declarant including, but not necessarily limited to fencing, signage, landscaping and grass.

Z. SIGHT DISTANCE AT INTERSECTIONS: No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two (2') and six (6') feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five feet (25') from the intersection of the street line or, in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten feet (10') from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient heights to prevent obstruction of such sight lines.

AA. WATERCOURSE EASEMENT: The following restrictions shall apply specifically to lots numbered thirty-one through forty-one (31-41), inclusive. Watercourse means storm flow above and below ground level.