

DEED RESTRICTIONS OF THE THREE MEADOWS SUB-DIVISION ASSOCIATION

Three Meadows Sub-division is made up of Ten (10) Plats, laid out by the Developers. Each Plat has a Declaration of Restrictions filed in the Recorder's Office, Wood County, Ohio at the court house in Bowling Green, Ohio. To view a Summary of your Deed: Go to Wood County Auditor; Homepage; "Menu" in the center of the page; "Property Search"; Search by location address (put in your # and street name); and enter. At the top of the page, it says "Summary". You can see your Parcel Number; your Map Number; Location address; Acres; Legal Description which shows Three Meadows Plat # ____ Inlot # _____. This only shows the Plat and Inlot number – it is not the legal description of the property. At the top of this page, you can also click on "Map" and see your property as it appears in the neighborhood. On your actual Deed, before the Notary signature & seal, it says: **"Save And Except:" or "Subject to:" "Easements and restrictions of record, zoning ordinances, taxes and assessments due and payable after date hereof " or "if any prorated to the date of this deed."**

The 8 Condominium complexes do not have a Plat Number. The Legal Description is the name of the condominium and they are divided by Neighborhoods (not Plat Numbers). 00436 is Meadow Brook; 00437 is Meadow Pond; 00438 is Hawkesbridge; 00439 is Park Place; 00440 is The Meadow Lands; 00441 is Olde Orchard; 00442 is New England;

All of these plats & neighborhoods have similar verbiage regarding deed restrictions.

DEED RESTRICTIONS DO NOT ALLOW:

- 1) any motorized vehicle, including, but not limited to motorcycles, motorized bicycles and snowmobiles on any public sidewalks or parkland;
- 2) no building, basement, swimming pool, tennis court, fence, wall, hedge or other structure shall be erected or maintained, nor shall any change, addition to or alteration affecting the outward appearance of your residence be made unless approved by the Board of Trustees;
- 3) no fence shall be permitted in the front yard, nor shall any fence exceed forty-two (42") inches in height, shall be of rustic 2-rail or split-rail materials only, (no chain link, plastic, or vinyl fence, and no six (6') foot privacy fences permitted);
- 4) no residential structure to be used for any business purpose;
- 5) no noxious, offensive, or unreasonably disturbing activity which may be or become an annoyance or nuisance;
- 6) no temporary or permanent shelter or housing;
- 7) no tree which has a greater circumference than twenty-four (24") inches two (2') feet above ground level be cut down without Board approval;

- 8)** no clothes line or basketball hoops or backboards shall be located in the front or side yards;
- 9)** no large truck, boat, camper, trailer or other similar housing devices to be stored on any said lot, shall be housed within a garage building;
- 10)** no planting or maintaining sizeable vegetable or grain gardens;
- 11)** said premises shall not be used for the storage of automobiles, trailers, or other such products & material;
- 12)** propane or fuel oil tanks must be buried beneath ground level;
- 13)** all driveways shall be surfaced with a material that is BLACK in color;
- 14)** television antennas or satellite dishes shall be confined to the interior of any structure located upon the premises and shall not be visible from the street;
- 15)** no signs (political or otherwise) permitted except “For Rent” or “For Sale”;
- 16)** all garbage, rubbish, and debris shall be stored and maintained in containers entirely within the garage;
- 17)** No leaves, brush, grass, or other debris shall be dumped in the cul-de-sacs;
- 18)** No dumping of anything in or along the Grass Creek – Dumping is illegal;
- 19)** Grassy Creek is off limits to children. No play bridges, campsites, or forts are to be built in, along, or near the creek or the embankment;
- 20)** All street mailboxes must have the wood logo surround attached to their metal or Rubbermaid mailbox and be kept in good repair and replaced when necessary;
- 21)** any violation or attempt to violate any of these restrictions shall be unlawful and any person owning a lot in said subdivision or the Board of Trustees of Three Meadows Association may prosecute any proceedings at law against the person or persons violating or attempting to violate any restrictions and to cause the removal of any violation and to recover damages or other dues for such violation or attempted violation;
- 22)** all transfers and conveyances of each and every lot of said subdivision shall be made subject to these covenants and restrictions.