

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; Click on Real Estate Property Search at the top right of the page; Search by location address (put in your house number and street name); and enter. At the top left of the page, it says "Summary". There you can see your Parcel Number; your Map Number; Location address; & Legal Description which shows Three Meadows Plat # Inlot #. The 8 Condominium complexes do not have a Plat Number. The Legal Description shows The Name of your Condominium, Lot # , or Building # ,or Unit #. Each condominium has its own set of Restrictions, Rules, or Regulations relating to your own condominium or to your complex. Contact your condominium board for copies of these Restrictions. All of these plats have similar verbiage regarding deed restrictions. All **street mailboxes** must have the **wood logo** surround attached to their metal mailbox & be kept in **good repair & replaced when necessary**.

- 1) **NO motorized vehicles** on any public sidewalks or parkland; **Satellite dishes** shall be confined to the interior of property & not visible from the street
- 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-split-rail materials (however 2-rails may not be available any more, so 3 rails have been used). **NO chain link, plastic, vinyl, or six (6') foot privacy fences permitted;**
- 4) **NO** residential structure to be used for any business purpose; **NO signs** (political or otherwise) permitted except "For Rent" or "For Sale";
- 5) **NO** obnoxious, offensive, or unreasonably **disturbing activity** which may be or become an annoyance or nuisance; **NO** planting/maintaining **sizeable vegetable or grain gardens;**
- 6) **NO tree** which has a greater circumference than twenty-four (24") inches two (2') feet above ground level be cut down without Board approval;
- 7) **NO STORAGE OF ANY VEHICLES**, truck, boat, camper, trailer, motor home, etc. to be stored on any said lot, for more than 24 hours, unless housed within garage; **Trash & Recycle Toters** shall be stored entirely within the garage (or at side, but hidden from street view)
- 8) **NO DUMPING** of leaves, grass, brush in Grassy Creek or in cul-de-sacs; the creek is off limits for children, **no play bridges, campsites, forts are to be built in or near the creek.**
- 9) **ALL DRIVEWAYS** shall be surfaced with a material that is **BLACK** in color;