

MELROSE SECTION 8

Situated in the State of Ohio, County of Fairfield, City of Pickerington and in Section 4, Township 15, Range 20, Congress Lands, containing 19.781 acres of land, more or less, said 19.781 acres being part of the land conveyed to RAVEN DEVELOPMENT COMPANY by deed of record in Deed Book 550, Page 120, Recorder's Office, Fairfield County, Ohio.

The undersigned, RAVEN DEVELOPMENT COMPANY, an Ohio corporation, by JOHN E. ALBERS, M.D., Chief Executive Officer, owner of the lands platted herein, duly authorized in the premises, does hereby certify that the attached plat correctly represents its "MELROSE SECTION 8", a subdivision containing Lots numbered 332 to 384, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or parts of the Boulevard and Circle shown hereon and not heretofore dedicated.

Easements are reserved, where indicated on the plat, for the construction, operation, and maintenance of utilities above and beneath the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. An additional easement is hereby reserved in the areas thereof that are within three feet of and exterior to all of the right-of-ways dedicated hereon for the purpose of constructing and maintaining a sidewalk for use by the public.

In Witness Whereof, JOHN E. ALBERS, M.D., Chief Executive Officer of RAVEN DEVELOPMENT COMPANY, has hereunto set his hand this 16 day of February, 1995.

Signed and acknowledged in the presence of:
Carlene Wilbur
CARLENE WILBUR
James F. Mosier
James F. Mosier

RAVEN DEVELOPMENT COMPANY
By John E. Albers
JOHN E. ALBERS, M.D.,
Chief Executive Officer

STATE OF OHIO ss:

Before me, a Notary Public in and for said State, personally appeared JOHN E. ALBERS, M.D., Chief Executive Officer of RAVEN DEVELOPMENT COMPANY who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary corporate act and deed of said RAVEN DEVELOPMENT COMPANY, for the uses and purposes therein expressed.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 16th day of February, 1995.

My Commission Expires Lifetime
[Seal]
Approved this 28th day of Mar 1996

James F. Mosier
Notary Public, State of Ohio
Sandra D. Hartman
Secretary, Planning Commission,
Pickerington, Ohio

Approved this 28th day of March 1996

Ronald F. Harwood
City Engineer,
Pickerington, Ohio

Approved this 28th day of May 1996

Joseph E. Bushman
City Manager,
Pickerington, Ohio

Approved and accepted this 28th day of Mar 1995 by Ordinance No. 94-92, wherein all of the Boulevard and Circle shown dedicated hereon are accepted as such by the Council for the City of Pickerington, Ohio.

Sandra D. Hartman
City Clerk,
Pickerington, Ohio

I hereby certify that the land described by this plat was transferred on 3-29, 1996

Barbara Curtis
Fairfield County Auditor

I hereby certify that this plat was filed for recording on 3-29, 1996 and that it was recorded on 3-29, 1996 in Plat Cabinet 1, Slot 171 plat records of Fairfield County, Ohio

Gene Wood
Fairfield County Recorder

Fee \$ 64.80

Situated in the State of Ohio, County of Fairfield, City of Pickerington, and in Section 4, Township 15, Range 20, Congress Lands, and being part of the land conveyed to Raven Development Company by deed of record in Deed Book 550, Page 120, all references being to records of the Recorder's Office, Fairfield County, Ohio and being more particularly bounded and described as follows:

Beginning at the southeasterly corner of Lot 302 of "Melrose Section 7" of record in Plat Cabinet 1, Slot 159, the same being in a southerly line of the said Raven Development Company tract and in a northerly line of the Pickerington Youth Soccer Association, Inc. tract of record in Deed Book 542, Page 489;

thence with the boundary of said "Melrose Section 7" the following 14 courses and distances:

1. North 0° 07' 35" West, a distance of 186.88 feet to a point on the arc of a curve;
2. northeastwardly with the arc of a curve to the right (Delta = 73° 28' 21", Radius = 20.00 feet), a chord bearing and distance of North 88° 56' 58" East, 23.93 feet;
3. North 35° 41' 09" East, a distance of 50.00 feet to a point on the arc of a curve;
4. northwestwardly with the arc of a curve to the right (Delta = 13° 39' 41", Radius = 200.00 feet), a chord bearing and distance of North 47° 29' 01" West, 47.57 feet;
5. North 55° 26' 02" East, a distance of 123.70 feet;
6. North 89° 52' 25" East, a distance of 80.00 feet;
7. North 0° 07' 35" West, a distance of 140.00 feet;
8. North 89° 52' 25" East, a distance of 25.00 feet;
9. North 0° 07' 35" West, a distance of 190.00 feet;
10. North 89° 52' 25" East, a distance of 148.24 feet;
11. North 68° 50' 35" East, a distance of 67.77 feet;
12. North 52° 31' 07" East, a distance of 133.19 feet;
13. North 28° 11' 40" East, a distance of 134.86 feet; and
14. North 0° 10' 33" West, a distance of 307.63 feet to the southwesterly corner of Lot 177 of "Melrose Section 4", of record in Plat Cabinet 1, Slot 112;

thence North 89° 49' 27" East, with the southerly line of said Lot 177, a distance of 140.00 feet to the southeasterly corner of lot of said Lot 177, the same being in the westerly right-of-way line of Melrose Boulevard the same being the westerly boundary of "Melrose" of record in Plat Cabinet 1, Slot 78;

thence with the boundary of said "Melrose" the following four courses and distances:

1. South 0° 10' 33" East, a distance of 60.00 feet;

2. North 89° 49' 27" East, a distance of 50.00 feet to a point on the arc of a curve;
3. northeastwardly with the arc of a curve to the right (Delta = 90° 00' 00", Radius = 20.00 feet), a chord bearing and distance of North 44° 49' 27" East, 28.28 feet to the point of tangency of said curve; and
4. North 89° 49' 27" East, a distance of 80.05 feet to the northwesterly corner of Lot 178 of said "Melrose Section 4";

thence with the boundary of said "Melrose Section 4" the following two courses and distances:

1. South 0° 10' 33" East, a distance of 170.00 feet; and
2. North 89° 49' 27" East, a distance of 185.26 feet to the southeasterly corner of Lot 179 of said "Melrose Section 4", the same being on the section line between Sections 3 and 4, and in the easterly line of the said Raven Development Company tract and in the westerly line of "Easton Village Section 5" of record in Plat Book 11, Page 105;

thence South 0° 15' 43" East, with the said section line, and said easterly line of the said Raven Development Company tract and with, in part, the said westerly line of said "Easton Village Section 5", and the westerly line of a Fairfield County Commissioners 5.005 acres tract of record in Deed Book 463, Page 142, a distance of 981.90 feet to a southeasterly corner of the said Raven Development Company tract, the same also being a northeasterly corner of the Pickerington Youth Soccer Association, Inc. tract of record in Deed Book 531, Page 459;

thence South 89° 52' 25" West, with a southerly line of the said Raven Development Company tract and the northerly lines of the said Pickerington Soccer Association, Inc. tracts, a distance of 1084.09 feet to the place of beginning, containing 19.781 acres of land, more or less.

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat are based on the same meridian as the bearings shown on the plat of Melrose of record in Plat Cabinet 1, Slot 78, Recorder's Office, Fairfield County, Ohio.

SOURCE OF DATA: The sources of recorded survey data are the records of the Fairfield County, Ohio, Recorder referenced in the plan and text of this plat.

IRON PINS: Where indicated, unless otherwise noted, are to be set and are thirteen sixteenths (13/16) inch I.D., thirty (30) inches long with a plastic plug placed in the top bearing the initials E.M.H.T. INC.

PERMANENT MARKERS: Where indicated, unless otherwise noted, are to be set and are one (1) inch I.D., thirty (30) inches long, buried one (1) foot in depth with a plastic plug placed in the top bearing the initials E.M.H.&T., INC.

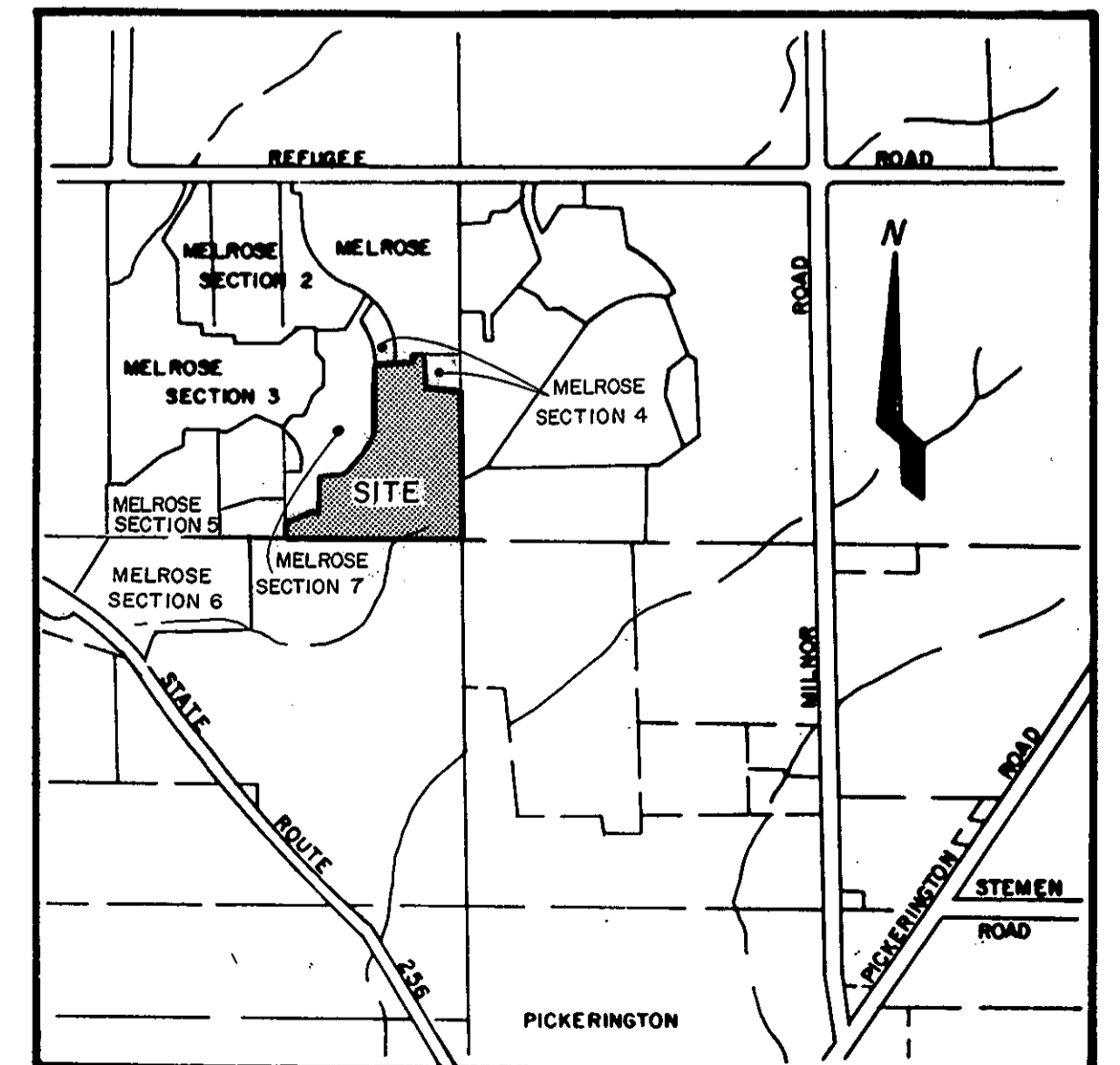
SURVEYED & PLATTED BY
EMH.T.
CONSULTING ENGINEERS & SURVEYORS
GAHANNA, OHIO 43220



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown on curves are chord measurements.

○=Iron Pin ⊙=Permanent Marker Metric Conversion 1 ft. = .30480m

By E.E. Melly Professional Surveyor No. 4965 Date 21 March 95



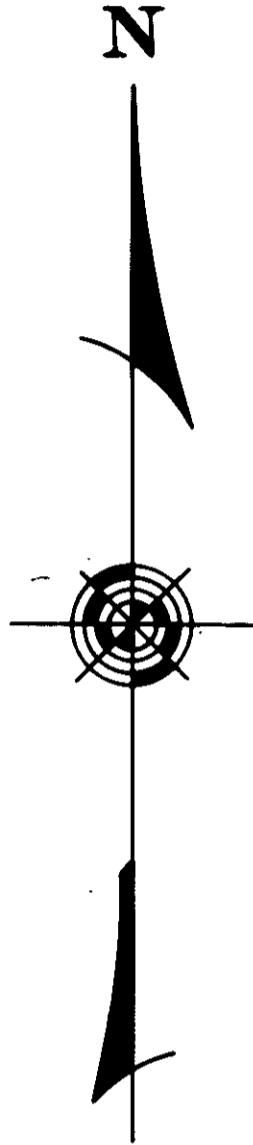
LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1,300'

F-4199

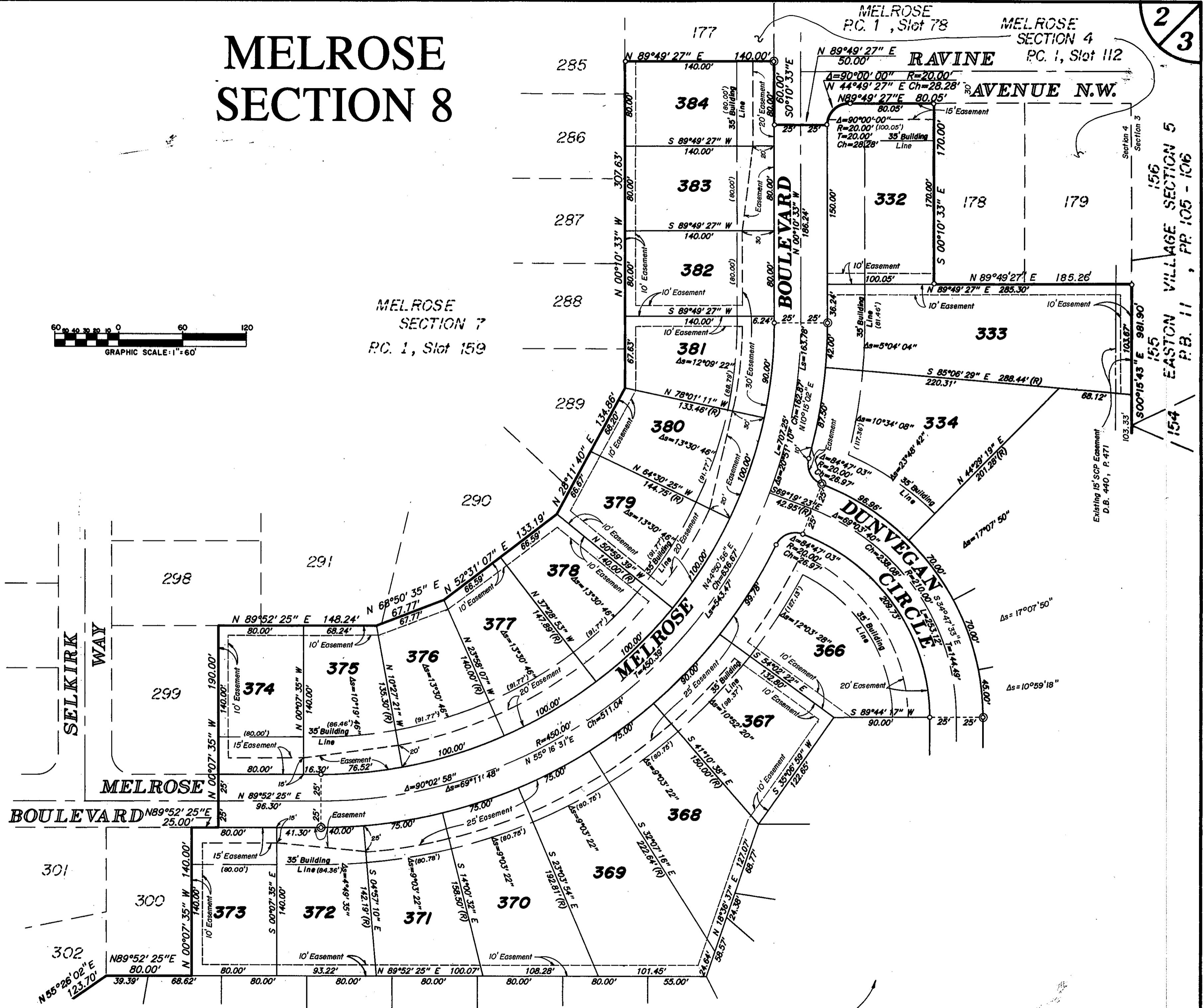
RECEIVED IN FAIRFIELD COUNTY, OHIO
AT 2:25 O'CLOCK P.M.
RECORDED
INDEXED VOL. PAGE
PLAT CAB 1 SLOT 171
MAR 29 1996
64.80
Gene Wood
RECORDER, FAIRFIELD COUNTY, OHIO

95112 Ref

MELROSE SECTION 8



MELROSE SECTION 7
P.C. 1, Slot 159



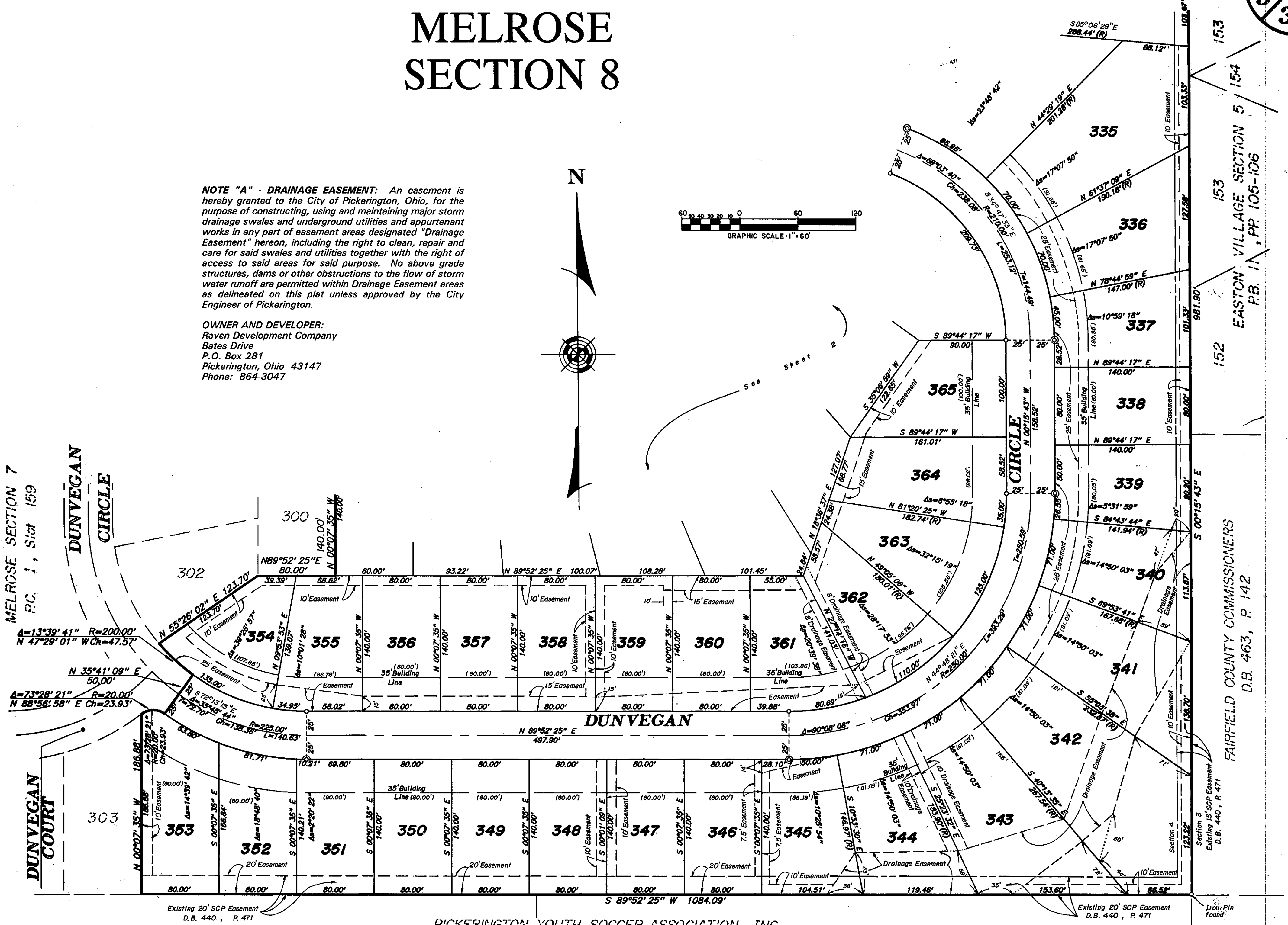
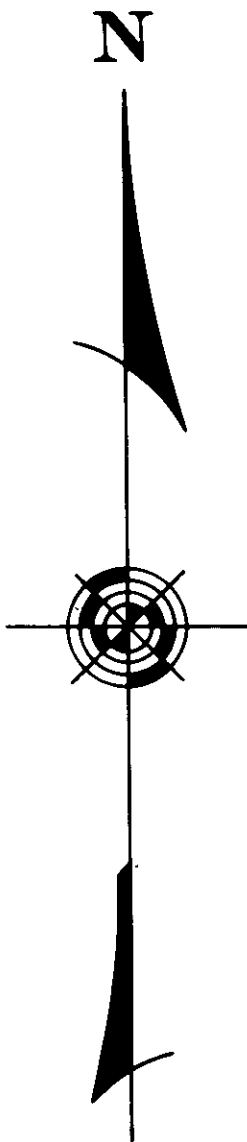
See Sheet 3

F-499

MELROSE SECTION 8

NOTE "A" - DRAINAGE EASEMENT: An easement is hereby granted to the City of Pickerington, Ohio, for the purpose of constructing, using and maintaining major storm drainage swales and underground utilities and appurtenant works in any part of easement areas designated "Drainage Easement" hereon, including the right to clean, repair and care for said swales and utilities together with the right of access to said areas for said purpose. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the City Engineer of Pickerington.

OWNER AND DEVELOPER:
 Raven Development Company
 Bates Drive
 P.O. Box 281
 Pickerington, Ohio 43147
 Phone: 864-3047



PICKERINGTON YOUTH SOCCER ASSOCIATION, INC.
 D.B. 542, P. 489 | D.B. 531, P. 459

3/3

FAIRFIELD COUNTY COMMISSIONERS
 D.B. 463, P. 142

Section 3
 Existing 15' SCP Easement
 D.B. 440, P. 471

Section 4
 Existing 15' SCP Easement
 D.B. 440, P. 471

F-499

SPECIAL WARRANTY DEED

Rockford Homes, Inc., an Ohio corporation, Grantor, for valuable consideration received to its full satisfaction of Robert H. Albert, Sr., Trustee, the Grantee, whose tax mailing address is 131 Dillmont Drive, Suite 201, Columbus, Ohio 43235, does give, grant, bargain, sell, and convey to Grantee, his successors and assigns forever, the following described Premises (the "Premises"):

Situated in the City of Pickerington, Fairfield County, Ohio:

Being Lots Numbers Three Hundred Thirty-Two (332) through Three Hundred Eighty-Four (384), inclusive, of MELROSE, Section 8, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Cabinet 1, Slot 171, Recorder's Office, Fairfield County, Ohio.

Grantor hereby covenants with Grantee, his successors and assigns, that the Premises are free and clear of all liens and encumbrances whatsoever created by or under Grantor except (a) real estate taxes and assessments, if any, not presently due and payable, (b) zoning and building laws, ordinances, and regulations, (c) legal highways, (d) restrictions, conditions, and easements of record, and all other liens and encumbrances of record or otherwise affecting the Premises; and that Grantor will forever warrant and defend the Premises, with the appurtenances, to Grantee, his successors and assigns, against the lawful claims of all persons claiming through Grantor, except as above noted.

In pursuance of a general plan for the protection, benefit and mutual advantage of all lots described above and of all persons who now are or may hereafter become owners of any of said lots or parts thereof, and as part of the consideration for this conveyance, Grantor executes and delivers this Deed, and Grantee accepts the same, subject to each and all of the following reservations, restrictions, conditions, easements, covenants, obligations and charges ("restrictions") which are for the mutual benefit and

protection of and shall be enforceable by any of the present or future owners of said lots.

1. Land Use and Building Type. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than a single-family houses not to exceed two and one-half stories in height and shall have an attached or an integral garage with space for at least two (2) but no more than three (3) cars. The original cost of such houses shall not be less than \$95,000. Two story houses will have a minimum of 1,900 square feet of floor space and ranches will have a minimum of 1,500 square feet of floor area. Garages and porches will be excluded in determining square feet. No bi-level houses will be built on the lots.

2. Exterior Elevations. Exterior walls of all residences shall be stone, brick, wood, vinyl or aluminum or a combination thereof. Grantor will use its best effort to ensure that the same elevations, exterior color schemes and all vinyl or aluminum fronts, will not be built on side by side residences.

3. Colors. Soft, warm, harmonious shades of earth tones and grays will be used on all buildings. Bright or obtrusive color schemes will not be used. Roofing shingles will be kept consistent throughout the subdivision. Overhead garage doors are to be painted to match the trim color or when wooden doors are used, stained with semitransparent stain to match the trim color.

4. Fireplaces and Chimneys. The primary fireplace and chimney structures, if any, of houses shall be of masonry construction, except for Lots Nos. 274, 305 and 313. Additional fireplaces may be prefabricated units, however, any exterior portion of the prefabricated flue must be framed in to conceal the metal flue and to approximate the proportion and scale of a typical chimney. Direct vent fireplaces are acceptable.

5. Driveways. The location of any and all driveways shall be and shall remain as established upon each of the lots pursuant to the plans and specifications as approved under Section 10. Driveways shall be of concrete construction and no driveway shall be located or relocated except by approval of Grantor in writing.

6. Mailboxes, Address Lettering and Post Lamps. All residences will be provided with a mailbox post similar in size, shape and color as that set out on Exhibit A. A standard address stone with uniform lettering will be provided and used for all residences where the front elevation is of masonry or part masonry construction. Mailboxes shall be installed and maintained in the locations designated by Grantor. Post lamps shall be installed and

maintained in the locations designated by Grantor and be of the type and style as determined by Grantor.

7. Fences and Walls. Fences within the Premises are not encouraged because they fragment the landscape. No portion of any lot nearer to any street than the building setback lines as shown upon the recorded plat of the Premises 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 allowed to remain on any lot nearer to any street now existing, or any hereafter created, than the front building line of the actual building, excepting ornamental railings, walls, or fences not exceeding three (3) feet in height located on or adjacent to the entrance, porches or steps. Nothing herein contained, however, shall be construed as preventing the use of such portion of any lot for walks, drives, if otherwise permitted, planting of trees or shrubbery, growing of flowers or other ornamental plants, or for small statuary, entranceways, fountains or similar ornamentations for the purpose of beautifying the lot and no unsightly objects shall be allowed to be placed or allowed to remain anywhere thereon. No fence, wall, or other enclosure shall be located on any lot nearer to the rear property line than the minimum building set back lines shown on the recorded plat.

No fences or walls erected upon any rear or side yard shall exceed four (4) feet in height, except that fences located in the back yard of any lot which immediately enclose a deck, patio, hot tub, whirlpool, or in-ground swimming pool may be up to six (6) feet in height. There shall be no metal or chain link fences installed on any lot. Grantor reserves the right to establish standards for uniform fencing, and no fencing shall be constructed or erected without the prior consent of Grantor. All fences are subject to Architectural Control pursuant to §10 below.

8. Lot Landscaping. As part of the construction of any residence, the following shall be included as part of the landscaping:

One shade tree, one and one-half to two inches in diameter at ground level.

One ornamental tree, one inch to one and one-half inches in diameter at ground level.

Three evergreen shrubs, fifteen to eighteen inches above ground level.

Three cotoneaster plants, fifteen to eighteen inches above ground level.

Five daylilies of one gallon container size.

Twenty bags of hardwood mulch.

Two street trees, one and one-half to two inches in diameter at ground level.

9. Building Location. (a) No building shall be located on any lot nearer to the front lot line, rear property line, or nearer to the side street line than the minimum setback lines shown on the recorded plat. (b) No building shall be located on any interior lot nearer than fifteen (15) feet to the rear lot line. (c) For purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

10. Architectural Control. No building, garage, improvement, fence or any addition thereto or any alterations thereof shall be erected, reconstructed, placed or allowed to remain upon the Premises unless or until the size, location, type, style or architecture, use, the materials of construction thereof, the color scheme therefor, grading plan of the lot, including the grade elevation of the building, the plot plan showing the proposed location of the building upon the Premises and the plan, including the landscape plan, specifications and details of the building shall have been submitted in writing to Grantor, its successors or assigns, and until such plans and specifications shall have been approved in writing by Grantor, which approval shall not be unreasonably withheld or delayed.

If Grantor fails to approve or disapprove such plans and specifications within thirty (30) days after the submission thereof in writing to Grantor, such plans and specifications as have been submitted in accordance with the terms hereof shall be deemed to have been approved. If Grantor ceases to exist as an entity, and this right of approval shall not have been specifically assigned to a successor in interest, which assignment shall be in writing and filed with the Recorder of Fairfield County, Ohio, then the approval of plans and specifications shall be deemed to have been assigned to the Association under Section 26 below. *

All construction work commenced on the Premises shall be completed within a reasonable time after the start of construction thereof in accordance with the plans and specifications so approved by Grantor, and Grantor shall have the right to inspect all such construction work at all reasonable times to ensure compliance with the plans and specifications.

Plans and specifications shall be in such form and contain such detailed information as Grantor may reasonably require. In all cases, each plan and specification shall comply with the design and review application and be approved by Grantor until such time as Grantor has assigned this responsibility to the Association pursuant to Section 26 hereof.

11. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owners of the lot, except for those improvements for which a public authority or utility company is responsible.

12. Common Easements for Landscaping and Mounding. Easements have been retained for the benefit of the Association, over, through and upon those portions of any lot that contain the landscape, mounding, fences or boulevard entranceway features for the purpose of maintenance, care and upkeep. No Owner, contractor, or subcontractor of any Owner shall cause any improvements or alterations to be made to, placed on or in, or allowed to remain on or in any of the easements for landscaping and mounding areas, fences or boulevard entranceway features without the express written consent of Grantor, its successors and assigns. Any Owner of such Lots shall at all times keep such areas accessible for maintaining and repairing the entranceway facilities and amenities and such Lot Owner, by acceptance of a deed to such lot, agrees to be bound by these conditions.

13. Nuisances. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

14. Temporary Structures. No structure of a temporary character, trailer, mobile home, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, and no structure of a temporary character, detached from the residence, shall be used for storage purposes unless specifically approved by Grantor in writing, or during construction, no materials, supplies, or equipment shall be stored on the lot except inside a closed area.

15. Antennas. No radio, television, or other aerial, antenna,

dish, tower, or other transmitting or receiving structure, or support therefor, shall be erected, installed, placed, or maintained upon any portion of the Premises.

16. Clotheslines. The use of clotheslines or other similar hanging devices are strictly prohibited on the Premises.

17. Signs. No sign of any kind shall be displayed to the public view on any of the lots except one professional sign of not more than one square foot may be attached to the front of a residence, and one sign of not more than five square feet advertising the residence for sale or for rent, and except those other signs as may be approved by Grantor intended to be used by a builder and Realtor to advertise the residence during the construction and sales period. Notwithstanding the foregoing, Grantor reserves the right to establish standards for uniform signage and the total number of signs to be used by each builder and Realtor during the construction and sales period as to all of the lots.

18. Oils and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

19. Livestock and Poultry. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. No such pets may be allowed to run unattended.

20. Garbage and Refuse 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, which shall be concealed and contained within the building or garage or concealed by means of a screening wall or material similar to and compatible with that of the residence, or shall be concealed by sufficient landscaping to provide a permanent screen at all times of the year, except during the construction. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

21. Water Supply. No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of Pickerington. Approval of such system as

installed shall be obtained from such authority.

22. Sewage Disposal. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of Pickerington. Approval of such system as installed shall be obtained from such authority.

23. Above Ground Swimming Pools. No above ground swimming pool shall be permitted on any lot at any time. Any outdoor hot tubs or whirlpools shall be screened from view.

24. Sight Distance at Intersection. No fences, 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 in a line connecting them at points twenty-five (25) feet from the intersection of the street lines, 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 (10) feet from the intersection of a street or property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

25. Parking. No trucks, commercial vehicles, boats, trailers, vans, campers or mobile homes shall be parked or stored on the street or on the Premises for any time period longer than forty-eight (48) hours in any thirty (30) day period, provided, however, that nothing herein contained shall prohibit the reasonable use of such vehicles as may be necessary during construction.

The word "trailer" shall include trailer coach, house trailer, mobile home, automobile trailer, camp car, camper or any other vehicle, whether or not self-propelled, constructed or existing in such a manner as would permit the use and occupancy thereof, or for storage or the conveyance of machinery, tools, or equipment, whether resting on wheels, jacks, tires or other foundation. The word "truck" shall include and mean every type of motor vehicle 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.

26. Homeowners' Association.

(A) An Ohio non profit corporation for lot owners in Sections 1 through 8 of Melrose Subdivision has been formed, named The Melrose Homeowners' Association of Pickerington, Inc. (the

"Association"). The members of the Association are and shall be lot owners, and the Association's purposes is and will be to maintain the entranceway and amenities to Melrose Subdivision and common areas, and to enforce restrictions and conditions under which the maintenance will be carried out along with the enforcement of these restrictions, all as set forth herein. The Association may, by a majority vote, adopt a set of by-laws and promulgate rules and regulations concerning maintenance of the entranceways and the establishment and collection of assessments.

All rights and obligations reserved to Grantor herein will pass to the Association when Grantor has conveyed all of the lots of the Premises to third party grantees-buyers, provided however, that the Association will be responsible for Architectural Control for individual lots in the Premises subsequent to the time any such lots have been conveyed to a third-party grantee-buyer who is a member of the Association.

(B) Association Members. Every owner of a lot except for Grantor, shall become a member of the Association, and each such owner, shall be entitled to one vote on each matter submitted to vote of the members for each lot owned by him, her or it; provided, however, that where title to a lot is in more than one person, such co-owners acting jointly shall be entitled to but one vote.

(C) Maintenance of the Amenities at the Route 256 Entrance. Grantor shall have the responsibility for the reasonable and proper maintenance of the Route 256 entrance amenities including mowing, pond and fence maintenance, trimming and landscaping through 1997. Grantor and the Association will equally share such costs for 1998 by mutual agreement. The Association will assume responsibility for all other costs of caring for the entranceways and other amenities.

(D) Alterations to Entranceways and Amenities. Except as provided for herein, the Association has assumed the responsibility for maintaining the entranceways and amenities as provided in Section 12. No building, wall, fence, other structure or landscaping shall be added to or removed from the entranceway improvements and amenities without the consent, in writing, by the Association. Such consent shall be provided for by the Association according to its rules and regulations established for maintenance of the entranceways and amenities.

(E) Assessments. The Association shall be empowered to collect assessments from its members for the maintenance of any and all entranceways and amenities or as otherwise approved by the members of the Association. Any assessments established by the Association, from time to time, shall be levied in equal amounts as to each of the lots, other than special assessments as provided for in the Code Of Regulations. As soon as it shall be practicable

after determination that an assessment is needed, the Association shall send a written statement to each lot owner setting forth the amount and method of calculation of the amount assessed against each lot, and the time when the same is due. The assessment may be billed in a lump sum, as the Association shall, in its sole discretion, determine. No assessments shall become due and payable unless written notice has been sent or delivered to the lot owner obligated to pay the same at least ten (10) days prior to the due date thereof.

In the event any amount so assessed or levied is not paid when due and remains in arrears for more than thirty (30) days, the Association may charge interest on the entire unpaid balance at the highest rate of interest then permitted by law or such lower rate as the Association may from time to time determine and cause to be filed with the Recorder of Fairfield County, Ohio, a notice of lien describing the lot, the assessment amount and interest due, and executed in accordance with the formalities then required to record a lien against real estate. All assessments, together with interest and cost, shall be a charge and a continuing lien in favor of the Association upon the lot against which each such assessment is made. Each assessment, together with interest and costs, shall also be the joint and several personal obligation of the lot owners who owned the lot at the time when the assessment fell due.

Upon written demand by a lot owner, the Association shall, within a reasonable period of time, issue and furnish to each lot owner a certificate stating that all assessments or installments thereof, including interest and costs, if any, have been paid with respect to any specified lot as of the date of such certificate, or, if all assessments and installments thereof have not been paid, setting forth the amount, including interest and costs, if any, due and payable as of such date. The Association may make a reasonable charge for the issuance of such certificates, which must be paid at the time that the request for such certificate is made. Any such certificate, when duly issued as herein provided, shall be conclusive and binding with regard to any matter therein stated as between the Association and any bona fide purchaser of, or lender on, the lot in question.

Notwithstanding the foregoing, the lien of the assessments provided for herein shall be subject and subordinate to the lien of any duly executed first mortgage on a lot recorded prior to the date on which such lien of the Association arises, and any holder of such first mortgage which comes into possession of a lot pursuant to the remedies provided in the mortgage, foreclosure of the mortgage, or deed or assignment in lieu of foreclosure, and any purchaser at a foreclosure sale, shall take the lot free of any claims for unpaid installments of assessments or charges against

the mortgaged lot which become due and payable prior to the time such holder or purchaser takes title to that lot.

(F) Authority to Assign or Enter Into Contracts. Any of the rights, powers, duties and obligations of the Association, which, like this instrument are to be assumed by the Association, may, after such assumption, be assigned or transferred by the Association to any one or more corporations, associations or entities which will agree to assume such rights, powers, duties and obligations and carry out and perform the same. Further, the Association shall have the power and authority to contract with any person, corporation, firm or other entity for the exercise of any one or more of the various powers and authority granted to and duties to be performed by the Association hereunder.

26. Term. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date this Deed is recorded, after which time said covenants shall be automatically extended for a successive period of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change the covenants in whole or in part.

27. Enforcement. In connection with the restrictions, it is hereby provided that if, in the opinion of Grantor, the enforcement of the provisions hereof would work an undue hardship by reason of the shape, dimensions or topography of any of the lots or by reason of the shape, dimensions or type of building proposed to be erected on any of the lots, Grantor may, with the consent of the Association, permit variations in size, type, location or otherwise that will not, in its sole discretion, do material damage to any abutting or adjacent property. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. Grantor reserves the right in case of violation or breach of any of the restrictions to enter the property upon which or as to which such violation or breach exists, and to summarily abate and remove, at the expense of the owner, any building, thing or condition that may be or exist thereon contrary to the intent and meaning of the provision hereof as interpreted by Grantor; and Grantor shall not, by reason thereof, be deemed guilty of any manner of trespass for such entry, abatement or removal. Further, Grantor may enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach of these restrictions except as otherwise specifically provided for herein. Except as otherwise specifically provided herein, enforcement of these restrictions will be by the Association when Grantor has conveyed all of the lots of the Premises to third party grantees-buyers.

28. Severability. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

THE RESTRICTIONS AND PROVISIONS CONTAINED IN THIS SPECIAL WARRANTY DEED, REVOKE AND SUPPLANT, THE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR MELROSE, SECTION 8, BY RAVEN DEVELOPMENT COMPANY, DATED MARCH 29, 1996, AND RECORDED IN DEED BOOK 645, PAGE 852, RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO.

Signed and acknowledged
in the presence of:

Rockford Homes, Inc.
an Ohio corporation

[Signature]

By: [Signature]
Robert E. Yoakam, Jr.

[Signature]

State of Ohio,
county of Fairfield, ss:

The foregoing Special Warranty Deed was acknowledged before me on July 24, 1996, by Robert E. Yoakam, Jr., President of Rockford Homes, Inc., an Ohio corporation, on behalf of the corporation.

[Signature]



ROBERT H. ALBERT, JR.
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 6, 1999

This instrument was prepared by:

Kagay, Albert & Diehl
Attorneys at Law
P.O. Box 23041
849 Harmon Avenue
Columbus, Ohio 43223-0041
e1070106.ded **4356**

TRANSFERRED

JUL 24 1996

[Signature]
County Auditor, Fairfield County, Ohio

RECEIVED IN FAIRFIELD COUNTY, OHIO
AT 3:37 O'CLOCK PM
RECORDED 7-24 1996
RECORDED Vol 650 PAGE 43

REAL ESTATE CONVEYANCE

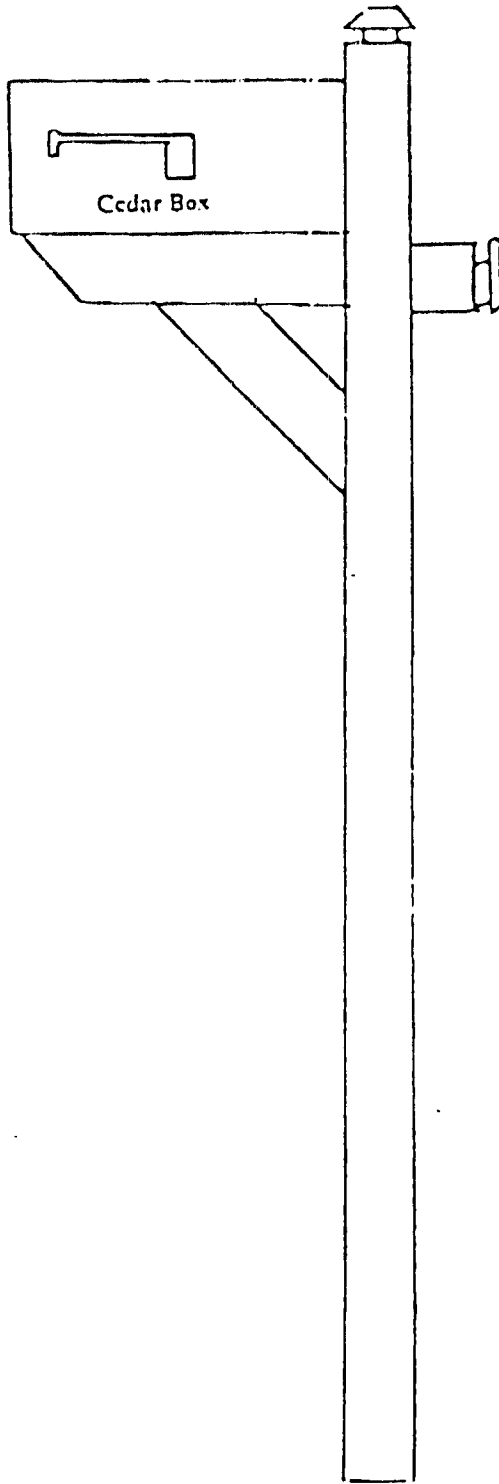
Fee \$ _____

Exempt # M

[Signature]
Auditor, Fairfield County, Ohio

54- JUL 24 1996
[Signature]
RECORDER, FAIRFIELD COUNTY, OHIO

EXHIBIT A



All Material Made of Cedar
4 x 4 Cedar Post
Standard Rural Box
Painted: Beige Stain

LIMITED WARRANTY DEED

Robert H. Albert, Sr., Trustee, of Franklin County, Ohio, Grantor, for valuable consideration paid, grants with limited warranty covenants, to Rockford Homes, Inc., an Ohio corporation of Franklin County, Ohio, the following real estate situated in Village of Pickerington, Fairfield County, Ohio:

Being Lot Numbers Three Hundred Thirty-Two (332) through Three Hundred Eighty-Four (384), inclusive, of MELROSE, Section 8, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Cabinet 1, Slot 171, Recorder's Office, Fairfield County, Ohio.

Subject to real estate taxes and assessments, mortgages, zoning ordinances, public rights-of-ways, and restrictions, conditions, and easements, if any, of record.

Prior Instrument Reference: Official Records Volume _____, page _____.

Grantor has executed this Limited Warranty Deed on July 24, 1996.

Signed and acknowledged in the presence of:

[Signature]
[Signature]


[Signature]
Robert H. Albert, Sr., Trustee

State of Ohio,
County of Franklin, ss:

The foregoing instrument was acknowledged before me on July 24, 1996, by Robert H. Albert, Sr., Trustee.

This instrument was prepared by:

Kagay, Albert & Diehl
Attorneys at Law
849 Harmon Avenue
P. O. Box 23041
Columbus, Ohio 43223
E1071105.ded

[Signature]

ROBERT H. ALBERT, JR.
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 6, 1999

4357

TRANSFERRED REAL ESTATE CONVEYANCE

JUL 24 1996

Fee \$ _____
Exempt # MC

[Signature]
County Auditor

[Signature]
Auditor, Fairfield County

RECEIVED IN FAIRFIELD COUNTY, OHIO
AT 5:38 O'CLOCK PM
RECORDED 7-24-96
RECORDED VOL 456 PAGE 415

14 - JUL 24 1996
[Signature]
RECORDER, FAIRFIELD COUNTY, OHIO

Vol 650 Page 415