

57413

PROTECTIVE COVENANTS OF TARA DEVELOPMENT CORPORATION
TOWNSHIP OF ADDISON, GALLIA COUNTY, OHIO.

1. These covenants are to run with the land and shall be binding upon all owners of any lot, lots, or parcel of land purchased from or thru Tara Development Corporation, its successors or assigns and are enforceable by any or all persons deriving title from Tara Development Corporation itself.
2. 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.
3. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the provisions which shall remain in full force and effect.
4. There shall not be erected, placed or suffered to remain on any one lot any building or structure whatever other than one private dwelling house, garage or carport appurtenant thereto, and such dwelling house, garage and carport shall be constructed in conformity with these provisions and any provisions or rules either now existing or hereafter promulgated by any governmental authority. No structure shall be erected unless attached to the private dwelling house, in accordance with its existing design.
- All homes shall be designed to conform to existing dwellings. All homes shall be of one floor plan or tri-level design, with a minimum of thirteen hundred (1300) square feet of floor space on ground level.
5. No fence or wall of any kind shall be erected without the written consent of Tara Development Committee as hereinafter established and then only in strict compliance with the design as approved by them.
6. No billboard, sign or advertising devise of any kind other than a "For Sale" or "For Rent" sign, not larger than 2 feet square, shall be erected, placed or suffered to remain on said premises.
7. No intoxicating liquor shall be manufactured or sold on said premises.
8. Said premises shall not be used for any purpose or in any way which may endanger the health or unreasonably disturb the quiet of any occupant of adjacent or neighboring premises. Power mowers must be equipped with mufflers of the latest design for maximum noise reduction.
9. Said premises shall not be used for boarding house, rooming house, fraternity house, sorority house, boarding school, hotel, apartment, school, hospital, sanitarium, or dance hall purposes, or for any other purpose whatsoever other than private residence purposes. The intent of this covenant is that said premises shall be used exclusively for private residence purposes, and for no other purpose whatsoever, whether of the kind specified in this paragraph or otherwise, the enumeration herein of certain prohibitive uses of said premises being in addition to, and not exclusive of, any use thereof other than for purely private residence purposes.
10. No animals, livestock or poultry of any kind shall be raised or bred or kept on any lot in said Addition, except dogs, cats or other household pets not raised, bred or kept for any commercial purpose. No dog or other vicious animal shall be kept or harbored on any part of said Addition which would constitute a danger to the occupants of any part thereof. Barking dogs shall be considered a common nuisance and are accordingly prohibited, and in any event dogs shall be tied or otherwise retained on the owner's premises.
11. There is by accepting this deed, and as a condition and restriction thereof as part of the protective covenants herein, an agreement to pay each year to Tara Development Corporation, and its successors and assigns, not less than \$150.00 per year payable in advance on the anniversary of the date of the conveyance. Such sum shall be for maintenance of the streets, use of the sewage system so long as it is operated by Tara Development Corporation, use of the club house, maintenance of the adjoining grounds and facilities as may be provided by Tara Development Corporation, and in accordance with its rules and regulations. Provided further that Tara Development Corporation, or its successors, may appoint a committee of persons residing in the Tara Development Corporation's apartments and/or residents of the area, which committee shall promulgate rules and regulations for the use of the club house, pool and other facilities, and shall provide for the use of the annual monies collected, be responsible for its collection, and use for maintenance and repair, and further perform such other duties as may be delegated to it by Tara Development Corporation, subject only to the final approval of Tara Development Corporation, its successors and assigns. Such committee shall if authorized make determinations at least annually as to whether or not any of the covenants hereinabove provided have been violated and take such steps as are necessary for the enforcement thereof. However, this provision shall not be construed to prevent any other person from initiating action for the enforcement thereof.

IN WITNESS WHEREOF, the officers of Tara Development Corporation have hereunto set their hands at Portsmouth, Ohio, this 24th day of July, 1972.

Signed in the presence of:
Beverly Hickie
Norma Jean Ruby

TARA DEVELOPMENT CORPORATION
by J. J. Blazer, Pres.
by Robert E. Dever, Secretary

STATE OF OHIO, SCIOTO COUNTY, SS:

Before me, a notary public, in and for the State of Ohio, personally appeared the above named TARA DEVELOPMENT CORPORATION, by J. J. Blazer Its President, and Robert E. Dever its Secretary, and acknowledge the signing of the foregoing instrument to be their voluntary act and deed and the free act and deed of said corporation, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my seal at Portsmouth, Ohio, this 24th day of July, 1972.

This instrument prepared by: Robert E. Dever,
Attorney at Law,
Portsmouth, Ohio

Norma Jean Ruby
NORMA JEAN RUBY
Notary Public, Scioto County, Ohio
My Commission Expires 9/29/74 (Seal)

RECEIVED FOR RECORD JULY 26, 1972 at 9:35 A. M.
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Edward J. Myers
Recorder Fee \$3.00