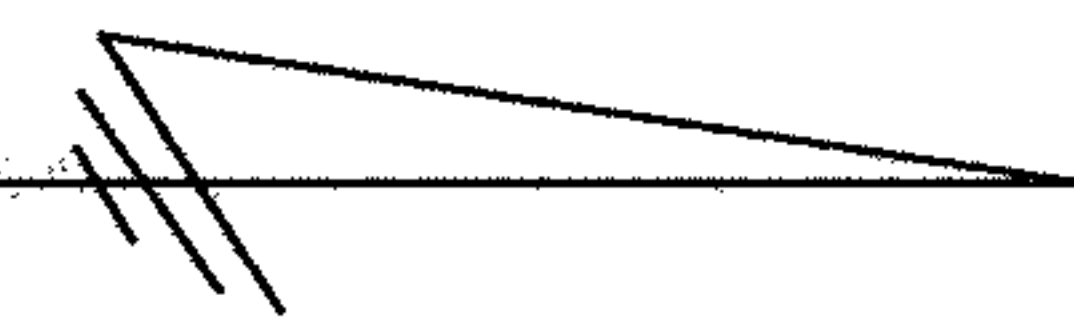


Bearings based on Carriage-By-The-Lake, Section One, Plat Book 17, Pages 90-93.

North



**Monument Legend**

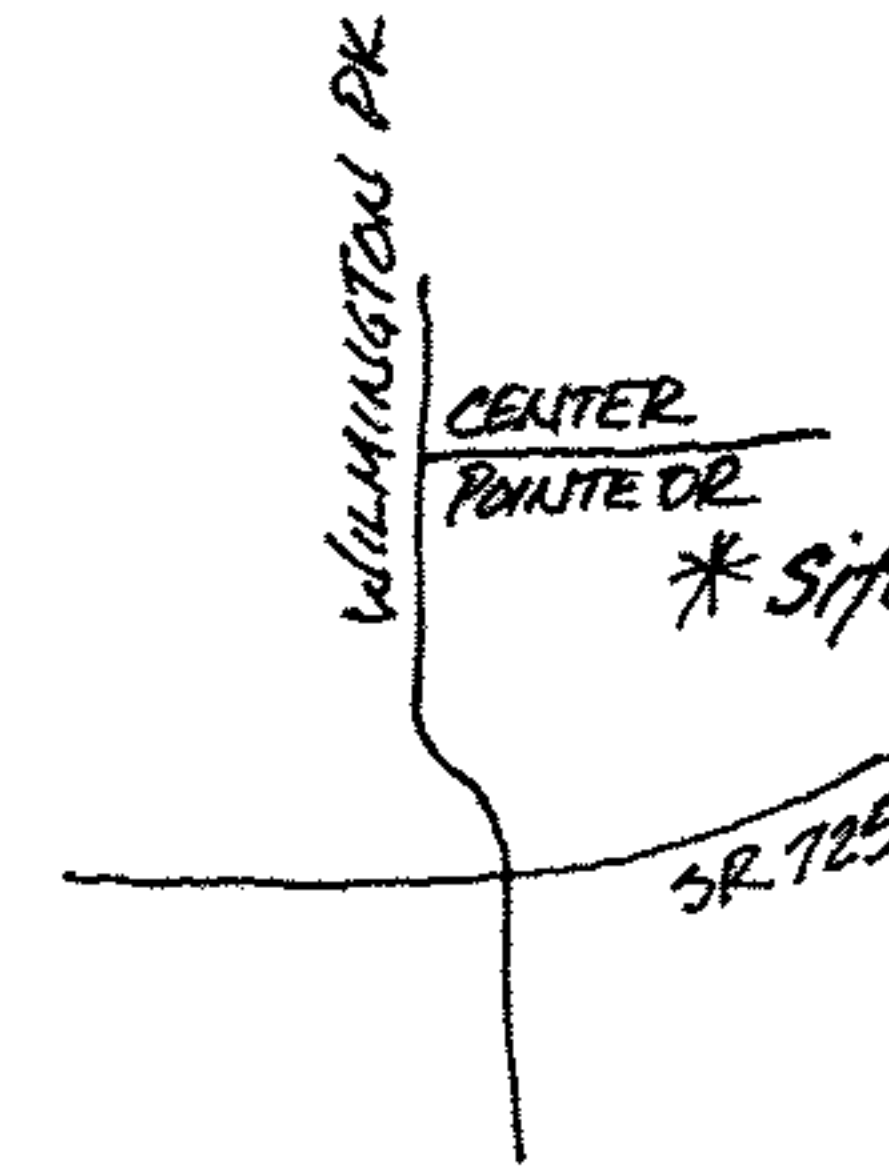
- ⊗ Indicates iron pin found
- Indicates iron pin set - 30" x 5/8" capped "McDougall Assoc"
- △ Indicates spike or P.K. nail set
- Indicates concrete monument set

**\*Notes:**

All easements 10' wide utility easements unless noted otherwise.

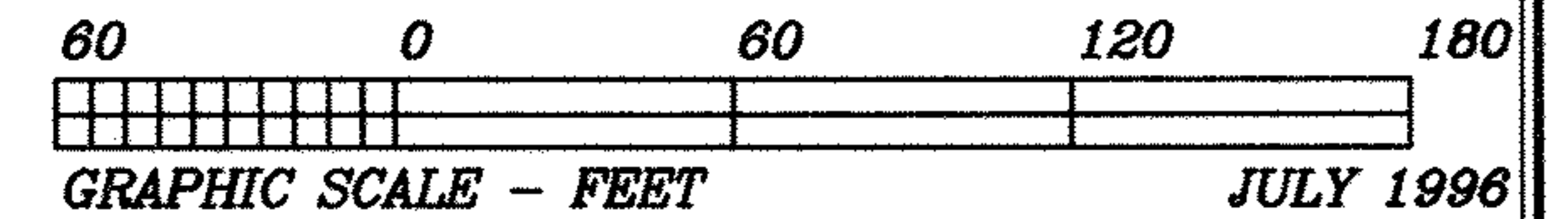


16046  
1996 AUG -1 PM 1:57  
LARRY B. MORRIS  
GREENE CO. RECORDER  
XENIA, OH



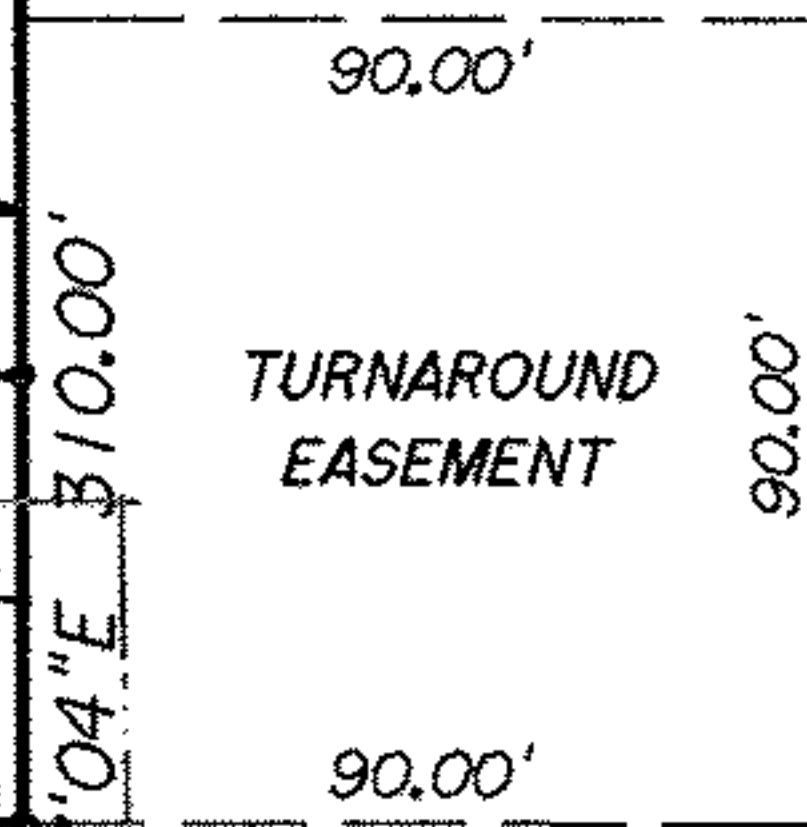
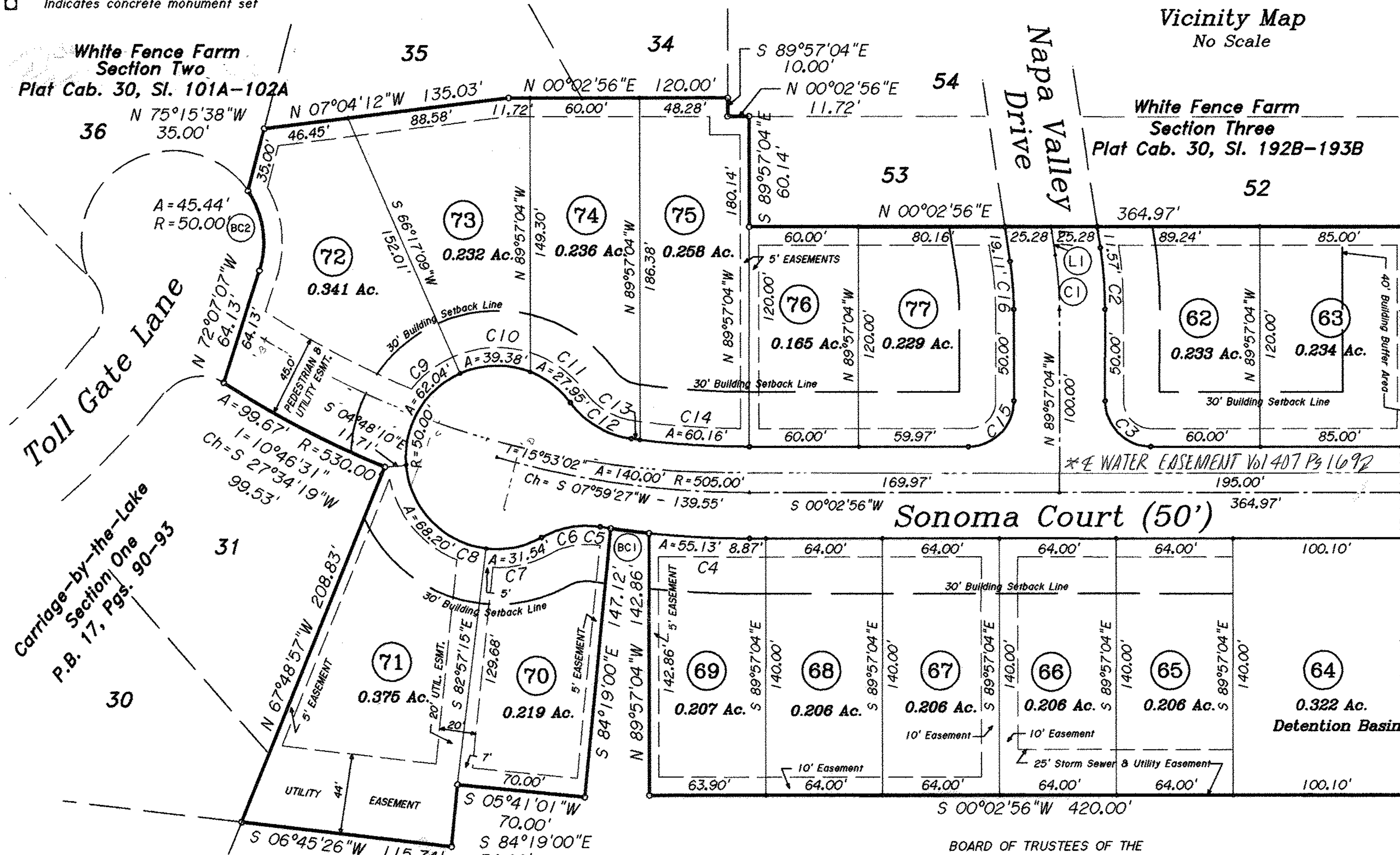
Vicinity Map  
No Scale

Record Plan  
**White Fence Farm**  
Section Four  
Section 8, Town 2, Range 6  
Sugar Creek Township  
Greene County, Ohio  
Contains: 4.727 Acres  
3.874 Ac. in Lots; 0.853 Ac. in R/W



Note: Previous waterline easements are within right-of-way and easement dedication.

\* WATERLINE EASEMENT Vol 1407 P 169



Wendell E. Spears  
Official Record 323, Page 217

**Subdivider:**  
Crossman Communities of Ohio, Inc.  
955 Congress Park Drive  
Dayton, Ohio 45459  
(513) 436-1111

No vehicular access to Toll Gate Lane from Lot 72.

Homeowners Association recorded in Official Record 732, Page 94, Greene County Recorder's Office.

**This Instrument Prepared By:**  
**McDOUGALL ASSOCIATES**  
Professional Land Surveyors  
8529 BYERS ROAD  
MIAMISBURG, OHIO 45342  
(513) 847-2660  
JOB #1097S4RP

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	200.00'	15.00'	29.94'	8°34'42"	29.92'	N 85°45'35"E
C2	225.00'	16.88'	33.69'	8°34'42"	33.66'	S 85°45'35"W
C3	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 45°02'56"W
C4	530.00'	27.59'	55.13'	5°57'35"	55.10'	N 03°01'26"E
C5	530.00'	2.93'	5.86'	0°37'59"	5.86'	N 08°36'34"E
C6	50.00'	17.23'	33.19'	38°01'39"	32.58'	N 10°05'16"W
C7	50.00'	16.32'	31.54'	36°08'51"	31.02'	N 11°01'40"W
C8	50.00'	40.60'	68.20'	78°09'05"	63.03'	N 46°07'18"E
C9	50.00'	35.72'	62.04'	71°05'18"	58.13'	S 59°15'31"E
C10	50.00'	20.77'	39.38'	45°07'30"	38.37'	S 01°09'06"E
C11	50.00'	14.35'	27.95'	32°01'32"	27.59'	S 37°25'24"W
C12	50.00'	21.04'	39.83'	45°38'35"	38.79'	S 30°36'53"W

BOARD OF TRUSTEES OF THE  
BELLBROOK - SUGARCREEK PARK DISTRICT  
OFFICIAL RECORD 375, PAGE 636

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C13	480.00'	2.36'	4.72'	0°33'49"	4.72'	S 07°30'41"W
C14	480.00'	30.12'	60.16'	7°10'51"	60.12'	S 03°38'21"W
C15	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 44°57'04"E
C16	175.00'	13.12'	26.20'	8°34'42"	26.18'	N 85°45'35"E
BC1	530.00'	10.57'	21.13'	2°17'03"	21.13'	S 07°09'47"W
BC2	50.00'	24.43'	45.44'	52°04'21"	43.89'	S 81°50'43"W
COURSE	BEARING	DISTANCE				
LI	N 81°28'14"E	15.34'				

# White Fence Farm Section Four

Section 8, Town 2, Range 6  
Sugar creek Township  
Greene County, Ohio  
Contains: 4.727 Acres  
3.874 Ac. in Lots; 0.853 Ac. in R/W

This Instrument Prepared By:  
**McDOUGALL ASSOCIATES**  
Professional Land Surveyors  
8529 BYERS ROAD  
MIAMISBURG, OHIO 45342  
(513) 847-2660

### ACCEPTANCE AND APPROVAL

DEDICATION OF THE SANITARY SEWER LINES AND EASEMENTS  
IN THE WITHIN PLAT IS HEREBY ACCEPTED.

THIS 30th DAY OF July, 1996.

W. Keed Madden

BOARD OF COUNTY  
COMMISSIONERS, GREENE  
COUNTY, OHIO

Kathryn K. Hagler

Alphonse S. Bower

THIS PLAT APPROVED BY THE GREENE COUNTY PLANNING COMMISSION  
THIS 30th DAY OF July, 1996.

Richard W. [Signature]

PRESIDENT

[Signature]  
EXECUTIVE DIRECTOR

STATE OF OHIO, COUNTY OF **MONTGOMERY**, S.S.

BE IT REMEMBERED THAT ON THIS 3RD DAY OF July, 1996,  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE, PERSONALLY APPEARED THE SAID **CROSSMAN COMMUNITIES**  
**OF OHIO, INC.** BY **TOM PEEBLES VICE PRESIDENT**  
AS OWNER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND  
EXECUTION OF THE WITHIN PLAT TO BE THEIR VOLUNTARY ACT AND  
DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND NOTARIAL  
SEAL ON THE DAY AND DATE ABOVE WRITTEN.



Mabel A. Bailey  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Aug 27, 1997  
MABEL A. BAILEY, Notary Public  
in and for the State of Ohio  
My Commission Expires August 27, 1997

### DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN  
PLATTED, DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE  
EXECUTION OF SAID PLAT AND DO HEREBY DEDICATE THE PUBLIC  
ROADS AND EASEMENTS SHOWN ON SAID PLAT TO THE PUBLIC USE  
FOREVER. ALSO, WE HEREBY DEDICATE THE SANITARY SEWERS AND  
WATERMANS TO THE GREENE COUNTY BOARD OF COUNTY COMMISSIONERS  
FOR THE PUBLIC USE FOREVER, AND THE CITY OF BELLBROOK FOR THE  
PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION,  
OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF  
WATER LINES, GAS LINES, STORM SEWER DRAINAGE, SANITARY SEWER,  
ELECTRIC, TELEPHONE, OR OTHER UTILITIES OR SERVICES, AND FOR  
THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER  
OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR  
PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID  
PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

TRANSFERRED ON THE 1st DAY OF August, 1996.

Louanna A. Delaney  
GREENE COUNTY AUDITOR

RECORDED ON THIS 1st DAY OF August, 1996,  
TIME: 1:57 PM

PLAT BOOK 30, PAGES 299-A FEE 160.00

Larry B. Morrison  
GREENE COUNTY RECORDER

STATE OF OHIO, COUNTY OF **MONTGOMERY**, S.S.

TOM PEEBLES, BEING DULY SWORN, SAYS THAT ALL PERSONS AND  
CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN  
THIS DEDICATION, EITHER AS OWNERS OR AS LIENHOLDERS, HAVE  
UNITED IN ITS EXECUTION.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

OWNER  
**CROSSMAN COMMUNITIES OF OHIO, INC.**

[Signature]  
Tom PEEBLES

Mabel A. Bailey  
MABEL A. BAILEY WITNESS

[Signature]  
BY: TOM PEEBLES VICE PRESIDENT

Don L. Nelson  
DON L. NELSON WITNESS

Nancy F. Flagg  
NANCY F. FLAGG WITNESS

DEDICATION OF THE WATER MAIN LINES IN THE WITHIN PLAT IS HEREBY ACCEPTED.

THIS 1st DAY OF Aug, 1996.

Win Stragell  
CITY MANAGER

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND  
NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.



Mabel A. Bailey  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Aug. 27, 1997  
MABEL A. BAILEY, Notary Public  
in and for the State of Ohio  
My Commission Expires August 27, 1997

THE WITHIN PLAT IS A SUBDIVISION OF \_\_\_\_\_ ACRES, OF THE  
TRACT OF LAND CONVEYED TO **CROSSMAN COMMUNITIES OF OHIO, INC.** BY DEED  
RECORDED IN OR 997, PAGE 256 OF THE ~~DEED~~ RECORDS OF GREENE  
COUNTY OHIO.

THE MEASUREMENTS ARE CERTIFIED CORRECT AND MONUMENTS SHALL BE  
SET AS SHOWN. CURVED DISTANCES ARE MEASURED ON THE ARC.



BY [Signature]  
THOMAS MCDUGALL P.S. #6588

## WHITE FENCE FARM

## PROTECTIVE COVENANTS AND RESTRICTIONS:

1. THESE COVENANTS AND RESTRICTIONS ARE FOR THE BENEFIT OF ALL THE LOT OWNERS AND ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2010, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY A MAJORITY VOTE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
2. IT SHALL BE LAWFUL FOR *CROSSMAN COMMUNITIES OF OHIO, INC.* OR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN WHITE FENCE FARM TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT OR RESTRICTION HEREIN CONTAINED AND EITHER TO PREVENT HIM OR THEM FROM SO DOING TO RECOVER DAMAGES OR OTHER DUE FROM SUCH VIOLATION.
3. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OTHER PROVISIONS WHICH REMAIN IN FULL FORCE AND EFFECT.
4. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERRECTED ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO AND ONE HALF (2 1/2) STORIES IN HEIGHT EXCLUSIVE OF BASEMENT AND A PRIVATE GARAGE FOR NOT LESS THAN TWO (2) CARS NOR MORE THAN FOUR (4) CARS ATTACHED TO THE RESIDENCE UNLESS OTHERWISE APPROVED IN WRITING BY *CROSSMAN COMMUNITIES OF OHIO, INC.*
5. NO STRUCTURE SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT OF THIS SUBDIVISION WITHOUT WRITTEN APPROVAL OF *CROSSMAN COMMUNITIES OF OHIO, INC.*, TWO COMPLETE SETS OR "DOCUMENTS" SHALL BE SUBMITTED TO *CROSSMAN COMMUNITIES OF OHIO, INC.* THE DOCUMENTS SHALL INCLUDE DESIGN PLANS, MATERIALS, COLORS, ROOFING, LOCATION OF BUILDING (HORIZONTAL AND VERTICAL) AND LANDSCAPING PLANS. *CROSSMAN COMMUNITIES OF OHIO, INC.* SHALL HAVE FIFTEEN (15) DAYS AFTER RECEIPT OF THE DOCUMENTS TO MARK ON ONE SET OF THE DOCUMENTS "APPROVED" OR "DISAPPROVED" BY *CROSSMAN COMMUNITIES OF OHIO, INC.* DATED AND SIGNED. DISAPPROVING DOCUMENTS SHALL INDICATE THE REASONS FOR DISAPPROVAL. IF THE DOCUMENTS ARE NOT RETURNED TO OWNER WITHIN FIFTEEN (15) DAYS AFTER RECEIPT BY *CROSSMAN COMMUNITIES OF OHIO, INC.* THE DOCUMENTS SHALL AUTOMATICALLY BE APPROVED AS SUBMITTED. THE PLANS AND SPECIFICATIONS SHALL INCLUDE FLOOR PLANS, ELEVATIONS SHOWING ALL FOUR (4) SIDES OF HOUSE. AFTER THE ORIGINAL CONSTRUCTION, NO IMPROVEMENTS OF ANY KIND SHALL BE MADE OR ERRECTED, PLACED, ALTERED OR EXTERIOR DESIGN CHANGE MADE THERETO, ON ANY LOT, UNTIL SUCH IMPROVEMENT, ALTERATION, CHANGE, ETC., ARE SUBMITTED TO *CROSSMAN COMMUNITIES OF OHIO, INC.* AND FOLLOW THE APPROVAL OR DISAPPROVAL PROCEDURE SET FORTH IN THIS ITEM.
6. ALL FRONT AND SIDE YARDS SHALL BE SODDED ON EACH LOT. REAR YARDS MAY BE SEEDDED. ON CORNER LOTS, BOTH FRONT YARDS ARE TO BE SODDED.
7. ALL LOT OWNERS SHALL FINISH GRADE ELEVATIONS IN ACCORDANCE WITH GRADING PLAN FOR THE SUBDIVISION AND LEAVE EXPOSED ALL MANHOLE COVERS AND SHALL INSTALL THE DRIVEWAY APRONS.
8. ALL LOT OWNERS SHALL INSTALL SIDEWALKS AND DRIVE APPROACHES WHEN REQUIRED IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY SUGARCREEK TOWNSHIP OHIO, PRIOR TO OCCUPANCY. SUCH INSTALLATION SHALL BE COMPLETED NO LATER THAN SIX (6) MONTHS FROM THE DATE OF THE RECORDING OF THE DEED TO SUCH LOT OWNER.
9. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LOT LINE THAN THE BUILDING SET-BACK LINE AS SHOWN ON THE RECORDED PLAT.
10. NO ACCESSORY STRUCTURES ARE PERMITTED WITHOUT THE APPROVAL OF *CROSSMAN COMMUNITIES OF OHIO, INC.* OR THE HOMEOWNERS ASSOCIATION.
11. SOLAR PANELS SHALL BE APPROVED OR DISAPPROVED IN WRITING BY *CROSSMAN COMMUNITIES OF OHIO, INC.*
12. ROOF PITCHES OR SLOPE ON ALL HOMES SHALL BE 5/12 OR MORE.

13. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITIES SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
14. ALL LOT OWNERS SHALL LEAVE ALL SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, WATER MAIN VALVE BOXES, AND WATER TAP BOX UNCOVERED AND EXPOSED TO FINISH GRADE AFTER SODDING AND SEEDING OF THE YARDS OR INSTALLATION OF WALKS AND DRIVEWAYS.
15. NO TRAILER, BASEMENT, TENT, SHACK OR GARAGE ERRECTED IN THIS PLAT SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE BE USED AS A RESIDENCE.
16. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH GARBAGE OR OTHER WASTE SHALL NOT BE KEPT, EXCEPT IN A CLEAN AND SANITARY CONTAINER. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
17. NO FENCE, WALL OR HEDGE SHALL BE PERMITTED TO EXTEND NEARER TO ANY STREET LINE THAN ONE HALF THE DISTANCE FROM THE REAR HOUSE LINE TO THE MINIMUM BUILDING SET-BACK LINE.
18. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT EXCEPT SIGNS USED BY THE BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIODS, OR A PERMANENT ENTRANCE SIGN INSTALLED BY *CROSSMAN COMMUNITIES OF OHIO, INC.*
19. LOTS 36, 37 & 38 SHALL NOT HAVE ACCESS TO LAKEMAN AVENUE OR TOLL GATE LANE.
20. THE TOTAL FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF THE OPEN PORCHES, GARAGES, OR STEPS SHALL NOT BE LESS THAN ONE THOUSAND FOUR HUNDRED (1400) SQUARE FEET IN THE CASE OF ONE STORY STRUCTURES AND ONE THOUSAND SEVEN HUNDRED (1700) SQUARE FEET IN THE CASE OF TWO STORY STRUCTURES.
21. THE OWNERS OF ALL THE LOTS IN THE WITHIN SUBDIVISION SHALL BE REQUIRED TO MAINTAIN STORM WATER DRAINAGE WAYS IN SUCH A MANNER THAT THE NORMAL FLOW OF WATER WILL HAVE NO INTERFERENCE, MODIFICATION OF DRAINAGEWAYS IS PROHIBITED WITHOUT THE APPROVAL OF THE GREENE COUNTY ENGINEER.
22. BASEMENTS AFFECTING LOTS SHOWN ON THE RECORD PLAN ARE RESERVED FOR UTILITY INSTALLATION, MAINTENANCE AND SURFACE WATER DRAINAGE. ANY IMPROVEMENTS MADE ON ANY EASEMENT BY THE PROPERTY OWNER ARE MADE AT THE RISK OF THE PROPERTY OWNER, MODIFICATION OF DRAINAGEWAYS IS PROHIBITED WITHOUT THE APPROVAL OF THE GREENE COUNTY ENGINEER.
23. NO TRAILER, BOAT, MOTORHOME, OR RECREATIONAL VEHICLE OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT.
24. NO LOT SHALL HERE AFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
25. SATELLITE DISH ANTENNAS ARE PERMITTED WITH THE APPROVAL OF *CROSSMAN COMMUNITIES OF OHIO, INC.* OR THE HOMEOWNERS ASSOCIATION.
26. NO CHAIN LINK OR METAL FENCE WILL BE PERMITTED ON ANY LOT IN THIS PLAT.
27. ALL LOT OWNERS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO CURBS, WATER TAP BOXES, MANHOLES AND CATCH BASINS.
28. ALL LOT OWNERS SHALL RESPONSIBLE FOR AND CLEAN UP AFTER THEIR CONTRACTORS, SUBCONTRACTORS OR PERSONNEL WHO HAVE CAUSED MUD OR OTHER DEBRIS TO BE PLACED IN THE STREETS OF THE DEVELOPMENT OR ADJACENT PUBLIC STREETS, SAID CLEAN-UP SHALL BE ACCOMPLISHED ON THE SAME DAY THAT DEBRIS AND MUD PROBLEM OCCURS.
29. ALL LOT OWNERS SHALL INDEMNIFY AND HOLD HARMLESS *CROSSMAN COMMUNITIES OF OHIO, INC.* FROM ANY LIABILITY OR DAMAGE AS A RESULT OF ALTERING THE EXISTING DRAINAGE PATH ON THE LOT.
30. ALL LOTS SHALL HAVE A MINIMUM REAR YARD SET-BACK OF 30 FEET, AND A MINIMUM SIDE YARD SET-BACK OF 5 FEET.
31. THE WITHIN SUBDIVISION WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS AND ARTICLES OF INCORPORATION OR BY-LAWS OF WHITE FENCE FARM HOMEOWNERS ASSOCIATION. ALL OF WHICH ARE RECORDED IN THE RECORDS OF GREENE COUNTY, OHIO AT *O.R.V.L 732 B94*

## Record Plan

White Fence Farm  
Section FourSection 8, Town 2, Range 6  
Sugarcreek Township  
Greene County, OhioContains: 4.727 Acres  
3.874 Ac. in Lots; 0.853 Ac. in R/W

This Instrument Prepared By:

McDOUGALL ASSOCIATES

Professional Land Surveyors

8529 BYERS ROAD

MIAMISBURG, OHIO 45342

(513) 847-2660

32. NO BUILDINGS OF ANY KIND SHALL BE LOCATED IN THE "BUILDING RESTRICTION AREA" AFFECTING LOTS ALONG THE WEST AND NORTH LINES OF THIS PLAT; AS SHOWN ON THE RECORD PLAN. SAID "BUILDING RESTRICTION AREA" SHALL BE AS FOLLOWS:  
-85 FEET BY PARALLEL LINES OFF THE WEST PLAT LINE \*EXCEPT LOT 1, SHALL BE 50 FEET BY PARALLEL LINES OF THE WEST PLAT LINE.  
-100 FEET BY PARALLEL LINES OFF THE NORTH PLAT LINE \*EXCEPT LOTS NUMBERED 26, 63 & 64 AS SHOWN ON THE APPROVED PRELIMINARY PLAN SHALL BE 40 FEET BY PARALLEL LINES OFF THE NORTH PLAT LINE.

33. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT. HOWEVER, NO MORE THAN TWO (2) DOGS, CATS, AND OTHER COMMON HOUSEHOLD PETS, OTHER THAN VICIOUS ANIMALS, MAY BE KEPT ON THE LOTS, SO LONG AS THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES. ANY ANIMAL PERMITTED HEREUNDER WHILE OUTSIDE ANY SINGLE DWELLING STRUCTURE SHALL NOT BE ALLOWED TO RUN LOSE AT ANY TIME AND SHALL BE SECURELY ATTACHED TO A LEASE AND COLLAR. ANY ANIMAL EXCEEDING TWENTY (20) POUNDS SHALL BE MAINTAINED AS PRIMARILY AN IN-HOUSE OR INSIDE HOUSEHOLD PET, WITHIN THE SINGLE-FAMILY DWELLING CONSTRUCTED ON ANY SUCH LOT, AND SHALL NOT BE LEFT UNATTENDED ON ANY SUCH LOT, INCLUDING BUT NOT LIMITED TO, BEING UNATTENDED AND AFFIXED TO A "DOG RUN," DOG HOUSE, CAGE, ANIMAL STORAGE UNIT OR OTHER TYPE OF KENNEL OR MECHANICAL EXERCISE DEVICE. FOR THE PURPOSES HEREOF "VICIOUS ANIMAL" SHALL INCLUDE BUT NOT BE LIMITED TO PIT BULLS OR ANY AND ALL MIXED BREED WITH ANCESTRY KNOWN AS PIT BULLS.

34. ALL LOTS ARE SUBJECT TO THE RULES AND REGULATIONS OF THE PERPETUAL PRESERVATION AGREEMENT FOR THE LAKE SOUTH OF THIS DEVELOPMENT AND NORTH OF STATE ROUTE 725, RECORDED IN DEED BOOK 696 PAGE 266.

35. THE LAWN AREA BETWEEN THE CURB AND THE SIDEWALK SHALL NOT HAVE ANYTHING PLACED WITHIN IT, INCLUDING BUT NOT LIMITED TO LAWN SPRINKLERS, PLANTS, SHRUBS, TREES, ETC.