

12956H10

012517

DECLARATION OF
COVENANTS AND
RESTRICTIONS

TIME 3:30 P
RECORDED FRANKLIN CO., OHIO

FEB 3 1989

JOSEPH W. TESTA, RECORDER
RECORDER'S FEE \$ 13.00

This is a supplemental declaration of Covenants and Restrictions dated January 2, 1989, which is supplemental to a certain "Declaration of Covenants, Easements, Restrictions," et cetera dated September 19, 1988 and of record in O.R. Volume 12406, page G16, Recorder's Office Franklin County, Ohio, relating to those certain lots described hereinafter. This declaration is made by Ryan Operations, G.P. a Virginia General Partnership, licensed to do business in the State of Ohio, hereinafter referred to as "Declarant."

A. Declarant is the owner in fee simple of the following described real estate, situated in the City of Columbus, County of Franklin and State of Ohio and,

Being Lots One (1) through One Hundred Six (106) both inclusive of THE COVENTRY as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 68, page 04, Recorder's Office, Franklin County, Ohio.

B. Declarant desires by the terms of the Declaration hereinabove mentioned dated September 19, 1988 and by the terms, conditions and restrictions herein contained to provide for the benefit of and to protect the interests of the Declarant, each lot owner in the above-named Subdivision and their respective heirs, successors and assigns.

McGuire-Buy

RECEIVED
NOT NECESSARY
FEB 3 1989
PALMER C. McNEAL
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
PALMER C. McNEAL
FRANKLIN COUNTY AUDITOR

COVENANTS, EASEMENTS, RESTRICTIONS
AND ASSESSMENT LIENS

NOW THEREFORE, Declarant hereby declares that the Lots hereinabove referred to shall be held, sold, conveyed and occupied subject to the following supplemental covenants, easements, and restrictions which are for the purpose of protecting the values and desirability of, and which shall run with the title to, the Lots and be binding on all parties having any right, title or interest in the Lots and their respective heirs, successors, and assigns, and shall inure to the benefit of and be enforceable by Declarant, Ryan Homes and/or N.V. Ryan, its successors and assigns, each Lot owner, and the Hilliard-Rome Road Homeowner's Association ("the Association"), an Ohio

corporation not-for-profit, whose members are all lot owners, formed to own and administer the covenants and restrictions contained herein.

ARTICLE I

1. FENCING: In addition to the restrictions imposed by paragraph (R) of ARTICLE I of that Declaration dated September 19, 1988, hereinabove referred to as the same relates to fencing, there shall be no chain link fences and/or fencing permitted on any of the respective lots.

2. POOLS: No pools, swimming or other type shall be permitted on any of the respective lots which shall be constructed on and/or above the ground level of the lot.

ARTICLE II

A. TERM: These covenants are to run with the land and shall be binding on all owners of the above described real estate until January 1, 2019, after which time said covenants may be extended for successive periods of 10 years by a majority of the then owners of the lots agreeing to extend said covenants in whole or in part.

ARTICLE III

ACCEPTANCE: By accepting a deed to any of the above described real estate, a grantee accepts the same subject to the foregoing covenants and agrees for himself, his heirs, successors and assigns to be bound by each of such covenants jointly.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed on its behalf on or as of the 25th day of January 1989.

Signed and acknowledged
in the presence of:

Ryan Operations, G.P.
By Ryan Homes, Inc.
General Partner

Christine L. Boyers
Patricia Schmitt

by *Wesley J. Peoples*
Wesley J. Peoples,
Vice President
Midwest Operations

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

Before me, a Notary Public in and for said County and State, appeared Ryan Operations, G.P. a General Partnership by its managing General Partner, Ryan Homes, Inc. by Wesley J. Peoples, its Vice President and authorized agent who acknowledged that his signing of the above deed is his voluntary act and the act and deed of the General Partner

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and the Grantor herein.

In witness whereof I have set my hand and official seal this
25th day of January, 1989.

Vanessa J. Ranke
Notary Public

VANESSA L. RANKE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES APRIL 3, 1992

This Instrument Prepared By:

James W. McGuire
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