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 Rick Campbell T20020025454
 Stark County Recorder BX31

RESERVATIONS, COVENANTS, RESTRICTIONS AND CONDITIONS

THE MEADOWS AT NOBLES POND No. 4

Lots 86 through 101

WHEREAS, POLAR BEAR DEVELOPMENT COMPANY, LTD., hereinafter called "POLAR BEAR" is the owner of Lots 86 through 101 and all real property within the Meadows at Nobles Pond No.4, located in Jackson Township, Stark County, Ohio, hereinafter referred to as the "The Meadows at Nobles Pond No.4," which is included within a community known as "The Villages at Nobles Pond" (hereinafter the "Development"); and

WHEREAS, the Development includes, without limitation, areas for single family residences and Common Area, including, without limitation, boulevards, entrance signs and open space; and

WHEREAS, POLAR BEAR deems it necessary for the efficient preservation of the value, aesthetic harmony, and amenities of The Meadows at Nobles Pond No. 4 and the Development and for the maintenance and preservation of the Common Areas, to impose and provide the within reservations, covenants, restrictions and conditions, hereinafter called "The Restrictions", upon Lots 86 - 101 in The Meadows at Nobles Pond No. 4 (the "Lots"); and

WHEREAS, The Villages Association, Inc., hereinafter referred to as the "Association," a corporation not-for-profit, has been established pursuant to the laws of the State of Ohio, for the purpose of owning, operating, maintaining, and administering certain portions of the Development including the Common Areas and such improvements as may be constructed and developed thereon, with the costs incurred by the Association in connection with said ownership, operation, construction and development, and any maintenance, repair, replacement and administration of such portions of the Development, including the Common Areas, to be an encumbrance upon the Development, as further described herein.

NOW, THEREFORE, the following Restrictions are imposed upon The Lots in The Meadows at Nobles Pond No. 4 by POLAR BEAR, which shall be covenants running with the land, binding upon and inuring to the benefit of POLAR BEAR, the Association and the respective Grantees in deeds for such real estate, their respective successors, purchasers, heirs, executors, administrators and assigns (collectively the "Lot Owners"):

1. **GENERAL RESTRICTIONS**

Lots located in The Meadows at Nobles Pond No. 4 shall be used exclusively for single-family residence purposes, and only one such dwelling or residence shall be permitted on each lot. POLAR BEAR shall have the right to divide lots for the purpose of adding parts thereof to other lots to be used for one single-family residence on the enlarged tracts.

A. Single-Family dwellings shall meet the following requirements:

i. Type: Single family dwelling may be a one story, a two-story, a split level, or cape cod design.

(a) One story dwelling is a structure, the living area being the first floor, constructed with or without a basement and a space between the first floor ceiling and the roof of inadequate height to permit its use as a dwelling place.

(b) A two story dwelling is a structure, the living area of which is on two levels connected by a stairway, constructed with or without a basement.

(c) A split level dwelling is a structure, the living area of which is one, two or more levels connected by stairways constructed with or without a basement.

(d) A cape cod dwelling is a structure, the living area of which is on two levels connected by stairway and constructed with or without a basement. The upper level is constructed within the gable portion of the roof, with window penetrations made by the use of dormers.

ii. Living Area: The living area of any dwelling shall be not less than the square footage hereinafter set forth. "Living Area" shall not include garages, attics, basements, breezeways, patios, or any enclosed area not heated for year-round living.

(a) The area of any dwelling shall be computed on the outside foundation of the first floor and the exterior dimensions of the second floor. In the case of a Cape Cod design, a second floor area shall be computed from the outside dimensions of the knee walls.

In the case of open ceilings to the second floor, the upper open space may be computed as second floor footage.

(b) The minimum square footage for each of the aforementioned designs, computed as above described shall be:

- (1) One Story 2400 square feet