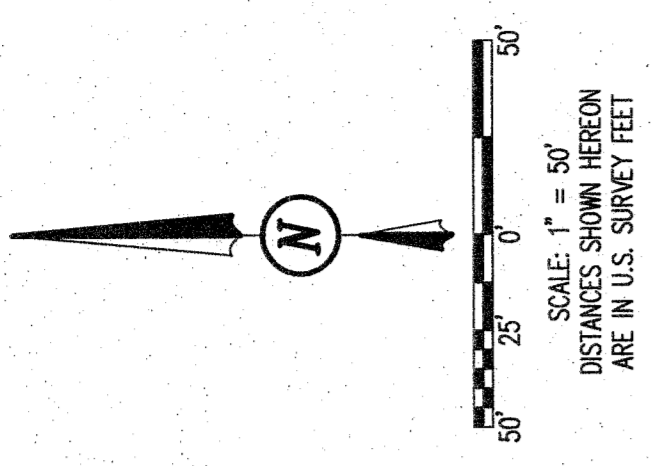


# FALL RIDGE SUBDIVISION PHASE I

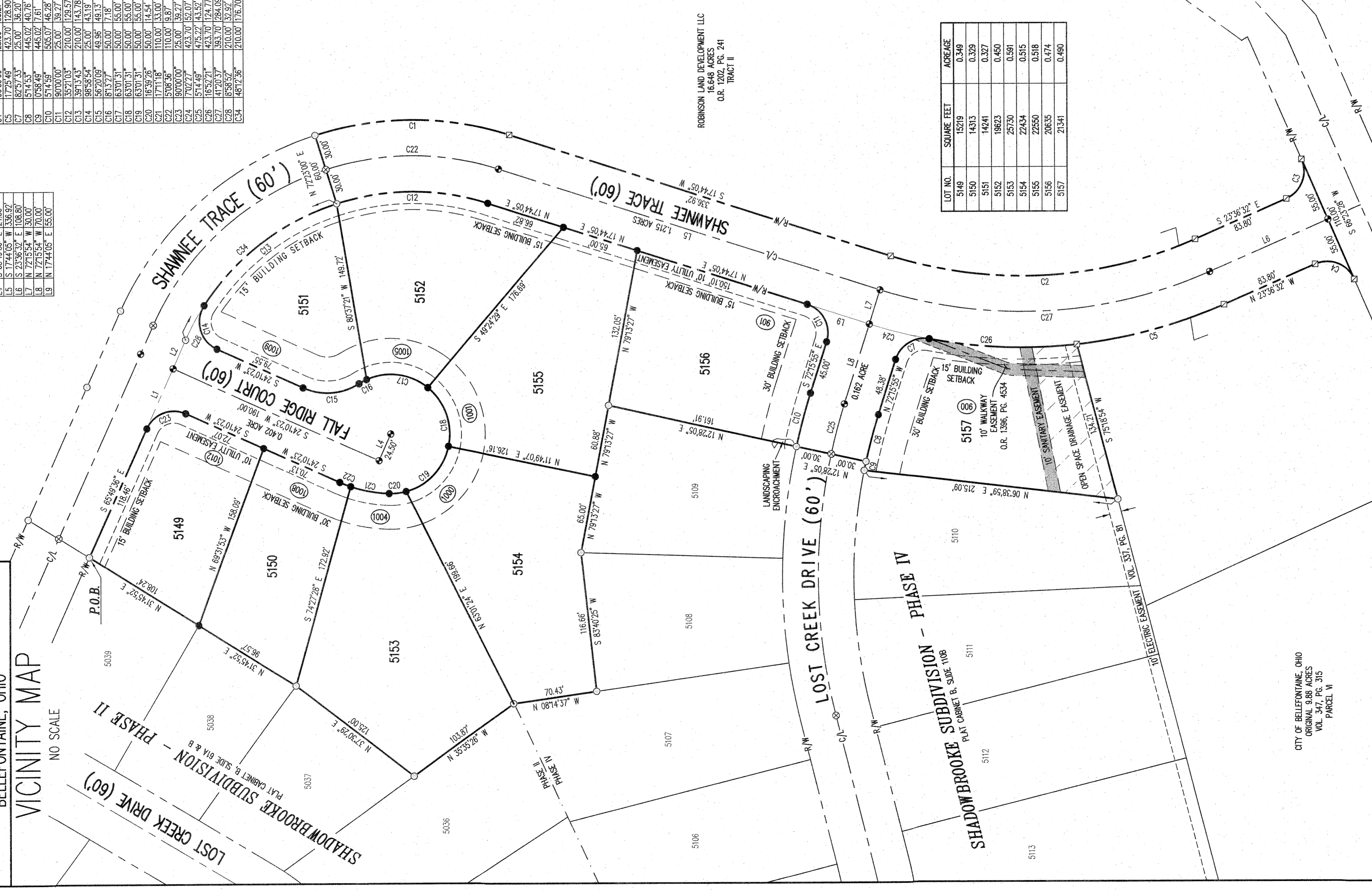
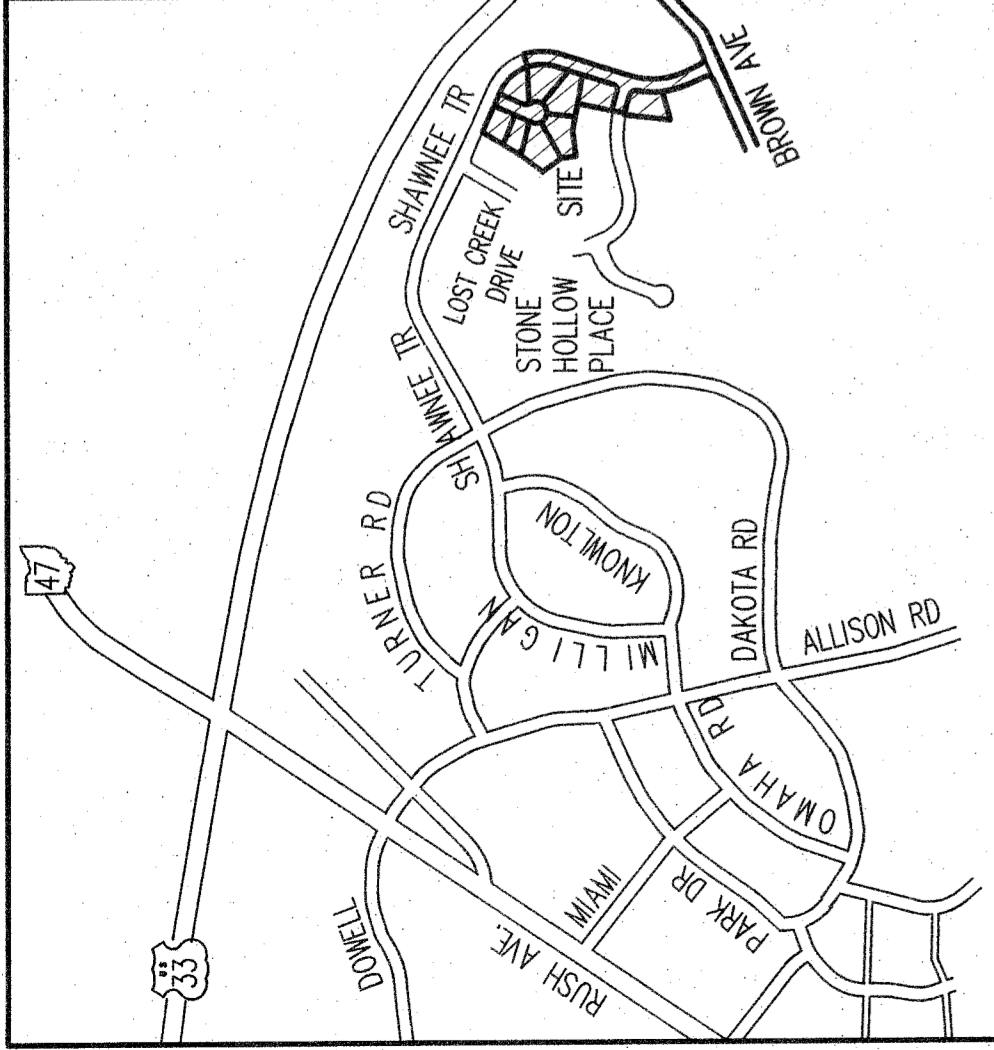
VIRGINIA MILITARY SURVEY 4399, CITY OF BELLEFONTAINE,  
LAKE TOWNSHIP, LOGAN COUNTY, OHIO

LINE	BEARING	DISTANCE
1	S 85°28'36" E	155.50'
2	S 85°28'36" E	155.50'
3	S 85°28'36" E	155.50'
4	S 85°28'36" E	155.50'
5	S 85°28'36" E	155.50'
6	S 85°28'36" E	155.50'
7	S 85°28'36" E	155.50'
8	S 85°28'36" E	155.50'
9	S 85°28'36" E	155.50'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C2	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C3	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C4	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C5	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C6	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C7	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C8	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C9	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C10	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C11	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C12	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C13	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C14	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C15	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C16	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C17	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C18	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C19	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C20	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C21	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C22	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C23	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'
C24	172.500°	383.00'	125.00'	125.00'	S 85°28'36" E	155.50'



BELLEFONTAINE, OHIO  
VICINITY MAP  
NO SCALE



ROBINSON LAND DEVELOPMENT LLC  
16.648 ACRES  
O.R. 1202, PG. 241  
TRACT II

LOT NO.	SQUARE FEET	ACREAGE
5149	15019	0.349
5150	14313	0.329
5151	14241	0.327
5152	19823	0.450
5153	25730	0.591
5154	22454	0.515
5155	22550	0.518
5156	20635	0.474
5157	21341	0.490

### NOTES:

1. THIS PLAT CONSISTS OF TWO (2) PAGES, AND BOTH PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.
2. THE WALKWAY EASEMENT IS FOR THE BENEFIT OF AND USAGE BY THE RESPECTIVE TENANTS, AGENTS, LICENSEES AND INVITEES OF THE LOT OWNERS AND THE CITY OF BELLEFONTAINE IN ACCORDANCE WITH A WALKWAY EASEMENT RECORDED ON APRIL 6, 2021 IN THE OFFICIAL RECORD 1396, PAGE 453A.
3. EXCEPT AS SHOWN TO BE MORE RESTRICTIVE, BUILDING SETBACK DISTANCES SHALL CONFORM TO BELLEFONTAINE CITY ZONING REGULATIONS FOR AN R-1 ZONE.

### OCCUPATION NOTE:

NO EVIDENCE OF OCCUPATION ALONG BOUNDARY LINES UNLESS OTHERWISE SHOWN

### BASIS FOR BEARINGS:

BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM GPS OBSERVATIONS BASED ON GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011, EPOCH 2010), WITH THE CENTER-LINE OF FALL RIDGE COURT, HAVING A BEARING OF S 24°10'23" W.

### TITLE NOTE:

THIS SURVEY WAS PREPARED IN THE ABSENCE OF A COMPLETE AND ACCURATE TITLE SEARCH AND DOES NOT GUARANTEE TITLE.

### DEED & SURVEY REFERENCES:

- DEED REFERENCES ARE SHOWN HEREON
- LOGAN COUNTY ENGINEER'S MAP ROOM FILE 6256
- SHADOWBROOKE SUBDIVISION - PHASE II
- PLAT CABINET B, SLIDE 61
- SHADOWBROOKE SUBDIVISION - PHASE IV
- PLAT CABINET B, SLIDE 1108

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JERRY L. ROBINSON, AS MANAGING MEMBER OF ROBINSON LAND DEVELOPMENT LLC, HAS HEREBY DEDICATED TO THE PUBLIC USE FOREVER THE PLATTING HEREON AND DOES HEREBY DEDICATE THOSE EASEMENTS FOR THE PURPOSES SET FORTH ON THIS PLAT AND FURTHER DEDICATES LOST CREEK DRIVE, SHAWNEE TRACE AND FALL RIDGE COURT TO THE PUBLIC USE FOREVER.

HE WILL DIRECT THE SURVEYOR TO PLACE THE MONUMENTS SHOWN HEREON COMPLETION OF CONSTRUCTION FOR WHICH SURETY IS POSTED.

MANAGING MEMBER  
*Jerry L. Robinson*  
JERRY L. ROBINSON

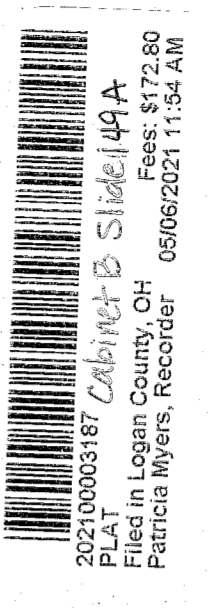
STATE OF OHIO  
COUNTY OF LOGAN

BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY PERSONALLY CAME JERRY L. ROBINSON WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL THIS

16<sup>th</sup> DAY OF April 20 21

*Joshua W. Stolly*  
NOTARY PUBLIC



APPROVALS  
THE WITHIN STREETS ARE HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE NO. 20-101 RECORDED IN CITY COUNCIL'S RECORD BOOK ON THIS 8<sup>th</sup> DAY OF December 20 20

*Ben Stahl*  
MAYOR

APPROVED THIS 20<sup>th</sup> DAY OF April 20 21  
*Heidi C. Hynes*  
BELLEFONTAINE CITY ENGINEER

APPROVED THIS 20<sup>th</sup> DAY OF April 20 21  
*Heidi C. Hynes*  
CHAIRMAN, BELLEFONTAINE CITY PLANNING COMMISSION

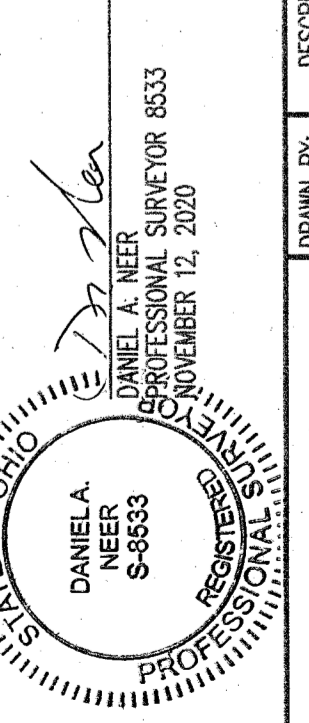
APPROVED THIS 26<sup>th</sup> DAY OF April 20 21  
*Barbara Combs*  
CLERK, BELLEFONTAINE CITY COUNCIL

PRE-APPROVAL  
PLAT CHECKED  
*Patricia A. Muen*  
RECORDER, LOGAN COUNTY, OHIO

TRANSFERRED THIS 6<sup>th</sup> DAY OF May 20 21  
RECORDED IN PLAT CABINET B, SLIDE 149A RECEIVED FOR RECORD AT 11:58:00 A.M. THIS 6<sup>th</sup> DAY OF May 20 21

### SURVEYOR'S CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN VIRGINIA MILITARY SURVEY 4399, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO. THE TRACT HAS A TOTAL AREA OF 5.921 ACRES, OF WHICH 1.779 ACRES ARE IN THE STREET RIGHTS-OF-WAY, LEAVING A NET AREA OF 4.042 ACRES IN BUILDING LOTS. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. I HEREBY STATE THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF FALL RIDGE SUBDIVISION PHASE I AS SURVEYED IN NOVEMBER OF 2020, AND THAT ALL MONUMENTS ARE AS SHOWN HEREON HAVE BEEN FOUND, SET, OR WILL BE SET UPON COMPLETION OF CONSTRUCTION AT A TIME AS DIRECTED BY THE PROPRIETORS.



DATE	REV. NO.	DESCRIPTION
11/03/2020		



OWNER/DEVELOPER  
ROBINSON LAND DEVELOPMENT LLC  
BELLEFONTAINE, OHIO 43311

LEGEND:  
 ⊗ RAILROAD SPIKE FOUND  
 ⊙ 5/8 INCH IRON REBAR FOUND  
 ● 3/4 INCH BY 30 INCH IRON REBAR SET WITH PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."  
 ⊠ 6 INCH BY 36 INCH CONCRETE MONUMENT SET  
 R/W = RIGHT-OF-WAY P.O.B. = POINT OF BEGINNING  
 C/L = CENTER-LINE O.R. = OFFICIAL RECORD  
 0000 LOT NUMBER PG. = PAGE  
 (000) STREET ADDRESS

# FALL RIDGE SUBDIVISION

## PHASE I

VIRGINIA MILITARY SURVEY 4399, CITY OF BELLEFONTAINE,  
LAKE TOWNSHIP, LOGAN COUNTY, OHIO

### DESCRIPTION (5.821 ACRES):

LIVING IN VIRGINIA MILITARY SURVEY 4399, CITY OF BELLEFONTAINE, LAKE TOWNSHIP, LOGAN COUNTY, OHIO (ALL RECORDS REFERENCED HEREIN REFER TO THE LOGAN COUNTY RECORDS OF DEEDS).

BEING OUT OF THE ROBNSON LAND DEVELOPMENT LLC, 16.648 ACRE TRACT AS DEED AND DESCRIBED IN OFFICIAL RECORD 1202, PAGE 241, TRACT I AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON REBAR FOUND AT THE NORTHEASTERLY CORNER OF LOT 5039 OF SHADOWBROOKE SUBDIVISION - PHASE II (PLAT CABINET B, SLIDE 61 A & B), A WESTERLY CORNER OF SHAWNEE TRACE (60 FEET WIDE) OF SHADOWBROOKE SUBDIVISION - PHASE IV (PLAT CABINET B, SLIDE 110B) AND A NORTHERLY CORNER OF SAID 16.648 ACRE TRACT;

THENCE WITH THE COMMON LINE TO SAID 16.648 ACRE TRACT AND SHAWNEE TRACE, THE FOLLOWING THREE (3) COURSES:

- S 85°-49'-57" E, PASSING AN IRON REBAR SET AT A DISTANCE OF 118.46 FEET AND A RAILROAD SPIKE SET AT A DISTANCE OF 173.46 FEET, A TOTAL DISTANCE OF 193.96 FEET TO A 5/8 INCH IRON REBAR FOUND AT A POINT OF TANGENCY;
- WITH A CURVE TO THE RIGHT, PASSING AN IRON REBAR SET AT A CHORD BEARING AND DISTANCE OF S 61°-20'-49" E, 32.88 FEET, HAVING A DELTA ANGLE OF 48°-12'-36", A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 176.70 FEET AND A CHORD BEARING S 41°-43'-17" E, A DISTANCE OF 171.53 FEET TO A 5/8 INCH IRON REBAR FOUND; AND
- N 72°-23'-00" E, PASSING A RAILROAD SPIKE FOUND AT A DISTANCE OF 31.00 FEET, A TOTAL DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON REBAR FOUND ON A POINT OF CURVATURE;

THENCE WITH NEW DIVISION LINES THROUGH SAID 16.648 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

- WITH A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 35°-21'-04", A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 166.59 FEET AND A CHORD BEARING S 00°-03'-33" W, A DISTANCE OF 163.96 FEET TO A CONCRETE MONUMENT SET AT A POINT OF TANGENCY;
- WITH A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 117°-51'-57", A RADIUS OF 162.00 FEET, AN ARC LENGTH OF 117.32 FEET TO A CONCRETE MONUMENT SET AT A POINT OF CURVATURE;
- WITH A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 41°-20'-37", A RADIUS OF 363.70 FEET, AN ARC LENGTH OF 262.44 FEET AND A CHORD BEARING S 02°-58'-14" E, A DISTANCE OF 256.78 FEET TO A CONCRETE MONUMENT SET AT A POINT OF TANGENCY;
- S 23°-38'-37" E, A DISTANCE OF 83.80 FEET TO A CONCRETE MONUMENT SET AT A POINT OF CURVATURE;
- WITH A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 80°-00'-00", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET AND A CHORD BEARING S 68°-38'-32" E, A DISTANCE OF 35.36 FEET TO A CONCRETE MONUMENT SET ON THE NORTH RIGHT-OF-WAY LINE OF BROWN AVENUE (60 FEET WIDE) AND THE SOUTHERLY LINE OF SAID 16.648 ACRE TRACT;

THENCE WITH A COMMON LINE TO SAID RIGHT-OF-WAY AND 16.648 ACRE TRACT, S 87°-40'-25" W, A DISTANCE OF 16.648 FEET TO A CONCRETE MONUMENT SET AT A POINT OF CURVATURE;

THENCE WITH NEW DIVISION LINES THROUGH SAID 16.648 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- WITH A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 90°-00'-00", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET AND A CHORD BEARING S 68°-38'-32" E, A DISTANCE OF 35.36 FEET TO A CONCRETE MONUMENT SET AT A POINT OF TANGENCY;
- N 23°-38'-32" W, A DISTANCE OF 83.80 FEET TO A CONCRETE MONUMENT SET AT A POINT OF CURVATURE;
- WITH A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 17°-29'-49", A RADIUS OF 423.70 FEET, AN ARC LENGTH OF 128.90 FEET AND A CHORD BEARING N 14°-53'-38" W, A DISTANCE OF 128.40 FEET TO A CONCRETE MONUMENT SET AT A POINT OF TANGENCY;
- S 23°-38'-32" E, A DISTANCE OF 83.80 FEET TO A 5/8 INCH IRON REBAR FOUND AT THE SOUTHEASTERLY CORNER OF LOT 510, ONE OF SHADOWBROOKE SUBDIVISION - PHASE IV (PLAT CABINET B, SLIDE 110B);

THENCE WITH THE EASTERLY LINE OF SAID LOT 510 AND A WESTERLY LINE OF SAID 16.648 ACRE TRACT, N 06°-38'-58" E, A DISTANCE OF 215.09 FEET TO A 5/8 INCH IRON REBAR FOUND ON THE ARC OF A CURVE AT THE NORTHEASTERLY CORNER OF SAID LOT 510 AND AT THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CREEK DRIVE (60 FEET WIDE);

THENCE WITH A LINE COMMON TO SAID 16.648 ACRE TRACT AND SAID SOUTHERLY RIGHT-OF-WAY LINE, WITH A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 0°-58'-49", A RADIUS OF 446.02 FEET, AN ARC LENGTH OF 7.61 FEET AND A CHORD BEARING S 78°-00'-06" E, A DISTANCE OF 7.61 FEET TO A 5/8 INCH IRON REBAR FOUND ON THE SOUTHEASTERLY CORNER OF SAID CREEK DRIVE AND ON A WESTERLY LINE OF SAID 16.648 ACRE TRACT;

THENCE WITH COMMON LINES TO SAID 16.648 ACRE TRACT AND LOT 510B, THE FOLLOWING TWO (2) COURSES:

- N 12°-28'-05" E, A DISTANCE OF 161.91 FEET TO A 5/8 INCH IRON REBAR FOUND; AND
- N 79°-13'-27" W, PASSING AN IRON REBAR SET AT A DISTANCE OF 60.88 FEET, A TOTAL DISTANCE OF 125.88 FEET TO AN IRON REBAR FOUND AT THE NORTHERLY CORNER COMMON TO SAID LOT 5109 AND LOT 5108 OF SAID PHASE IV;

THENCE WITH A LINE COMMON TO SAID 16.648 ACRE TRACT AND LOT 5108, S 85°-35'-26" W, A DISTANCE OF 16.648 FEET TO A 5/8 INCH IRON REBAR FOUND AT THE NORTHERLY CORNER TO SAID LOT 5108 AND IN THE EAST LINE OF SAID PHASE IV;

THENCE WITH A LINE COMMON TO SAID 16.648 ACRE TRACT AND LOT 5107, N 08°-14'-37" W, A DISTANCE OF 70.43 FEET TO A 5/8 INCH IRON REBAR FOUND AT AN EASTERLY CORNER COMMON TO SAID LOT 5107 AND LOT 5038 OF SAID PHASE IV;

THENCE WITH A LINE COMMON TO SAID 16.648 ACRE TRACT AND LOT 5038, N 35°-35'-26" W, A DISTANCE OF 103.67 FEET TO A 5/8 INCH IRON REBAR FOUND AT THE MOST SOUTHERLY CORNER OF LOT 5037 OF SAID PHASE IV;

THENCE WITH A LINE COMMON TO SAID 16.648 ACRE TRACT AND SAID LOT 5037, N 37°-30'-29" E, A DISTANCE OF 125.00 FEET TO A 5/8 INCH IRON REBAR FOUND AT THE SOUTHERLY CORNER TO SAID LOT 5037 AND THE SOUTHERLY CORNER TO SAID PHASE IV;

THENCE WITH A LINE COMMON TO SAID 16.648 ACRE TRACT AND SAID LOTS 5038 AND 5039, N 31°-45'-52" E, PASSING AN IRON REBAR SET AT THE EASTERLY CORNER TO SAID LOT 5038 AND THE SOUTHERLY CORNER TO LOT 5039 AT A DISTANCE OF 96.57 FEET, A TOTAL DISTANCE OF 204.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.821 ACRES, MORE OR LESS.  
IRON REBAR SET, WHERE INDICATED, ARE 3/4 INCHES IN LENGTH, 3/4 INCH IN DIAMETER WITH A PLASTIC I.D. CAP STAMPED "DLZ OHIO INC."  
PROPERTY IS SUBJECT TO AND ALL PREVIOUS EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

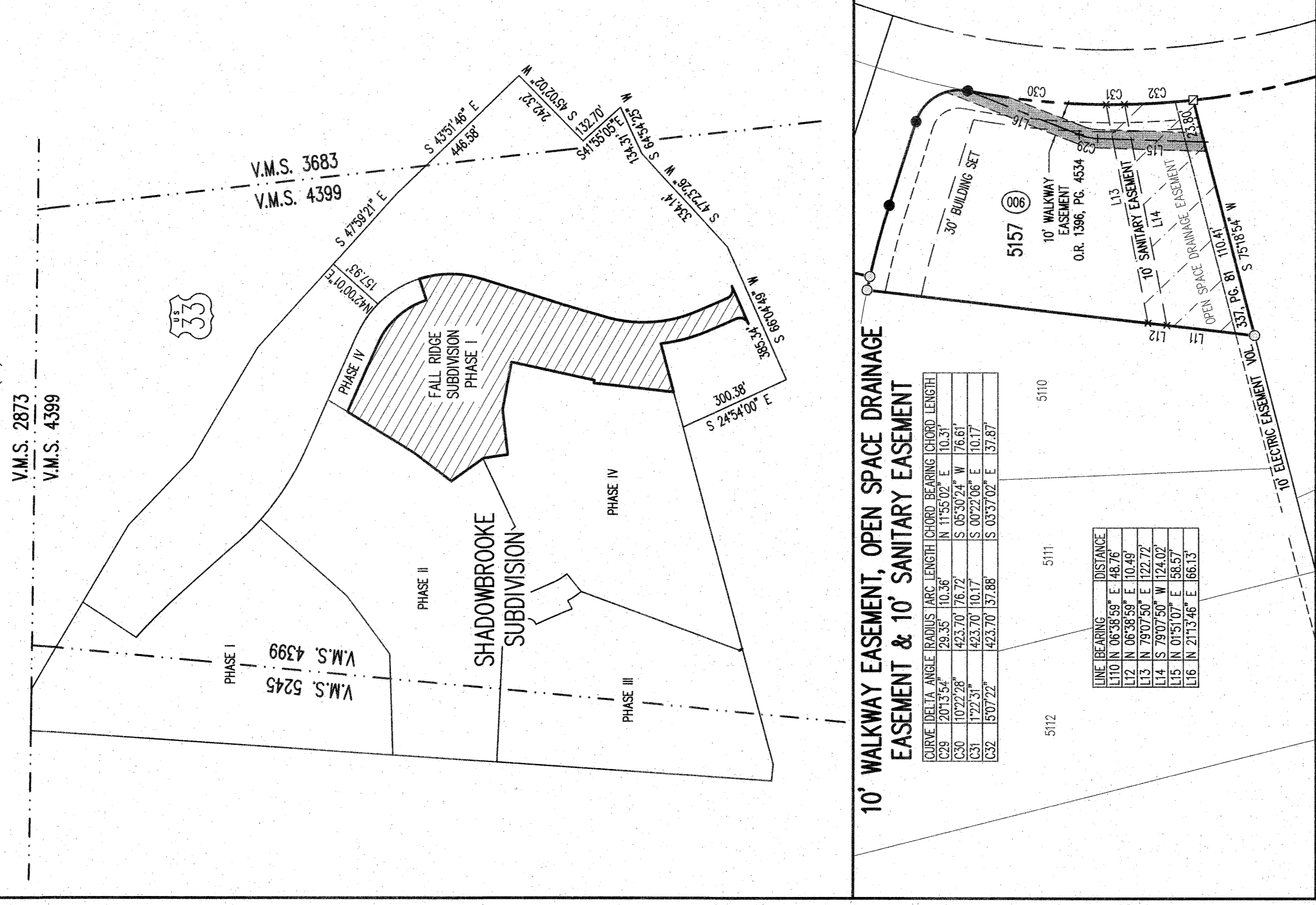
BEARINGS AND DISTANCES DESCRIBED HEREIN ARE DERIVED FROM GPS OBSERVATIONS MADE BY THE SURVEYOR ON THE DATE OF SURVEY, THE NORTH ZONE NAD83 (2011 EPOCH 2010) WITH THE CENTERS-LINE OF FALL ROAD COURT, HAVING A BEARING OF S 24°-10'-23" W, DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET. ALL OTHER MEASUREMENTS ARE FROM ANGLES AND DISTANCES MEASURED IN A FIELD SURVEY BY DLZ ON NOVEMBER 11, 2020.

DESCRIPTION PREPARED BY DANIEL A. NEER, PROFESSIONAL SURVEYOR NO. 8633, DATED DECEMBER 3, 2020.

### NOTE:

THIS PLAT CONSISTS OF TWO (2) PAGES, AND BOTH PAGES MUST BE USED FOR A COMPLETE REPRESENTATION OF THIS SUBDIVISION.

### OVERLAY MAP NOT TO SCALE O.R.C. 711.02 (B)



### COVENANTS AND RESTRICTIONS:

- LOT SPLIT. NO LOT SHALL BE SPLIT, DIVIDED, OR SUBDIVIDED FOR SALE, RESALE, GIFT, TRANSFER, OR OTHERWISE, SO AS TO CREATE A NEW BUILDING LOT. NOTHING UNDER THIS PARAGRAPH SHALL RESTRICT ROBNSON LAND DEVELOPMENT LLC (THE "PROPERTY") OR SUBSEQUENT OWNERS FROM DIVIDING A LOT IN SUCH A WAY THAT IT DOES NOT CREATE A NEW BUILDING LOT.
- LAND USE. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS SINGLE-FAMILY RESIDENTIAL. NO OTHER USES SHALL BE PERMITTED. NO PLACES OR PERMITTED TO BE PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO AND ONE-HALF (2-1/2) STORES IN HEIGHT WITH A MINIMUM OF TWO CAR ATTACHED GARAGE EXCEPT THAT ONE UNATTACHED NON-RESIDENTIAL OUT-BUILDING OR SHED IS PERMITTED. ANY SUCH UNATTACHED NON-RESIDENTIAL OUT-BUILDING OR SHED SHALL BE LOCATED NOT LESS THAN 60 FEET FROM ANY RESIDENCE. ALL OUT-BUILDINGS SHALL CONFORM WITH THE ARCHITECTURAL STYLE OF THE RESIDENCE HOUSE, INCLUDING, WITHOUT LIMITATION, THE ROOF PITCH REQUIRED HEREUNDER FOR THE RESIDENCE HOUSE.
- MOBILE HOMES. NO MOBILE HOMES OR MODULAR HOUSING SHALL BE PERMITTED ON ANY LOT FOR ANY PURPOSE, INCLUDING STORAGE THEREOF, IT BEING THE INTENTION OF THIS RESTRICTION TO PROHIBIT ANY HOUSING THAT HAS, OR HAD AT ANY TIME, A CERTIFICATE OF TITLE OR A MANUFACTURER'S STATEMENT OF ORIGIN AND TO REQUIRE THAT ALL HOMES BUILT IN FALL RIDGE SUBDIVISION SHALL BE CUSTOM STOCK BUILT ON THE PREMISES, OR SHALL BE MANUFACTURED (INDUSTRIAL) HOMES.
- MINIMUM LIVING AREA. RESIDENCE HOUSES SHALL HAVE A MINIMUM LIVING AREA OF 1500 SQUARE FEET FOR A ONE-STORY HOME AND 1500 SQUARE FEET FOR A MULTILEVEL HOME, EXCLUSIVE OF PORCHES, GARAGES, AND BASEMENTS.
- PLAN APPROVAL. FOR THE PURPOSES OF MAINTAINING SPECIFIC ARCHITECTURAL GUIDELINES AND STANDARDS FOR THE DEVELOPMENT OF ALL LOTS IN THIS TRACT, THE DEVELOPER SHALL REQUIRE THAT EACH HOME TO BE BUILT ON A LOT SHALL BE SUBJECT TO THE GENERAL ARRANGEMENTS OF THE INTERIOR AND EXTERIOR OF THE STRUCTURE, INCLUDING THE COLOR AND TEXTURE OF THE BUILDING MATERIALS, THE TYPE AND CHARACTER OF ALL SUCH AS RECREATIVE WALLS, CHIMNEYS, DRIVEWAYS AND WALKWAYS AND DETERMINING THE LOCATION OF OPENINGS, ORIENTATION OF THE STRUCTURE TO THE TOPOGRAPHY AND THE DIRECTION OF THE STRUCTURE TO THE CHIMNEY AND DRAINAGE. EACH OWNER COVENANTS THAT EXCEPT WITH THE WRITTEN APPROVAL OF THE DEVELOPER, NO HOME OR MATERIALS SHALL BE STORED UPON THE PREMISES UNTIL THE DEVELOPER SHALL HAVE APPROVED SAID PLANS AND SPECIFICATIONS IN WRITING, WHICH APPROVAL SHOULD NOT BE UNREASONABLY WITHHELD.
- EASEMENT. ALL UTILITY EASEMENTS OR RIGHTS-OF-WAY INDICATED ON THIS PLAT ARE FOR THE ERECTION, CONSTRUCTION, MAINTENANCE, REPAIR AND INSTALLATION OF ANY OR ALL UTILITIES. IT SHALL BE LAWFUL FOR ANY SUCH UTILITY TO ENTER UPON SAID EASEMENT OR RIGHT-OF-WAY AT ANY TIME. FOR THE PURPOSE OF CARRYING OUT THE OBJECTIVES FOR WHICH SUCH EASEMENTS OR RIGHTS-OF-WAY WERE RESERVED, IN ADDITION TO EASEMENTS SHOWN ON THE FALL RIDGE SUBDIVISION - PHASE I PLAT, A ONE FOOT DIAMETER EXCLUSIVE EASEMENT IS RESERVED AT A POINT, A ONE FOOT DIAMETER EXCLUSIVE EASEMENT FOR MONUMENTATION AND NO SURFACE OR BURIED UTILITIES OF ANY KIND SHALL OBSTRUCT THIS EASEMENT. NO STRUCTURES OR PLANTINGS ARE PERMITTED WITHIN ANY EASEMENT.
- DRAINAGE. NO CONSTRUCTION, GRADING OR OTHER IMPROVEMENTS SHALL BE MADE TO THE REAL ESTATE IF SUCH CONSTRUCTION, GRADING OR OTHER IMPROVEMENT WOULD INTERFERE OR OTHERWISE ALTER THE GENERAL GRADING AND DRAINAGE PLAN OF THE SURROUNDING REAL ESTATE OR ANY EXISTING SWALES, FLOODWAYS OR OTHER DRAINAGE CONFIGURATIONS.
- WALLS AND FENCES. NO WALLS OR FENCES OF ANY TYPE (EXCEPT FOR HEREBY ALLOWABLE PURSUANT TO PARAGRAPH 9) SHALL BE FREED OR MAINTAINED ON ANY LOT IN THE AREA EXTENDING BETWEEN SIDE LOT LINES ACROSS THE FRONT OF A LOT AND FROM THE FRONT LOT LINE TO THE FRONT OF THE RESIDENCE HOUSE. PROPERTY LINE FENCES TO THE REAR AND THE SIDES SHALL BE AESTHETICALLY CONSTRUCTED AND MAINTAINED AND NO GREATER THAN 6 FEET IN HEIGHT. EXCEPT FOR FENCES AROUND SWIMMING POOLS WHICH SHALL COMPLY WITH CITY OF BELLEFONTAINE REGULATIONS, NO CHAIN-LINK FENCES SHALL BE PERMITTED ON ANY LOT.
- REDES. NO HEDGE (IE. A ROW OF CLOSELY PLANTED SHRUBS OR LONGGROWING TREES FORMING A BARRIER OR FENCE) WITHIN THE FRONT YARD SET BACK AREA SHALL HAVE A HEIGHT OF MORE THAN 3 FEET ABOVE THE FINISHED GRADED SURFACE AT THE REDE. (SEE PARAGRAPH 22)
- GRADING. RESIDENCE LOTS SHALL BE PROPERLY GRADED TO FIT THE EXISTING TOPOGRAPHY OF SUCH LOTS AND SUCH GRADED AREAS SHALL BE SEEDED TO A LAWN WITHIN TWELVE (12) MONTHS OF FINISH OCCUPANCY.
- DRIVEWAYS. ALL DRIVEWAYS MUST BE ASPHALT OR CONCRETE, AND MUST BE COMPLETED WITHIN ONE (1) YEAR FROM THE TIME OCCUPANCY OF THE RESIDENCE OCCURS.
- SIDEWALKS. CONCRETE OR BRICK SIDEWALKS SHALL BE PROVIDED FROM THE FRONT DOOR OF THE RESIDENCE TO THE DRIVEWAY. SAID SIDEWALKS MUST BE A MINIMUM OF FOUR (4) FEET WIDE.
- ROOF OF BUILDING. THE SLOPE OF THE ROOF OF AN ONE-STORY BUILDINGS SHALL BE A RATIO OF NOT LESS THAN SIX (6) FEET VERTICAL FOR EACH TWELVE (12) FEET FOR HORIZONTAL.
- TEMPORARY STRUCTURE. NO TRAILER, MOTOR HOME, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE USED AS A RESIDENCE. PERMANENT OR TEMPORARY, NOR SHALL ANY STRUCTURE OF ANY CHARACTER BE USED AS A RESIDENCE.
- WASTE 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. AN EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION AND REMOVED FROM VIEW OF ADJACENT PROPERTIES.
- MOWING. ALL LOTS WHICH HAVE BEEN DEVELOPED BUT NOT BUILT UPON SHALL BE MAINTAINED BY THE OWNERS OF SUCH LOTS TO INCLUDE AT LEAST TWO (2) MOWINGS EACH, NOT LATER THAN JUNE 15 FOR THE FIRST MOWING AND SEPTEMBER 15 FOR THE SECOND MOWING.
- ACTIVITIES PROHIBITED. NO NOISIOUS OR OFFENSIVE TRADE SHALL BE TRANSACTED ON ANY LOT. NO SHALL ANYTHING BE DONE THEREON WHICH MAY BE AN OBNOXIOUS OR OFFENSIVE TO THE NEIGHBORHOOD. NOXIOUS TRADES, THE BREEDING OF ANIMALS, THE BREEDING OF PETS, THE BREEDING OF LIVESTOCK, THE HEALTH OR DISTURB THE PEACE AND QUIET OF THE SUBDIVISION, NO MORE THAN TWO (2) "GARAGE SALES" OR "YARD SALES" SHALL BE PERMITTED ON ANY LOT DURING ANY CALENDAR YEAR. NO COMMERCIAL TRADE OR BUSINESS MAY BE CONDUCTED OF ANY LOT IF SUCH TRADE OR BUSINESS INVOLVES A SOLICITATION OF BUSINESS FROM THE GENERAL PUBLIC INCREASES THE TRAFFIC FLOW WITHIN THE DEVELOPMENT, AND CONSISTENTLY INVOLVES CUSTOMERS FROM THE GENERAL PUBLIC PARKING ON THE LOT IN QUESTION OR ON ANY OTHER AREA WITHIN THE DEVELOPMENT, INCLUDING WITHOUT LIMITATION, THE STREETS WITHIN THE DEVELOPMENT.
- VEHICLE STORAGE. NO RECREATIONAL VEHICLES, SNOWMOBILES, BOATS, MOTORCYCLES, TRAILERS, CAMPER, LARGE TRUCKS DESIGNED WITH A CARGO WEIGHT IN EXCESS OF ONE (1) GROSS TON AND OTHER SIMILAR VEHICLES SHALL BE STORED ON ANY LOT UNLESS SUCH VEHICLES ARE STORED WITHIN THE GARAGE OR OUTBUILDING. NO SUCH VEHICLES SHALL BE STORED WITHIN THE GARAGE OR OUTBUILDING UNLESS SUCH VEHICLES ARE IN THE PROCESS OF BEING REPAIRED, EXCESS OF ONE (1) GROSS TON, WHICH ARE IN THE PROCESS OF BEING REPAIRED, BELONGING FURNITURE AND/OR APPLIANCES AT THE RESIDENCE WHERE SUCH TRUCKS ARE TEMPORARILY PARKED.
- VEHICLES NOT IN USE. NO NON-FUNCTIONING AUTOMOBILE OR MOTOR VEHICLE SHALL BE PARKED MORE THAN THIRTY (30) DAYS ON ANY STREET OR LOT EXCEPT WHEN WITHIN THE GARAGE OR OUTBUILDING. AFTER SUCH A PERIOD, THE VEHICLE SHALL BE REMOVED FROM THE LOT AND REMOVED FROM THE WEIPLAGE OF THE SUBDIVISION AND SHALL BE REMOVED THEREFROM.

