

DEED RESTRICTIONS BAYARD ROAD FARM

Grantee, by acceptance of delivery of this Deed, agrees with Grantor that the property hereby conveyed, encumbered, leased, occupied or otherwise used, improved, and transferred subject to the covenants, restrictions, and conditions set forth herein for the benefit of successive owners of parcels of land and shall be binding upon and inure to the benefit of each parcel owner, Grantor and Grantee to assure that the Property will be used and developed in a manner which will preserve, protect, and enhance the economic value of the property and environment.

1. **LAND USE:**
Any parcel used for residential purpose shall not contain more than one (1) dwelling each. Parcels shall not be further subdivided to create additional building sites.

Mobile homes are strictly prohibited on all lots.
2. **SETBACK REQUIREMENTS:**
The minimum front setback line shall be thirty (30) feet from the road right-of-way or fifty (50) feet from the front line on all flag lots, twenty (20) feet from all side lot lines and forty (40) feet from all rear lot lines.

A detached garage may be built in front of and to the side of the main dwelling but must adhere to the above side and rear setback requirements and have a front setback of seventy-five (75) feet from the road right-of-way.
3. **UTILITY EASEMENTS:**
Each lot is subject to easements for the installation and maintenance of utilities. These easements are twenty (20) feet along the road right of way on all road frontages and ten (10) feet wide along each side of all side and rear lot lines.
4. **DRIVEWAYS:**
Driveways will be located and constructed across road ditch in accordance to the specifications to of the Columbiana County Engineer.
5. **OUTBUILDINGS:**
All buildings must be completed with a finished grade material such as wood, aluminum or vinyl siding, bricks, logs, or other finish material. Cement block or tar paper may not be exposed other than on foundations.
6. **FENCES:**
Any fences must be constructed of wood, split rail, vinyl covered wood, vinyl or wire woven fencing and must be property maintained. Barbed wire fences are not permitted except for one (1) strand along the top of any fence used to house livestock.
7. **LIVESTOCK:**
Livestock including cattle, goats, or chickens are permitted. Hogs are not permitted. Domestic animals such as dogs and cats are permitted but may not be raised or kept commercially.
8. **HORSES:**
Horses shall be permitted but shall be limited to one (1) horse per each three quarters of pasture acreage and must be properly fenced and sheltered.
9. **DWELLING SIZE:**
The minimum square footage for each of the following designs shall be:

One Story	1200 Square Feet
Cape Cod	1800 Square Feet (with not less than 1400 square feet in the first floor area)
Two Story	1800 Square Feet

All square footage as listed above is exclusive of garages, basements, porches or decks. A two stall garage must be attached to all dwellings.
10. **VEHICLE STORAGE:**
No unlicensed vehicles including automobiles, trucks, commercial vehicles and trailers may be parked on the premises for more than sixty (60) days unless in a garage or other outbuilding.
11. **GARBAGE DISPOSAL:**
No portion of any property may be used as a garbage or refuse area.
12. **CONSTRUCTION:**
No construction may begin or buildings started without the individual lot owner first obtaining all building and sewage permits as needed from township and county agencies.
13. **THESE COVENANTS** shall run with the land and shall continue in full force and effect for a period of twenty (20) years from the date thereof, and shall be automatically renewed for successive twenty (20) year periods unless released or revised by a two-thirds (2/3rds) vote of the record lot owners therein. Should any of the foregoing restrictions be deemed illegal, the remaining shall continue in full force and effect.

Dated this 16th day of November, 2005