# Belle-ville Acres Plat VIII

**This information is taken from public records filed with the Wood County Recorder's Office. Port Lawrence Title and Trust Company assumes no liability for the accuracy or completeness of the information contained herein.**

RESTRICTIONS, LIMITATIONS AND RESERVATIONS AS TO USE AND OCCUPANCY OF LAND AND APPURTENANCES IN PLAT VIII OF BELLEVILLE ACRES IN THE CITY OF BOWLING GREEN, OHIO

The following restrictions, limitations and reservations shall run with the land, unless otherwise provided herein, and shall be enforceable by the owner of any lot in said subdivision or by Wood-Co Developers, Inc., the Grantor, its successors and assigns, while owning in or adjacent to said subdivision, as follows:

1. CONSTRUCTION. No construction shall be commenced until duplicate copies of the plans and specifications thereof have been delivered by the intended lot owner or lot owners to Wood-Co Developers, Inc., its successors and assigns, and one copy approved by said Wood-Co. Developers, Inc., its successors and assigns, and returned to said intended lot owner or lot owners; the other copy to remain the property of said Wood-Co Developers, Inc., its successors and assigns.

A. Single, private residential use only shall be permitted.
B. One only, of not more than two floor (not counting basement) single family residential structures with an attached garage for one, but not more than two cars may be erected on each building site, which may not include more than two lots.
C. The minimum living space for Area "A" of Plat VIII is 1100 square feet. Area "A" includes Lots 5650 through 5669 inclusive, and Lots 5728 through 5739 inclusive.
D. The minimum living space for Area "B" of Plat VIII is 1500 square feet. Area "B" includes Lots 5698 through 5727 inclusive, and Lots 5670 through 5677 inclusive.
E. The minimum lving space for Area "C" of Plat VIII is 1800 square feet. Area "C" includes Lots 5678 through 5697 inclusive.

2. GRADE. A minimum grade of not less than 12 inches shall be permitted, measured from the top of curb at center of the lot or building site. Wood-Co Developers, Inc., its successors and assigns, reserve the right to establish or change the yard grade and elevation of the floor of the living quarters of any structure to be erected or being erected in this allotment if it is necessary to intervene to preserve the intent of the development.

3. SEWAGE. All sewage resulting from the occupancy of said premises shall be entered into the sanitary sewers established for and furnished for this purpose; The installation of which shall be in conformity with all requirements of the Ohio State Board of Health or other lawful authority having jurisdiction of sanitation.

No storm water as such shall be allowed to enter into the sanitary sewer and all downspouts shall be extended to approved leaching areas on the lot or dispersed in the soil or connected to surface drainage tile, if such is provided.

4. MISC. No earth shall be removed and all fill used for grading shall be good, clean soil, free of rubbish and debris.

All boulevard trees must conform with City Ordinance No. 9450.1.

The above restrictions, limitations and reservations are hereby adopted by Wood-Co Developers, Inc., this 22nd day of December, 1977.

In the presence of:

[signature]

Margaret Koons

WOOD-CO DEVELOPERS, INC.

By Rex Dawson
Rex Dawson, President

And Leonard Bumpus
Leonard Bumpus, Vice-President

State of Ohio, Wood County, ss:

Before me, a Notary Public in and for said State, personally appeared the above named WOOD-CO DEVELOPERS, INC., by Rex Dawson, its President, and Leonard Bumpus, Vice-President, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation, and the free act and deed of each of them personally and as such officers.

In Testimony Whereof, I have hereunto set my hand and official seal at Bowling Green, Ohio, this 22nd day of December, 1977.

Margaret Koons
Margaret Koons, Notary Public
State of Ohio. My Comm. Exp. 9/16/82

Title References: Vol. 534, pages 368, 429 and 857;
Vol. 468, page 720;
Vol. 467, page 905;
Vol. 469, page 495;
Vol. 498, page 895,
Wood County, Ohio, Deed Records
Plat Book 18, pages 2 & 3.

The foregoing instrument was prepared by Robert W. Maurer.

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RECORDER'S OFFICE, WOOD COUNTY, OHIO
Filed Dec 27 1977 at 9:50 a.m.
Recorded Dec. 31 1977 in Vol. 541
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Recorder

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