

RECORD PLAN
WRIGHT CYCLE ESTATES
SECTION ELEVEN
A PLANNED UNIT DEVELOPMENT
CONTAINING 12.352 ACRES
LOCATED IN MILITARY SURVEY NO. 2253 & 2264
CITY OF XENIA - GREENE COUNTY, OHIO
27 LOTS

PROTECTIVE COVENANTS AND RESTRICTIONS

1. All lots in the Wright Cycle Estates Section Eleven subdivision shall be known and described as single family residential lots.
2. No trailer, basement, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence.
3. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to neighborhood.
4. No building shall be located nearer to the front lot line or nearer to the side street line than the minimum building setback line shown on the recorded plat. All lots shall provide a minimum rear yard of thirty-five (35) feet and a minimum side yard of six (6) feet with a minimum total side yard of fifteen (15) feet.
5. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes. They are to be limited in number so as not to cause a disturbance to others and they are not permitted to run loose.
6. All signs erected on any lot in this subdivision shall meet the requirements of the City of Xenia Ordinances.
7. Drainage channels, swales and slopes in this subdivision have been established for the conveyance of surface drainage to the public streets or storm sewers and shall be maintained continuously for such purposes by the lot owners. No materials shall be removed from or placed upon any lot which obstructs, retards or changes the direction of flow of water through these drainage channels, swales or slopes.
8. No lot shall be used as a dumping ground for rubbish or trash. Garbage or other waste shall not be kept except in sanitary containers. Equipment for the storage of such materials shall be kept in a clean and sanitary condition. No worn out or discarded automobiles, machinery or vehicles or parts thereof shall be stored on any tract and no portion thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.
9. These covenants and restrictions are for the benefit of all lot owners and are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the recording date of this plot, at which time sold covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
10. The covenants and restrictions shall be enforceable by injunction and otherwise by the grantor, its successors and assigns. Invalidity of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
11. The living area of the main structure constructed as a one-story residence on any home-site exclusive of porches, basements, garages shall not be less than 1700 square feet, and in the case of any residence of more than one-story, the requirements as to living area shall be of least 2000 square feet total for both stories.
12. No lot shall be subdivided into smaller tracts for additional residences.
13. No portion of any residential lot, except the interior of the residential dwelling located thereon and an appurtenant garage, shall be used for the storage of automobiles, trailers, motorcycles or other vehicles, whether operative or not, scrap iron, water, paper or glass, or any reclamation products, parts or materials, except that during the period an improvement is being erected upon any such lot, building materials to be used in the construction of such improvements may be stored thereon;

provided, however any building material not in said improvement within ninety (90) days after its delivery to such lot shall be moved therefrom. All improvements must be completed by an owner within one (1) year from the date of the beginning of the construction thereof.

14. No sign of any kind shall be displayed in the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
15. Aluminum siding is not permitted.
16. All exterior plans are to be approved or disapproved by developer prior to construction.
17. Each residence shall have an electric light fixture on a pole in the front yard. The fixture will have an electronic eye to operate for the outside environment. The light fixture shall be between six (6) and ten (10) feet high and approved by the developer as to type and location prior to erection; Maintenance and repair of each said light fixture shall be the responsibility of each individual home owner.
18. The minimum permitted roof pitch is 7/12.
19. Mill finished aluminum windows are not permitted.
20. No residence shall be allowed to have vinyl siding on the first floor.
21. All residences shall have an attached garage for not less than two (2) cars, either directly attached or by a connection breezeway, and shall be of like design and material as the main residence. No garage shall be converted to residential living area.
22. Any truck motorcycle, boat, bus, trailer, camper or other similar housing or recreational device, if stored on any sold lot, shall be housed within a garage building.
23. Two trees per lot will be placed on lot.
24. All fences, storage buildings and accessory buildings shall be approved by the developer prior to construction.
25. The dedicated streets within this plat will allow parking on one side of the street only as required by The City of Xenia, Ohio.
26. Fence requirements for lots abutting city park, i.e. lots 200, 201, 202, 203, 204, 205, 206, and 207.
 - a. Maximum height is 42".
 - b. Design shall be approved by developer prior to construction.
 - c. Fence shall meet all city regulations.
27. This covenant is to make prospective lot buyers aware that the adjacent city park has the potential for multi-recreational activities.
28. Lots 87, 189, 190, and 207 abut a walkway that will be one of the accesses to the park
29. Storm sewers and appurtenances constructed on the lots which are not within "storm sewer easements" are Private Storm Sewers of which the maintenance and repair are the responsibility of the lot owners, not the City of Xenia.
30. The rear yards of the lots abutting the public park shall have a fifteen foot open space easement prohibiting utility sheds and garages and any encroachment by structures on this easement. This easement shall be in perpetuity and shall not be subject to the extreme expiration of the declaration of covenants.