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Risk Campbell, 1,352.00 2:19PM RISC
Stark County Recorder 12050005225

NO CROSS

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CROSS REFERENCE TO:
Imaging Number 200411090079754

BISHOP MEADOWS NO. 1
Stark County, Ohio

**AMENDED AND RESTATED
COVENANTS, CONDITIONS, AND RESTRICTIONS**

AMENDED AND RESTATED
COVENANTS, CONDITIONS AND RESTRICTIONS
BISHOP MEADOWS NO. 1

The undersigned, being the Owner and Developer of Lots 1 through 33 in Bishop Meadows No. 1, an allotment described in Instrument No. 200412070086216, of the Stark County, Ohio, Plat Records, does hereby establish the following restrictive covenants running with the land covering all of the lots as dedicated in the plat as aforesaid for the mutual benefit of any grantees and grantor, their heirs, successors, and assigns, and for the benefit and protection of all the present and future owners of property in Bishop Meadows No. 1.

1. No lot or any part thereof shall be used for other than single family, private, residential purposes. No lot shall be subdivided or any lot sold except as a whole, except that the undersigned shall have the right to divide lots for the purpose of adding parts thereof to other lots or tracts in each case to be used for one single family residence on the enlarged tracts.

No property shall be used as a hotel, rooming house, boarding house, group home, halfway house, or other type of group or communal living by persons not related by blood or marriage. A blood relative shall be defined to include only the following: parents and children or stepchildren; brother and sister; half-brother and half-sister; adopted children and children of a spouse; grandparents and grandchildren; aunts, uncles, nephews, and nieces; and first cousins.

No structure of any kind shall be erected on any Lot, any part of which is in violation of any front, side, and/or rear set back lines and requirements as established by the Perry Township Zoning Ordinance, establishing such set back requirements for real property situated within an R-1 zoning classification, as such requirements are in effect at the time of construction.

2. Any dwelling erected in Bishop Meadows No. 1 shall adhere to and comply with the following requirements:

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


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Rick Campbell
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and the roof of inadequate height to permit its use as a dwelling place.

(b) 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) Split-level dwelling - Not Permitted..

(d) Cape Cod dwelling is a structure, the living area of which is on two levels connected by a 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 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 1,500 square feet
- (2) Two Story 1,600 square feet with a minimum of 800 square feet on the first floor



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