

RECORD PLAN
WRIGHT CYCLE ESTATES
SECTION SEVEN
A PLANNED UNIT DEVELOPMENT
CONTAINING 9.722 ACRES
LOCATED IN MILITARY SURVEY NO. 2264 & 2263
CITY OF XENIA - GREENS COUNTY, OHIO
6 LOTS

PROTECTIVE COVENANTS AND RESTRICTIONS

1. Dedicated High Wheel Drive within this plat will allow parking on one side of the street only, as required by the City of Xenia, Ohio.
2. All exterior building plans are to be approved or disapproved by the present Land Owner prior to construction.
3. All site plans are to be approved or disapproved by the present Land Owner prior to construction.
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.
5. The present Land Owner and/or Lot Owner's Association will be responsible for the care and maintenance of the landscaping within the Landscape Easement Area on Lots 136 and 137. The said landscape easements are entrance features for the subdivision and should not take the place of the required landscaping for the commercial lots. These landscape easements shall be perpetual easements not subject to expiration of the restricted covenants.
6. Existing vehicular accesses to US Rout 42, as previously approved by ODOT, shall remain.
7. Lot 138 shall have its vehicular access off of the future street to be built adjacent to its west lot line.
8. The commercial lots are part of a mixed density residential PUD and are planned as an integral part of this PUD subject to zoning, design and development requirements consistent with the approved Concept Plan.
9. These lots may be subject to shared access easements pending traffic study/recommendation. Any access easements shall be properly recorded in the future which may necessitate a re-plat to reflect these easements.
10. 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 ten (10) years from the recording date of this plat, at which time, said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
11. The covenants and restrictions shall be enforceable by injunction and otherwise by the grantor, its successors and assigns, invalidation of any one 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.