

PRELIMINARY

Covenants And Restrictions

Currier Ridge Subdivision

1. No person may further subdivide any lot in any manner as to create more than one residential building site.
2. No structure may be erected other than one single-family dwelling, which must include an attached side load garage for not less than two cars.
3. An accessory building may also be constructed on the premises and must be of similar architecture style and material as the dwelling, provided the same contains not less than 400 square feet of ground floor area nor more than 1,200 square feet of ground floor area and shall be located between the rear side of the house and the rear building setback line.
4. No structure shall be located closer than 90 feet to the road right of way (the "90' Private Building Setback" as shown on the recorded Currier Ridge final plat). No structure shall be located closer than 20 feet to any side lot lines or 30 feet to any rear lot lines. An accessory building shall be located between the rear side of the house and the rear building setback line.
5. No structure of a temporary nature, such as trailers, tents, garages or accessory buildings, shall be used on this parcel as a residence, either temporary or permanent. Construction trailers used during the course of construction of a residence are permissible while construction is in process but in no event should said trailer be on site for more than nine months.
6. Any residence constructed on this tract shall contain the following prescribed minimum square feet of living area exclusive of basement areas, porches, breezeways, or garage areas:

A. Ranch Style Home	2,000 square feet
B. Multi-Level or Split Level	2,200 square feet with 2,000 above grade level
C. One And One-Half Story	2,200 square feet with 1,200 on the first floor
D. Two Story	2,400 square feet with 1,200 on the first floor
7. No construction may begin, or building started without the individual lot owner or builder obtaining zoning, building, water well, sewage disposal and driveway permits. Zoning permits are obtained from the Jerome Township Zoning Inspector. Building permits and driveway permits are obtained from the Union County Building Regulation Department. Sewage disposal and water well permits are obtained from the Union County Board of Health.
8. No signs may be displayed larger than 2 feet by 3 feet.
9. Household pets may be kept on the premises. Excessively barking dogs shall be considered a nuisance and shall not be permitted. No kennels or commercial breeding of dogs or any other animal shall be permitted. No livestock shall be kept on the premises.
10. Each lot shall be served by an onsite sewage treatment system as approved by the Union County Board of Health. There will be no discharge into any streams or storm water outlets of any waste materials in violation of applicable local, state or federal regulations.
11. All sanitary sewage disposal systems and domestic water systems placed on or in each lot shall be approved and constructed in accordance with the rules and regulations of the Union County Health Department and Ohio E.P.A.

12. All onsite sewage treatment systems shall be inspected annually by the Union County Health Department or an approved private installer.
13. No unused, inoperable or unlicensed motor vehicle shall be permitted to remain on this parcel for more than 7 days unless the same is housed in an enclosed building. No boat, camper, travel trailer, house trailer, motor home, or commercial vehicle of any type shall remain on this parcel unless the same is housed in an enclosed building.
14. Any fuel storage container or facility placed on the premises shall be buried.
15. No portion of the surface of any lot shall be altered in any manner which interferes with the natural flow of surface water across said lot unless good and adequate provisions are made to carry such natural drainage through tiles. Existing tiles encountered during construction, whether abandoned or active, are to be rerouted to the nearest tile or drainage outlet. Any drain tile damaged or severed during construction shall be replaced or re-routed so as to remain serviceable after completion of such repairs. Maintenance of drainage ditches and/or drainage swales shall be the responsibility of the owners affected. If any owner damages a ditch or swale, that owner shall be responsible for the repair. Repairs shall be made immediately. Existing drain tiles within the subdivision shall be retained in good working order or shall be re-routed so that drainage entering the tiles will continue to flow freely. Current waterways must remain intact.
16. Grading of the existing ditches shall not be changed without the written permission of the Union County Engineer.
17. Fields or grass areas shall be mowed regularly as required to avoid the accumulation of trash or the establishment of breeding grounds for insects. The existing Ohio E.P.A. "Environmental Covenant Easement" area may only be mowed and maintained as outlined in Section 5 of the Environmental Covenant, Instrument Number 202208020007383, as recorded in the Union County Recorder's office.
18. The grantee and his successors and assigns agree to assume any and all ditch maintenance assessments which are established by the Union County Commissioners for the subdivision.
19. The grantee and his successors and assigns agree to assume the common access drive use and maintenance obligations per the recorded "Declaration of Common Access Drive Easement Together with Covenants and Restrictions for its Use and Maintenance" for each common access driveway.
20. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provision, which shall remain in full force and effect.
21. These covenants shall run with the land and shall be binding on all the parties and persons claiming under them for a period of twenty years from the date they are recorded after which time said covenants shall automatically be extended for successive periods of ten years unless an instrument signed unanimously by the then owners of the Carrier Ridge Subdivision properties amending or altering such covenants in whole or in part. Any amendment or termination of these restrictions shall be filed with the Recorder of Union County, Ohio.
22. By accepting deeds to any of these lots, the grantees, their successors and assigns accept said lots subject to the foregoing restrictions and agree to be bound by each of the said restrictions.
23. No permanent structures, plantings, etc. shall be permitted in easement areas.
24. All construction shall meet the requirements of Jerome Township, Union County, and all other applicable code authorities.
25. Any building constructed shall be subject to the minimum building requirements attached hereto as Exhibit A.

26. Construction of a home shall only be performed by a Builder pre-approved by the Developer, Currier Ridge LLC, or its successor.

IN WITNESS WHEREOF, The undersigned, Declarant herein, an Ohio Corporation, has caused this Declaration to be executed this _____ day of _____, 2025.

Signed and Acknowledged
in the Presence of:

EVERGREEN LAND COMPANY
An Ohio Corporation

By: Allen S. Shepherd, III
President

STATE OF OHIO
FRANKLIN COUNTY ss:

The foregoing Declaration was acknowledged before me this ____ day of _____ 2025, by Evergreen Land Company, an Ohio Corporation, by Allen S. Shepherd, III President thereof on behalf thereof.

NOTARY PUBLIC

This Instrument Prepared by:
Evergreen Land Company
6295 Cosgray Road
Dublin, Ohio 43016