



SUMMARY of RESTRICTIVE COVENANTS 10182006

As Amended 111708

Recorded Information ID	Butler County Instr. 200610180026728 Plan Book Vol. 292, Page 11 Orig. April 13, 2006 Instr. 200604130008531 Second Amendment to Covenants – Instr. 200811170025469
Declarant	Myoma Development Group, LP
Home Owner Association	Indian Meadow Home Owner Association; Declarant controls HOA & Subsidizes HOA until a) 60 days after 75% of lots are conveyed, or b) 2 years after declarant ceases to offer Lots for sale. Lot Owners will elect officers to HOA once 25% and 50% of lots are conveyed. Fees will be determined by the HOA.
Use of Real Estate	Single Family Dwelling – one per lot. No Commercial Use is permitted.
Commercial Activities	Not permitted, except to allow lot owner to maintain personal library, records; handle business/professional calls or conferring with business associates, clients or customers.
Easements	Shall exist for utilities, development, drainage/storm water, sales office, signs, access to real estate, common space. Shall expire upon conveyance of all lots to final lot owners.
Fences	May not extend beyond the front of any dwelling or the side setback lines for lots adjoining side streets. Materials must be approved by declarant and no chain link fence is permitted.
Pets	Household pets in reasonable numbers for the pleasure of lot owners. All dogs must be leashed when not on owner's lot. No Commercial business is permitted.
Signs	No signs are permitted except For Sale/Rent not to exceed 6 s.f.
Nuisances	Lot Owners will maintain tidy properties - No Clothes Lines may be visible. No noxious odors or disturbing noise may exist.
Open Spaces	Owners may not leave or permanently place any articles on Open Spaces without consent of HOA or Declarant.
Square Footage - Dwelling	One Story Dwellings–2500 s.f. or more 1-1/2 or More Story-2800 s.f. or more Excluding Garages, Basement, Open Porches
Exteriors	Exteriors: Finished to Grade; Material to be brick/stone or pre-approved other materials on 4 sides. Accent may be of aluminum, hardiplank, vinyl.
Accessory Structures	No permanent tent, carport; satellite dishes (within code) must be concealed; Sheds must be constructed of same materials as the home & on rear of lot.
Lawns	Lawns must be seeded or sodded and landscaped as defined. Tidy with no undergrowth or encroachments on common areas or sidewalks.
Street Trees	Owners must protect trees & replace trees as needed. No Common Space trees may be cut/destroyed.
Driveways / Walks	Driveways must be concrete and may extend to within 3 feet of side lot lines; No off driveway pads. Sidewalks required and to be maintained.
Garages	Garages will be attached or integral with side or rear entrances.
Parking of Vehicles	Only in Driveways or Garages. Vehicles must be operational. Recreational vehicles must be enclosed in garages.
Lamps & Mailboxes	Lamp Post and Mailbox will be present and defined styles.
Recreation Structures / Pools	May be placed on rear of lot. In-ground pools only.