

DEED RESTRICTIONS

For Parcels #2, #3, #4, #5, #6

1. All utilities from road to house shall be run entirely underground and all utilities to additional outbuildings shall be placed entirely underground.
2. Any residential building placed on the property shall consist of one single family dwelling not to exceed two and one-half (2 ½) stories in height and a private garage designed for not less than two (2) nor more than four (4) motor vehicles designed for carrying passengers. Such structure or garage shall not be of exposed concrete block construction. No manufactured homes may be placed on said premises.
3. Said single, private dwelling house, if having one (1) floor or story above the ground or grade, shall have an area, exclusive of open porches, bay windows, sun parlors, and garages of not less than One Thousand Eight Hundred (1800) square feet; and if having two (2) floors or stories above the ground or grade, shall have an area, exclusive of open porches, bay windows, sun parlors, and attached garages of not less than Two Thousand (2000) square feet.
4. The front line of any building except steps, bay windows, open porches not more than one story high, cornices and other usual projections shall not be nearer the front lot line of any lot than 150 feet.
5. The minimum side yard requirements shall be the same as those set forth in the Beaver Township Zoning Ordinance for R-R Rural Residential which are in force and effect on the date of the filing of these restrictions.
6. Garage openings shall face to either the side or rear of the dwelling.
7. No noxious or offensive activities shall be carried on or upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No commercial activities of any kind are permitted.
8. Property must be maintained and mowed at all times.
9. No buildings of a temporary nature or any garage, basement or outbuildings nor any tent, shack, trailer or barn, shall at any time be used as a residence temporarily or permanently, nor shall any temporary building of any character be erected or permitted to remain on any lot except, such as, may be used by contractors or builders during the construction of a permanent building or otherwise approved by Beaver Township Zoning Ordinance for R-R Rural Residential.
10. The covenants, restrictions, rights, reservations, agreements, limitations, easements, liens, and charges hereinbefore set forth are to run with the land and shall be binding on all parties and persons claiming under or through the said Grantor, or any successors thereof for a period of twenty-five (25) years from the date upon which this instrument shall have been left with the County Recorder of Mahoning County for recording.

EXHIBIT G