



PROTECTIVE COVENANTS

1. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear six (6) feet of each lot.
2. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
3. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
4. All the lots in the within Sub-Division shall be known and described as single family residential lots.
5. No structures shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than two cars.
6. No lot shall hereafter be sub-divided into parcels for additional residential purposes.
7. No main structure shall be erected closer than six (6) feet to any side line, nor shall the sum of the side yard spaces be less than fifteen (15) feet, and no structure shall be erected nearer the front lot line than the indicated set-back line shown hereon (Note: Garages, carports and breezeways are accessories not to be construed as main structures. Jurisdictional building code will govern proximity.

8. No dwelling costing less than eight thousand (\$8000) dollars shall be permitted in this plat. The ground floor area of the main story exclusive of one story open porches and garages shall not be less than eight hundred and twenty (820) square feet in the case of one story structures, nor less than six hundred (600) square feet in the case of two story structures.
9. No trailers, basement, tent, shack, garage, barn or other out-building erected in this plat shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary nature be permitted.
10. No fence shall be erected on any lot nearer the front lot line than the front of the house, unless same shall be a hedge or shrub growth not to exceed four (4) feet in height.
11. No sign of any kind shall be displayed to public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent or signs used by a builder to advertise the property during construction and sales period.
12. No noxious or offensive activity shall be carried on upon any lot, nor anything done thereon which may be or may become an annoyance or nuisance to the neighborhood.
13. These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until Jan. 1, 1982, at which time said covenants and restrictions are automatically extended for successive ten year periods, unless by a vote of a majority of the property owners in this plat these covenants and restrictions are amended or terminated.

14. These covenants and restrictions shall be enforceable by injunction or otherwise by the grantor, its successors or assigns.
15. Invalidity of any one of these covenants and restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
16. Except as deemed necessary by a builder during the construction or sales period, no dwelling, structure, appurtenance, or lot shall be used in whole or part thereof for business or professional enterprises.
17. Power and communication pole line anchors may be installed where required within and without the limits of the easements described in paragraph one (1) of the preceding protective covenants.

I hereby certify that this is a correct plat of Boron Farms Section One, Inc. in the N. W. Quarter of Section 3, Perry Township, Stark County, Ohio, as platted by me in March 1961 and containing 21.32 acres of land of which 19.74 acres are in lots and 4.28 acres are in streets.

Richard S. Sturtevant
Reg. Civil Engr. & Surveyor No. 3185

KNOW ALL MEN BY THESE PRESENTS that Boron Farms Section One, Inc., a corporation duly organized and existing under and by the laws of the State of Ohio, the owner of land shown on this plat does hereby acknowledge the making of the same to be its free act and deed and hereby dedicates the streets shown thereon to public use forever.

IN WITNESS WHEREOF, Boron Farms Section One, Inc. has caused its corporate name to be subscribed and its corporate seal to be affixed to these presents by its vice-president.

William J. Hensel
Witness

James A. Hensel
Boron Farms Section One, Inc.
Vice-President
Date: *4-15-61*

STATE OF OHIO ss. Before me, a Notary Public in and for said County and State, personally appeared the above named persons who did acknowledge that they did sign the foregoing instrument and that it was their free act and deed, according to law. Sworn to and subscribed before me this *14* day of *April*, 1961.

My commission expires *April 7*, 1964.

Kathy Ann Long
Notary Public

APPROVED BY: The Massillon City Planning Commission *10-13* 1960

David D. Wampler
President

John M. Opper
Secretary

APPROVED BY: The Stark County Board of Health *April 15* 1961

P. L. Harris M.D.
Director

APPROVED BY: The Stark County Engineer _____ 1961

APPROVED BY: The Stark County Commissioners _____ 1961

Stark County Engineer

Stark County Commissioners

ENTERED FOR TRANSFER this _____ day of _____ 1961

RECEIVED FOR RECORD this _____ day of _____ 1961

RECORDED this _____ day of _____ 1961, in PLAT BOOK _____ PAGE _____

BORON FARMS SECTION ONE, INC.

N.W. QUARTER SECTION 3, TOWNSHIP 10 (PERRY) R. 9

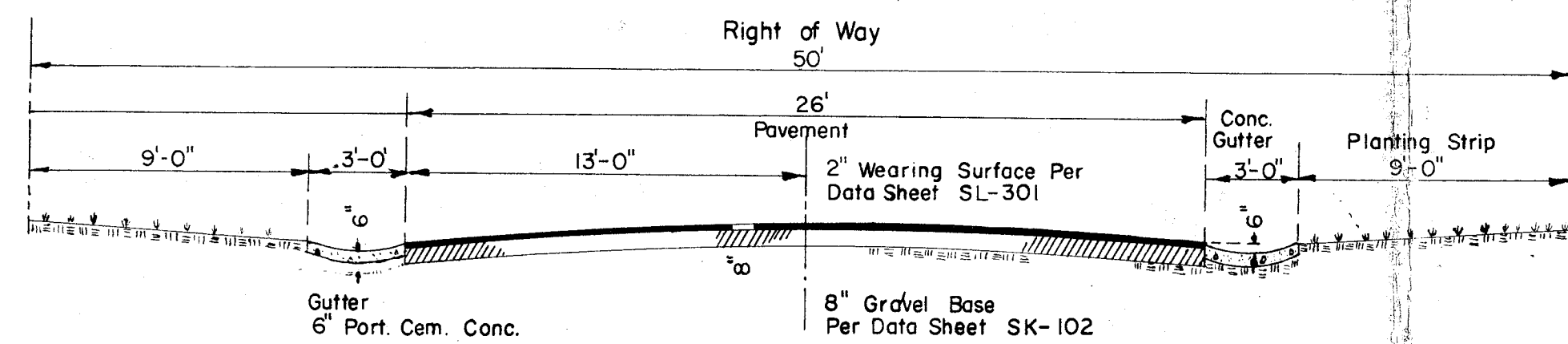
STARK COUNTY, OHIO

Scale: 1" = 40' March 1961

JOS. A. STURTEVANT & ASSOCIATES
CONSULTING ENGINEERS

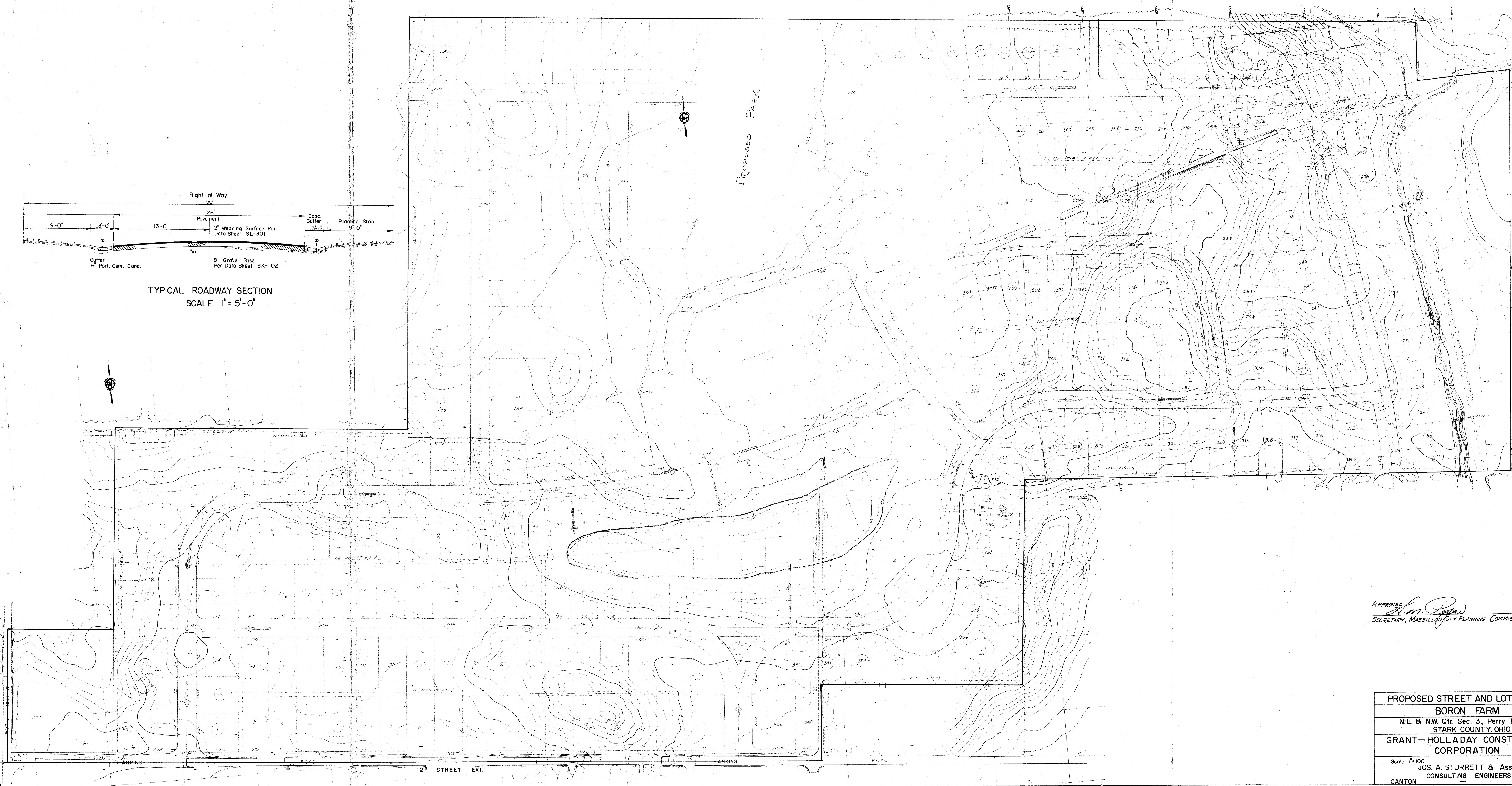
Drawn by _____ Date _____ Revised by _____ Date _____

FILE No. SD 335 2216-2143



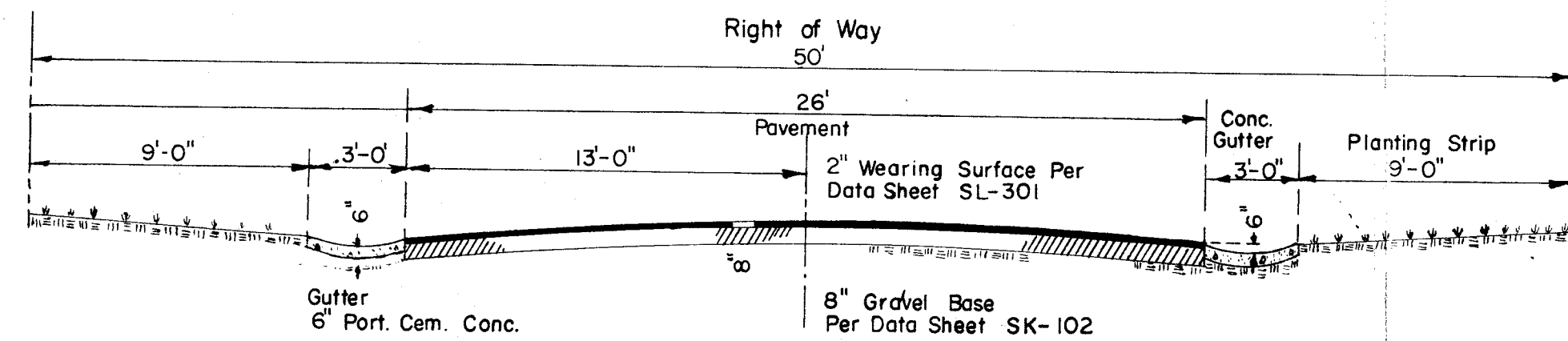
TYPICAL ROADWAY SECTION
SCALE 1"= 5'-0"

SW Corner of NW Qtr.
Section 3
LEAD TO TOWN SERVICE



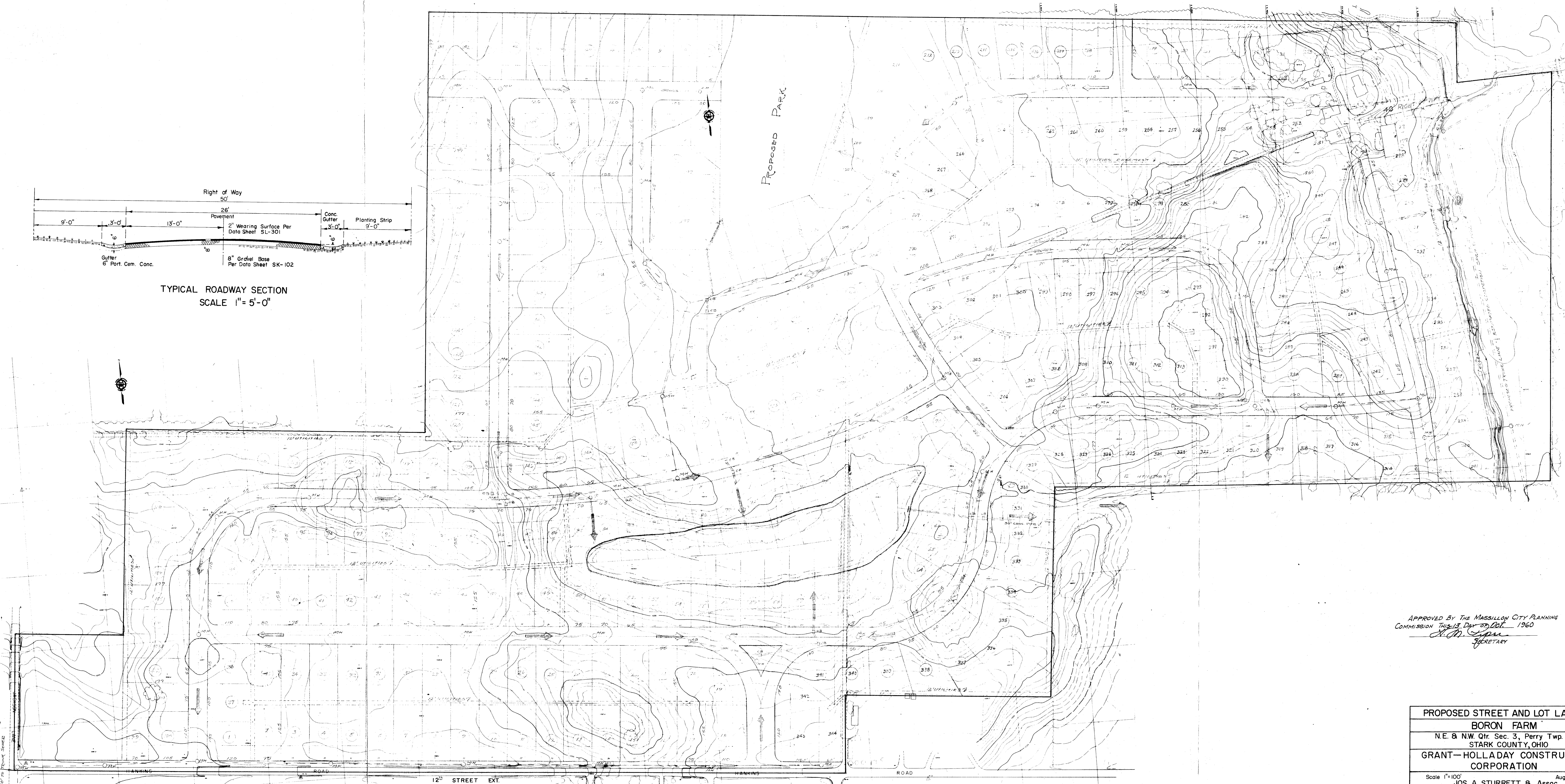
APPROVED *[Signature]* DATE 10-13-60
SECRETARY, MASSILLON CITY PLANNING COMMISSION

PROPOSED STREET AND LOT LAYOUT		
BORON FARM		
N.E. & NW. Qtr. Sec. 3, Perry Twp.		
STARK COUNTY, OHIO		
GRANT-HOLLADAY CONSTRUCTION CORPORATION		
Scale 1"=100'	JOS. A. STURRETT & Assoc.	August, 1960
CANTON	CONSULTING ENGINEERS	OHIO
FILE NO. 50335-423 VB. 243		



TYPICAL ROADWAY SECTION
SCALE 1" = 5'-0"

S.W. CORNER of NW QTR.
SECTION 3



APPROVED BY THE MASSILLON CITY PLANNING
COMMISSION THIS 13 DAY OF OCT. 1960
[Signature]
SECRETARY

PROPOSED STREET AND LOT LAYOUT
BORON FARM
N.E. & NW Qtr. Sec. 3, Perry Twp.
STARK COUNTY, OHIO
GRANT-HOLLADAY CONSTRUCTION
CORPORATION

Scale 1"=100' August, 1960
JOS. A. STURRETT & Assoc.
CONSULTING ENGINEERS
CANTON OHIO
File No. S.D. 335 Acc. No. 2143