

Village of Maineville

8188 S. State Route 48 * Maineville, Ohio 45039



Street and Zoning Department

RAVENWOOD

1. No lot shall be used except for residential purposes.
2. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, all grass will also be moved as not to become a noxious condition as well.
3. No structure or a temporary character, trailer, shack, garage, barn or other out building shall be used or maintained on any lot at any time either temporary or permanently, with the exception of one storage shed of wood construction no larger than 10' X 12'. Approval of colors and location by builder/developer must be obtained before call the Zoning Inspector for a permit.
4. No above ground swimming pools shall be erected on any lot.
5. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats or other household pets, which may be kept, provided they are not kept, bred, or maintained for any commercial purpose.
6. No fences shall be built on any part of said lot between the read of the building constructed thereon and the street in front of the building. Fences erected on said lot from the read of the building to the back property line shall not be in excess of four (4) feet in height and shall be of rustic rail, split rail wood or hedge with attached wire to contain pets, and the zoning department called before installation of said fence.
7. Parking, there shall be no on street parking at any time, no commercial vehicles larger than three quarter ton are to be parked in a drive in excess of 48 hours, boat trailers, campers, and motor homes shall be allowed to be parked in front of house on the drive while packing or unloading but not to exceed two days. All parking of campers, trailers and motor homes will be on a paved area behind the front edge of the home where the drive can be extended.
8. Satellite dishes may be attached to the rear yard of any lot and must be screened. Said location must be approved by the builder/developer. No antennas or any free standing antennas or receivers must be attached to the principle building on the lot. The maximum allowable shall be six (6) feet above the roof line.
9. No single-floor residence shall have less than 1300 square feet, no tri-level or bi-level residence shall have less than 1,400 square feet and no two story residence shall have less than 1,400 or as approved by the developer.
10. There covenants are to run with the land and shall be binding on all parties and all persons claiming under them until December 31, 2010; and shall be automatically extended for any additional fifteen years; unless an instrument signed be a majority of the then owners of the lots has been recorded, agreeing to changes said covenants in whole or in part.
11. Enforcement shall be by proceedings of the Village of Maineville Zoning Inspector, home owners, or the developer against any person that violates a covenant. The Village Zoning Inspectors office can be reached at 583-9961.
12. 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.
13. Signage. No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of more of not more than two (2) square feet; (B) One sign of not more than nine (9) square feet advertising the property for sale; (C) any signs used, by declarant, or any other builder, in the subdivision, to advertise the property during the construction or sale period. The Zoning Department requires permits for signs "Please call in advance" to verify if a permit is required.

Protective covenants and Restrictions

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