

Village of Maineville

8188 S. State Route 48 * Maineville, Ohio 45039



Street and Zoning Department

SALT RUN MEADOWS

1. These covenants and restrictions are for the benefit of all the owners and are to run with the land, and shall be binding on all parties and all persons claiming under them until January 1, 2000, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a majority vote of the owners of the lots, it is agreed to change said covenants in whole or part.
2. All parcels in this plat, Salt Run Meadows subdivision shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain in any residential lot other than one single family dwelling and an attached or detached garage or utility building. Any outbuilding must be to the rear of the residence building, must be of conventional, permanent in nature, may not be made of unsightly material or boxes or similar in lumber. Outbuildings must be kept painted and maintained the same as the residence.
3. The total living area of the main structure, exclusive of open porches, garages, and basements, shall not be less than 1200 feet and shall be constructed with slab foundation, crawl space or basement. The exterior shall be covered with drop siding, wood, rock, brick, vinyl or aluminum. No asphalt base exterior composition or asphalt shingles, roll roofing is not permitted. Frame exterior on all buildings shall be stained, varnished or painted with at least two coats of paint.
4. The exterior of any building shall be fully completed within a period of one year from the time of beginning. No estate shall be used for storage of displaced building, lumber, or materials of any nature, except insofar as is necessary during the actual construction of buildings upon the estate where stored. No worn out or discarded automobiles, machinery or vehicles or parts thereof shall be stored on any estate and no portion thereof shall be used for automobile junk piles or the storage of any kind of trash, junk, or waste material. Sanitary or garbage containers to be kept entirely within the garage or basement.
5. Electrical service shall be underground from existing Cincinnati Gas and Electric service lines to any structure on each estate and shall be at the expense of each estate owner.
6. Radio towers of any kind are prohibited from being erected or maintained on any estate, standard television antennas and microwave dish antennas are permitted but must be located to the rear of the structure or in the rear yard behind the structure.
7. No fence shall be erected nearer the front lot line than the rear house line unless same shall be a shrub growth or hedge not to exceed four (4) feet in height or fifteen (15) feet in length and then it shall not obstruct sight distance or cause an unsafe condition for street use. Outside lights shall be located and directed in such a manner so that there is no glare or annoyance to adjoining residents.
8. Developer, grantor herein, reserves the right to approve the design plans and location of all buildings to be erected so as to be in accordance with these restrictions. Approval by developer shall not limit the rights of others to enforce these restrictions, or constitute a waiver as to subsequent violations.