

RESTRICTIVE COVENANTS  
PADDINGTON WOODS

The undersigned being the Owner and Developer of Lots 1 through 45, inclusive in Paddington Woods, an Allotment described in Reception #54798132, of the Summit County, Ohio Plat Records, does hereby establish the following restrictive covenants as covenants running with the land covering all of the lots as dedicated in the plat as aforesaid for the mutual benefit of any grantees and grantor, their heirs, successors and assigns, and for the benefit and protection of all the present and future owners of the named lots in Paddington Woods.

1. No lot or any part thereof shall be used for other than single family, private, residential purpose. No lot shall be subdivided or any lot sold except as a whole, except that the undersigned shall have the right to divide lots for the purpose of adding parts thereof to other lots or tracts in each case to be used for one single family residence on the enlarged tracts.

No property shall be used as a hotel, rooming house, boarding house, group home, halfway house or other type of group or communal living by persons not related by blood or marriage. A blood relative shall be defined to include only the following: parents and children or stepchildren; brother and sister; half brother and half sister; adopted children and children of a spouse; grandparents and grandchildren; aunts, uncles, nephews and nieces; and first cousins.

2. Any dwelling erected in Paddington Woods shall adhere to and comply with the following requirements:

A. Single family dwellings shall meet the following requirements:

i. Type: Single family dwelling may be a one story, a two story, a split level, or Cape Cod design.

(a) One story dwelling is a structure, the living area being the first floor, constructed with or without a basement and a space between the first floor ceiling and the roof of inadequate height to permit its use as a dwelling place.

(b) Two story dwelling is a structure, the living area of which is on two levels connected by a stairway, constructed with or without a basement.

TRANSFER NOT NECESSARY  
John A. Donofrio, Fiscal Officer  
1-8-03 JMK/Kaplan  
TKW



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John A Donofrio, Summit Fiscal Officer

- (c) Split level dwelling is a structure, the living area of which is one, two or more levels connected by stairways constructed with or without a basement.
- (d) Cape Cod dwelling is a structure, the living area of which is on two levels connected by a stairway and constructed with or without a basement. The upper level is constructed within the gable portion of the roof, with window penetrations made by the use of dormers.

ii. Living Area: The living area of any dwelling shall be not less than the square footage hereinafter set forth. "Living Area" shall not include garages, attics, basements, breezeways, patios, or any enclosed area not heated for year-round living.

- (a) The area of any dwelling shall be computed on the outside foundation of the first floor and the exterior dimensions of the second floor. In the case of a Cape Cod design, a second floor area shall be computed from the outside dimensions of the knee walls.

In the case of open ceilings to the second floor, the upper open space may be computed as second floor footage.

- (b) The minimum square footage for each of the aforementioned designs, computed as above described shall be:

(1) One Story	1500 Square Feet
(2) Two Story	1600 Square Feet with not less than 800 square feet in the first floor
(3) Split Level	1500 Square Feet
(4) Cape Cod	1500 Square Feet with not less than 1000 square feet in the first floor area.

iii. Garage: No garages shall be erected which are separated from the main building. All garages must be at least 400 square feet.

iv. Roof. The roof shall have a minimum pitch of six-twelfths (6/12), with the exception of



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