

EXHIBIT A

Situated in the Village of Barnesville, County of Belmont and State of Ohio:

And known as and being Lot Number Six (6) as designated on the plat of Russell's Crossing which is recorded in Cabinet E at Slide 113 of the Plat Records of Belmont County, Ohio.

As part of the consideration for this conveyance and in consideration of the incorporation of like covenants in any and all conveyances of all lots in Russell's Crossing Subdivision of Barnesville, Belmont County, Ohio, the Grantees herein, for themselves, their heirs and assigns, hereby covenant and agree to and with said Grantor, its successors and assigns, for the use and benefit of the said Grantor, its successors and assigns, and of every other person who shall or may become the owner of or have any title derived immediately or remotely from, through, or under the said Grantor, its successors and assigns, to any of said lots in Russell's Crossing Subdivision in Barnesville, Belmont County, Ohio, to comply with the protective covenants as the same appear on the plat of Russell's Crossing Subdivision as the same appears of record in Cabinet E at Slide 113 of the Records of Plats of Belmont County, Ohio, which protective covenants are as follows:

1. Each lot shall be used exclusively for family residential purposes.
2. No lot shall be subdivided by any owner other than Woda Development & Construction, Inc.
3. Any sidewalk, running parallel to the street, shall be constructed no further than 6' from the curb.
4. A one (1) story dwelling shall have a floor area of at least 864 square feet exclusive of garage, attic and unfinished basement.
5. No structure, except steps leading to a residence, shall be located nearer to the street right of way line as shown on said Plat than 20 feet, nor to any other line of said lot than 5 feet, however, a porch may extend across the aforesaid 20 foot set back line toward the street right of way line for a distance of not more than 5 feet.
6. No trailer, basement, tent, shack or garage shall at any time be used, either temporarily or permanently as a residence nor shall any structure of temporary character be used as a residence.
7. No semi trucks or commercial vehicles shall be parked or stored on the premises unless the same are in a garage and out of view. Trucks for making deliveries to the premises or by repairman making repairs on the premises are excepted. Boat, boat trailers, canoes, camping trailers, motor homes, house trailers, and other similar equipment shall not be store or parked on a lot as to be exposed to view for a period longer than 24 hours.
8. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Trash, rubbish, garbage or other waste shall be kept at all times 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.

9. No business or commercial enterprise of any kind shall be operated on any lot.
10. No advertising or signs shall be permitted on any lot, except those of the builder during construction, and except signs advertising said lot for sale.
11. No animals, livestock or poultry shall be raised, bred or kept on any lot, except that household pets, such as cats and dogs, may be kept on the lot provided they are not kept for any other purpose than as pets in the owner's household.
12. No lot shall be used for any purpose or in any way which may endanger health or unreasonably disturb the quiet of any occupant of adjacent or neighboring premises.
13. No junk or unused cars are to be parked or stored on premises.
14. Invalidation of any 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.

Parcel No. 42-01579.006

Street Address: 166 Pine Lane, Barnesville, Ohio 43713