

Sandy Beach

St. Marys, Ohio

Lot Prices

Section C

Lot 6	\$21,900
Lot 8	\$21,900
Lot 10	\$21,900

Section D

Lot 18	\$19,900
Lot 20	\$19,900
Lot 21	\$19,900
Lot 23	\$19,900
Lot 26	\$20,900

Section E

Lot 1	\$20,900
Lot 10	\$19,900
Lot 17	\$19,900
Lot 20	\$19,900
Lot 24	\$19,900
Lot 26	\$20,900

Section F

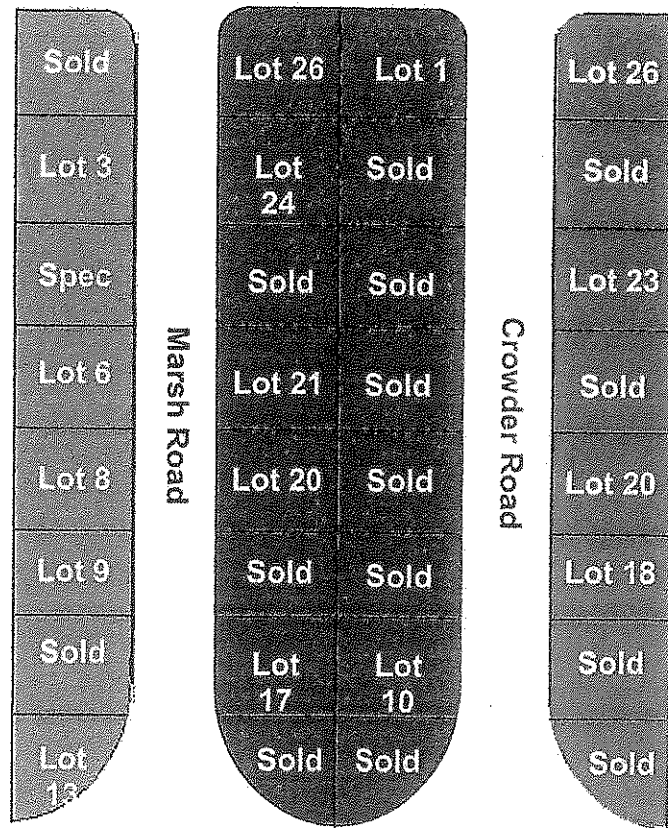
Lot 3	\$21,900
Lot 6	\$21,900
Lot 8	\$21,900
Lot 9	\$21,900
Lot 13	\$21,900

Section R

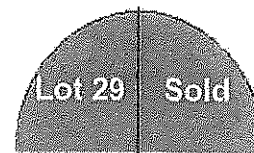
Lot 29	\$21,900
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Marne Drive



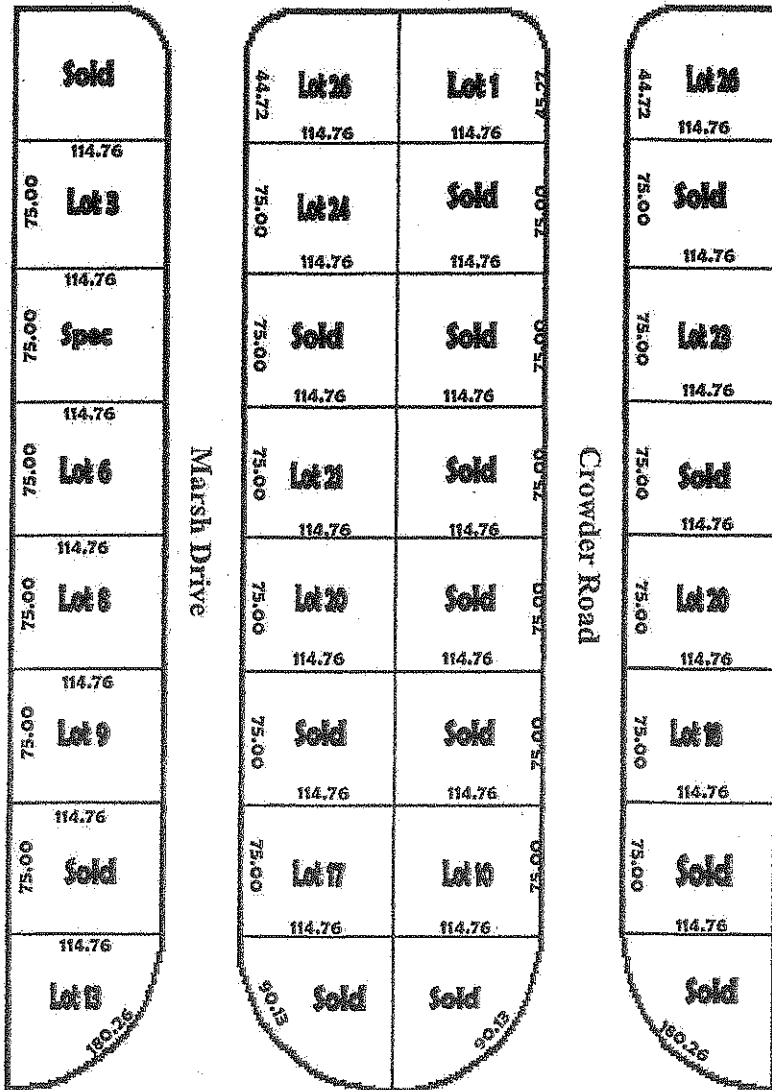
Buckeye Drive



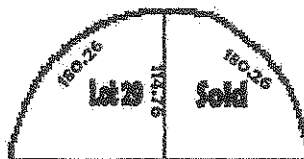
Lot Dimensions

83.83	83.83	83.83
Lot 6	Lot 8	Lot 10
139.92	139.92	139.92

Marne Drive



Buckeye Drive



Westbury
Limited

1460 East Wayne Street
Celina, OH 45822
419-586-1434 Phone
419-586-1955 Fax
samples@bright.net

SANDY BEACH SUBDIVISION

PARCEL ID #	ADDRESS	DEVELOPMENT	LIST PRICE
K31-044-006-00	Sec. C Lot #6	Sandy Beach	21,900.00
K31-044-007-00 K31-044-008-00	Sec. C Lot #8	Sandy Beach	21,900.00
K31-044-009-00 K31-044-010-00	Sec. C Lot #10	Sandy Beach	21,900.00
K31-044-018-00 K31-044-019-00	Sec. D Lot #18	Sandy Beach	19,900.00
K31-045-020-00	Sec. D Lot #20	Sandy Beach	19,900.00
K31-045-022-00 K31-045-023-00	Sec. D #23	Sandy Beach	19,900.00
K31-045-025-00 K031-045-026-00	Sec. D Lot #26	Sandy Beach	20,900.00
K31-046-002-00 K31-046-001-00	Sec. E #1	Sandy Beach	20,900.00
K31-046-013-00	Sec. E #10	Sandy Beach	19,900.00
K31-046-018-00 K31-046-019-00 K31-046-020-00	Sec. E Lot #17	Sandy Beach	19,900.00
K31-046-023-00 K31-046-024-00	Sec. E Lot #20	Sandy Beach	19,900.00
K31-046-025-00 K31-046-026-00	Sec. E #21	Sandy Beach	19,900.00
K31-046-028-00 K31-046-029-00	Sec. E Lot #24	Sandy Beach	19,900.00

For additional information and clarification please contact Todd Weigandt – Broker, Weigandt Real Estate, Ltd.

K31-046-030-00	Sec. E Lot #26	Sandy Beach	20,900.00
K31-047-003-00 K31-047-004-00	Sec. F Lot #3	Sandy Beach	21,900.00
K31-047-006-00 K31-047-007-00	Sec. F #6	Sandy Beach	21,900.00
K31-047-008-00	Sec. F #8	Sandy Beach	21,900.00
K31-047-009-00 K31-047-010-00	Sec. F Lot #9	Sandy Beach	21,900.00
K31-047-012-00 K31-047-013-00	Sec. F Lot #13	Sandy Beach	21,900.00
K31-055-001-00 K31-055-002-00	Sec. R Lot #29	Sandy Beach	21,900.00

For additional information and clarification please contact Todd Weigandt – Broker, Weigandt Real Estate, Ltd.

EXHIBIT A

RESTRICTIONS TO BE INCLUDED IN DEEDS OF THE FOLLOWING
BUILDING LOTS IN THE SANDY BEACH SUBDIVISION

119 MARSH DRIVE, 120 MARSH DRIVE, 124 MARSH DRIVE, 125 MARSH DRIVE, 128
MARSH DRIVE, 129 MARSH DRIVE, 132 MARSH DRIVE, 133 MARSH DRIVE, 136 MARSH
DRIVE, 137 MARSH DRIVE, 140 MARSH DRIVE, 141 MARSH DRIVE, 144 MARSH DRIVE,
145 MARSH DRIVE, 148 MARSH DRIVE, 149 MARSH DRIVE,
119 CROWDER ROAD, 120 CROWDER ROAD, 123 CROWDER ROAD, 124 CROWDER ROAD,
127 CROWDER ROAD, 128 CROWDER ROAD, 131 CROWDER ROAD, 132 CROWDER ROAD,
135 CROWDER ROAD, 136 CROWDER ROAD, 139 CROWDER ROAD, 140 CROWDER ROAD,
143 CROWDER ROAD, 144 CROWDER ROAD, 147 CROWDER ROAD,
3862 MARNE DRIVE, 3866 MARNE DRIVE, 3870 MARNE DRIVE,
3866 BUCKEYE DRIVE, 3867 BUCKEYE DRIVE

1. All lots are to be used exclusively for residential purposes only with the exception of homes with professional offices which conform to signage requirements.
2. Residence dwellings shall contain a minimum inside living area of 1000 square feet exclusive of basement, attic and garage areas. Multi-family dwellings shall contain a minimum inside living area of 500 square feet per unit.
3. Each dwelling shall have a minimum of a single attached car garage.
4. No on-street parking will be permitted.
5. Driveways shall be concrete from garage to road, with concrete to be completed within six months of occupancy.
6. Licensed motor vehicles or campers exceeding 25 feet in length shall not be parked on the premises, and any other unlicensed motor vehicles shall not be parked outside on the premises. Vehicles that are not in running condition shall not remain on the lot for a period that exceeds thirty days.
7. Minimum front yard set backs shall be 25 feet. All side and rear yard set backs to comply with St. Marys Township regulations.
8. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except household pets, provided they are not used for any commercial purposes.
9. All lawns must be seeded within 45 days of completion of home or soon thereafter as weather permits.

10. No home or outbuildings shall erected on the premises nor shall construction begin on any building without the plans and specifications of such building being submitted to an agent or Rasneor Construction, Inc. for their final approval.
11. No old building or structures shall be moved onto or upon any lot or premises.
12. No signs shall be erected with the exception of a professional sign being not more than one square foot in size.
13. All lots are to be mowed and kept reasonably clear of weeds and undergrowth at all times prior to the start of erection of dwelling and thereafter.
14. All lots must make use of the natural gas supply as above ground and underground fuel tanks are not permitted.
15. The exterior of any building under construction must be completed within twelve months from the beginning of construction. Lots with buildings under construction must be kept clear of debris to maintain safety for other subdivision residents. Grass and weeds on these lots must also be kept mowed.
16. Garbage, waste and trash shall be kept in proper receptacles and disposed of in a regular manner. Trash is not to be piled up and left for indefinite periods of time.
17. No offensive activity shall be carried out upon any lot, nor shall anything be done thereon which may be or become an annoyance of nuisance to the neighborhood.

ADJUTANT COUNTY RECORDING OFFICE
 Recorded 11/21/2000 at 10:35:40
 No. 2000-00010225 1 of 3 Pgs
 Fee Amt: 18.00
 ANN BILLINGS, COUNTY RECORDER

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