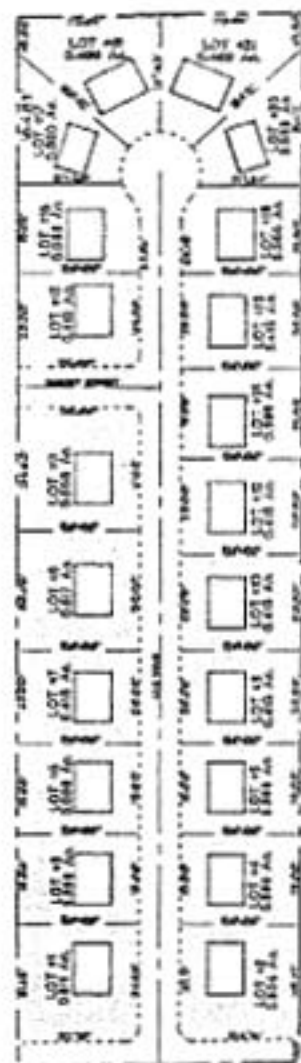


# New Listing

## "Minster's Newest Subdivision"

### DIAMOND ESTATES SUBDIVISION PHASE ONE


- Country Living with City Utilities
- Open to the Builder of Your Choice
- "Oversized" Lots
- Located Next to Four Seasons Park
- Protective Covenants
- Prices Start at \$38,000
- Call for Details!



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# DIAMOND ESTATES -- MINSTER

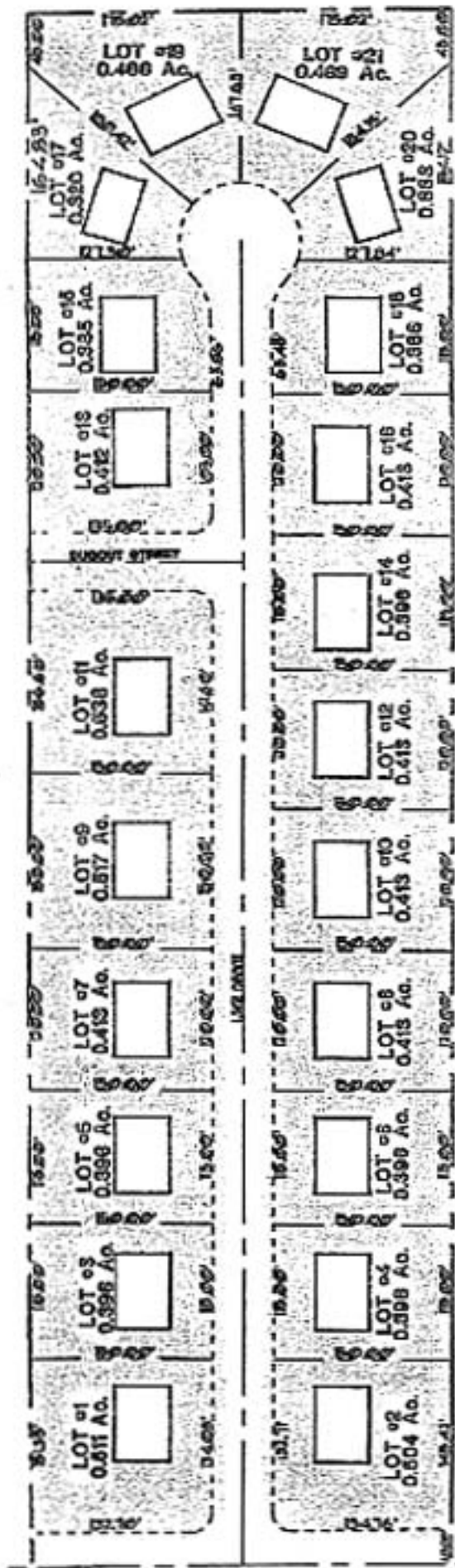
## Residential Building Lots

Lot #	Lot Size	Price	Status
1	.511 Acre	\$ 49,000.00	
2	.504 Acre	\$ 46,000.00	
3	.396 Acre	\$ 41,000.00	
4	.396 Acre	\$ 41,000.00	
5	.413 Acre	\$ 43,000.00	
6	.413 Acre	\$ 43,000.00	
7	.396 Acre	\$ 41,000.00	
8	.396 Acre	\$ 41,000.00	
9	.517 Acre	\$ 49,000.00	SOLD
10	.413 Acre	\$ 43,000.00	
11	.538 Acre	\$ 49,000.00	SOLD
12	.413 Acre	\$ 43,000.00	
13	.412 Acre	\$ 41,000.00	
14	.396 Acre	\$ 41,000.00	
15	.385 Acre	\$ 41,000.00	SOLD
16	.413 Acre	\$ 43,000.00	
17	.320 Acre	\$ 38,000.00	SOLD
18	.386 Acre	\$ 41,000.00	SOLD
19	.466 Acre	\$ 50,000.00	SOLD
20	.333 Acre	\$ 38,000.00	
21	.469 Acre	\$ 50,000.00	

## PROTECTIVE COVENANTS DIAMOND ESTATES

1. Each lot shall be used only for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling with a private garage for not more than three cars and no less than two cars which is to be attached to the principal dwelling. Outbuildings are permitted as long as they match the décor of the home, have the same roof pitch and are subject to approval of the developer.
2. No residential structure shall be erected on any building site with the inhabitable area thereof, excluding basements, open porches and garages less than 1800 square feet for a one-story house or 2000 square feet for a two-story or split-level dwelling. No home shall have a concrete floor slab.
3. No lot shall be further subdivided into smaller lots or parcels for the purpose of providing additional building sites. However, nothing in these restrictions shall be construed so as to prevent a residential building from being erected on a parcel or parcels of land with an area greater than a single lot in this subdivision.
4. Gravel and dirt driveways are prohibited.
5. No trash, litter or debris of any kind shall be placed or permitted to accumulate upon any lot other than in closed sanitary receptacles. No noxious odors shall be permitted to emanate from any lot, nor shall any portion of any lot be maintained in such condition as to be unsafe, unsanitary, unsightly, detrimental or otherwise unhealthful to residents of subdivision.
6. Mailbox requirements to follow Auglaize County regulations. Mailboxes must be made of heavy-duty, weather resistant poly construction or resin construction. All mailboxes must have a newspaper compartment attached. Individual newspaper boxes are not permitted.
7. All signs, billboards, or advertising structures of any kind are prohibited with the following exceptions: 1) builder and contractor signs during construction period; 2) one professional sign of not more than four square feet to advertise a lot for sale during the sales period; 3) developer's sign or sign advertising the sale of lots.
8. No inoperable motor vehicle, no trailer, motor home, camper, recreational vehicle, boat or boat trailer, snowmobile trailer, aircraft or motorcycle, nor any truck larger than three quarter tons, shall be parked on any lot for more than 72 hours during any 30-day period, unless stored wholly within a private garage.
9. Exterior materials of all residences shall be brick, stone or cementitious materials and must encompass the entire perimeter of the house on the first floor. Quality vinyl siding can be utilized above the first floor ceiling such as gable ends or other miscellaneous areas. No log houses, concrete block, or modular homes will be permitted without the approval of the developer or his assigns.

10. When construction is begun, residence must be completed within one (1) year including landscaping unless such completion is impossible or would result in great hardship to the owner. Extensions must be approved by the developer or his assigns.
11. Enforcement of above restrictions, covenants, obligations and charges will be the responsibility of the developer or his assigns.
12. The developer or his assigns or any other owner of any lot shall be entitled to prosecute any proceeding at law or in equity provided herein, against any person or entity violating or attempting to violate any of the covenants, conditions or restrictions contained herein.
13. These conditions, limitations and restrictions set forth herein shall be considered part of any contract, deed, lease or instrument relating to any lot in Diamond Estates, without being incorporated therein, and the acceptance of any contract, deed, lease or instrument relating therein shall operate as a covenant to use the premises in conformity with the conditions, limitations and the restrictions herein set forth which are for the use and benefit of every person who shall or may become the owner of or have any title to any lot located in Diamond Estates. The Village of Minster zoning code shall be considered part of these protective covenants.
14. The foregoing reservations, restrictions, conditions, covenants, obligations and charges may be changed, modified, altered, amended or annulled at any time upon the action, in writing, of the owners of a three-fourths majority of the lots.
15. Should any one or more of the foregoing restrictions, covenants, or conditions at any time in the future be held to be illegal, void or unenforceable, such fact shall not in any way impair the validity of any of the other restrictions, covenants or conditions, all of which shall remain in full force and effect.
16. The covenants, conditions and restrictions imposed are for the benefit of all the lot owners and are to run with the land, and shall be binding on all parties and persons claiming under such lot owners until July 1, 2015, at which time these covenants shall be automatically extended for successive periods of ten years, unless they are terminated by three-fourths majority of the homeowners within the subdivision.
17. A lot owner wanting to do something which would differ from any covenant, condition or restriction contained herein must obtain written permission from the developer or his assigns before proceeding.
18. If the lot owner uses propane fuel the tank must be buried.
19. Any fence cannot extend beyond the front of the house, cannot be a chain link fence and cannot be more than 6' in height.
20. The minimum front yard set back is 35' and the maximum setback is 45' (for lots #1 - #18).



FOUR SEASONS PARK



# DIAMOND ESTATES PHASE I

BEING PART OF THE NORTHWEST QUARTER OF  
SECTION 27, TOWN 7 SOUTH, RANGE 4 EAST,  
VILLAGE OF MINSTER, JACKSON TOWNSHIP,  
AUGLAIZE COUNTY, OHIO

