



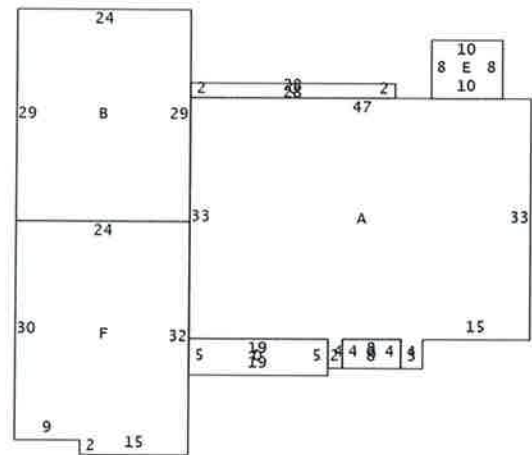
Linda Oda
Recorder

Parcel ID	0408176007	Current Owner	KEVIN MICHAEL HOPF	Account Number	0627183
Property Address	8423 POINT O'WOODS CT SPRINGBORO 45066	Legal Description	118 WOODLAND GREENS 2-2 0.0000 ACRES .56	Neighborhood ID	40001
Tax District	6 CLEARCREK TWP SPRBORO CSD	State Use Code	510 - SINGLE FAMILY DWG (PLATTED)	OH Public School Dist No	8302
		School District	SPRINGBORO CSD		

Primary Picture



Primary Sketch



Building & Last Sale Summary

Last Sale Amount	\$551,500	Bedrooms	4
Last Sale Date	10/28/2025	Exterior	COMBINATION
Owner Occupied	Y	Above Grade Living Area	4021 sq. ft.
Homestead Exemption	N	Finished Basement/Attic	660 sq. ft.
Year Built	1988	Total Living Area	4,681sq.ft.

Value Summary

VALUATION	TRUE VALUE	ASSESSED VALUE
LAND	\$140,000	\$49,000
BUILDING	\$482,520	\$168,880
TOTAL	\$622,520	\$217,880
CAUV	\$0	-

26-BZA-002 Exhibit 1A

Account Number 0627183

Parcel ID 408176007

Current Owner KEVIN MICHAEL HOPF

Account Number 0627183

Sales History

Sale Date	Grantor	Grantee	Consideration	Convey No.
10-28-2025	PAE, YONG JAH	LAUREN ANNE HOPF;KEVIN MICHAEL HOPF	\$551,500.00	2025-6870
09-12-2002	PAE, JOON SOK & YONG JAH	PAE, YONG JAH	\$0.00	2002-7520
05-20-1988	VREELAND CONSTRUCTION CO.	PAE, JOON SOK & YONG JAH	\$352,700.00	1988-1859
07-27-1987	DAYTON FINANCIAL SERVICES	VREELAND CONSTRUCTION CO.	\$63,900.00	1987-3455

Parcel ID

408176007

Current Owner

KEVIN MICHAEL HOPF

Account Number

0627183

Outbuildings

There Are No Outbuildings Associated With This Property

TRANSFERRED

Oct 28, 2025

SEC 319.902 COMPLIED WITH
MATT NOLAN, Auditor
WARREN COUNTY, OH by AS
Consideration: 551500.00
Conveyance Fee: \$1,654.50
Transfer Fee: \$0.50
Conveyance#: 6870

LINDA ODA
WARREN COUNTY RECORDER

2025-027309

DEED
10/28/2025 01:08:20 PM
REC FEE: 34.00 PGS: 2
PIN:

by GS 2 PGS

/ LR

XXXXXXXXXXXX

File No. 2507227

GENERAL WARRANTY DEED

RECEIVED

JUL 13 2026

CLEARCREEK TOWNSHIP
ZONING DEPT.

Yong Jah Pae, unmarried of Warren County, Ohio for valuable consideration paid, grant(s), with general warranty covenants, to:

Kevin Michael Hopf and Lauren Anne Hopf, husband and wife, for their joint lives, remainder to the survivor of them

whose tax mailing address is: 7402 Silver Lake Drive, Waynesville, OH 45468

the following **REAL PROPERTY**:

Situate in the Township of Clearcreek, County of Warren, State of Ohio, being Lot Numbered ONE HUNDRED EIGHTEEN (118) Woodland Greens Two, Section 2 as recorded in Plat Book "12", Page(s) 84-86 of the Plat Records of Warren County, Ohio.

Auditor Parcel No: 04-08-176-007

WCEO
Tax Map Dep.

JG

Also known as: 8423 Point O'Woods Ct., Springboro, OH 45066

Subject to all restrictions, easements, conditions and covenants of record, and all legal highways, and subject to real estate taxes and assessments becoming due and payable in the month of June or December, next following the execution of this deed, whichever month first occurs and thereafter.

Prior Instrument Reference: Official Record 2668, Page 595 of the Deed Records of Warren County, Ohio.

This instrument shall be governed and controlled by the laws of the State of Ohio.

RECEIVED

JUL 13 2026

CLEARCREEK TOWNSHIP
ZONING DEPT

Executed by Yong Jah Pae, unmarried this 8th day of October, 2025.

Yong Jah Pae
Yong Jah Pae

State of Ohio, County of Franklin, SS:

The foregoing instrument was acknowledged before me this 8th day of October, 2025 by Yong Jah Pae, unmarried.

(Seal)



KRISTINA HILLIARD
NOTARY PUBLIC - STATE OF OHIO
My Commission Expires July 28, 2030

Hilliard
Notary Public

My Commission Expires: 07/28/2030

This instrument was prepared by:
John M. Ruffolo
Attorney At Law
7501 Paragon Road
Dayton, Ohio 45459

RECEIVED
JUL 13 2026

WOODLAND GREENS
TWO
SECTION THREE
Vol. ___ Pg. ___

NOTE: The Warren County obligation to maintain ditches or channels on this plat. The eas improvements with by the lot owner. With plantings, fencing, placed or permitte retard, or divert +

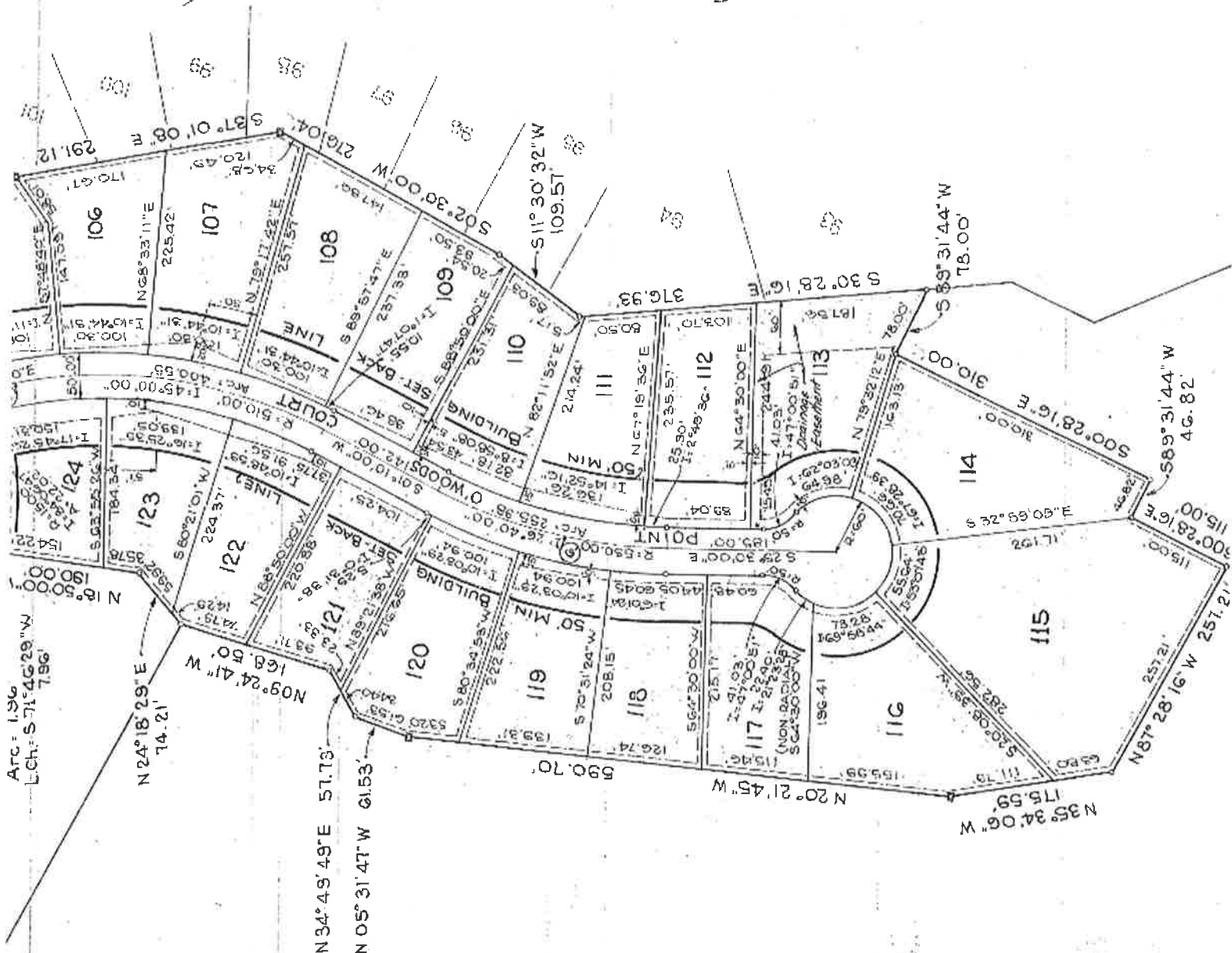
NOTE: The Property Owners 113 Through 116 Inc Assume total res For the Force Mai Manhole to the Pui

Note: All easements are 5' otherwise shown

Note: Iron pins will be set at all lot corners.

Indicates Concrete Monume
Indicates Easements

Indicates Iron Pins



1866 E. KLING, et al.
283
307

Drn. By: J.L.H. Checked By: J.W.H. Sheet N^o 1 of 3 *11047

26-BZA-002 Exhibit 1H

PROTECTIVE COVENANTS AND RESTRICTIONS

The restrictions and covenants hereinafter set out are to run with the land and shall be binding upon all the parties and all persons owning lots in Woodland Greens, or claiming under them.

If the owners of such lots or any of them, or their heirs or assigns, shall violate any of the covenants and restrictions hereinafter set out, it shall be lawful for any other person owning real property situated in such subdivision, to prosecute any proceedings at law or in equity against the person or persons violating any of such covenants and either to prevent them from so doing or to recover damages for such violation, or both.

I. RESERVATIONS

A. Title to all streets, drives, boulevards, and other roadways, and all easements, is hereby expressly reserved and retained by Grantor, subject only to the grants and dedications hereinafter expressly made.

B. Grantor reserves the utility easements and rights of way shown on the recorded plat of the subdivision for the construction, addition, maintenance and operation of all utility systems now or hereafter deemed necessary by Grantor for all public utility purposes, including systems of electric light and power supply, telephone service, gas supply, water supply and sewer services. Such systems shall also include systems for utilization of services resulting from advances in science and technology.

C. Grantor reserves the right to impose further restrictions and dedicate additional easements and roadway rights of way with respect to such lots which have not been sold by Grantor, by instrument recorded in the Office of the County Recorder of Warren County or by express provisions in covenants.

D. Subject to the foregoing, Grantor hereby DEDICATES TO THE USE OF THE PUBLIC all streets, drives, boulevards and other roadways, and all easements shown on the recorded plat of the subdivision, provided, however, that the use thereof by any utility company is limited to public utility companies having the right of eminent domain and having agreements in writing with Grantor for the proper provisions of utility services.

E. Grantor reserves the right to make minor changes in and additions to all easements for the purposes of most efficiently and economically installing utility systems.

F. Neither Grantor nor any utility company using the utility easements shall be liable for any damages done by them or their assigns, their agents, employees or servants, to shrubbery, trees, flowers or other property of the owner situated on the land covered by said easements.

G. It is expressly agreed and understood that the title conveyed by Grantor to any lot or parcel of land in the subdivision by contract, deed or other conveyance shall not in any event be held or construed to include the title to the water, gas, sewer, storm sewer, electric light, electric power, telephone or telephone lines, poles or conduits or any utility or appurtenances thereto constructed by or under Grantor or its agents or public utility companies through, along or upon said easements or any part thereof to serve said property or any other portions of the subdivision, and the right to maintain, repair, sell or lease such lines, utilities and appurtenances to any municipality, or other governmental agency or to any public service corporation or to any other party is hereby expressly reserved by Grantor.

H. It is further expressly agreed and understood that an underground telephone cable system will be installed in the subdivision. Each residence in the subdivision shall, at the expense of the owner or builder of the residence, have a trench opened from the residence to the utility easement across the lot upon which the residence is being built, for installation of a telephone service cable, and the owner or builder shall close the trench after installation of the cable. The exact location of trenches shall be designated by the telephone company. Each residence shall also be provided with conduit, pull wire and a minimum of two outlet boxes, at the owner's or builder's expense, for the installation of telephone wiring and equipment. Trenching, filling, conduit and other items to be performed or provided by the owner or builder, shall comply with specifications provided by the telephone company.

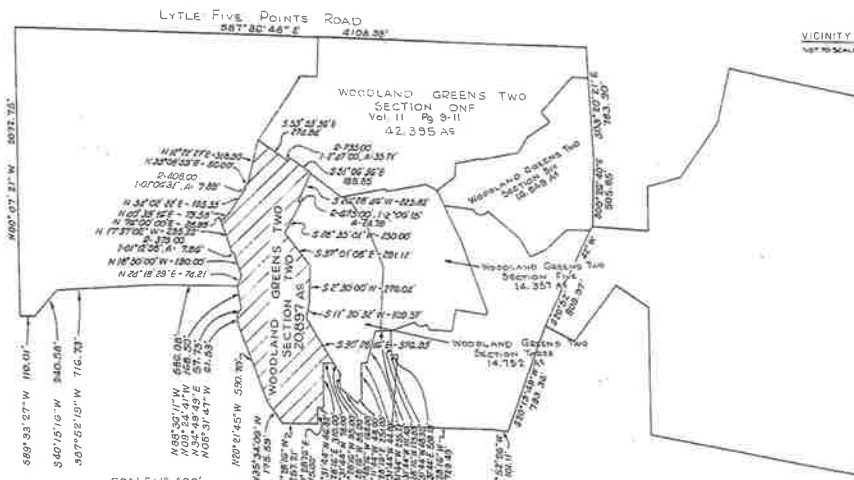
I. An underground electric distribution system will be installed in the part of Woodland Greens Two, SECTION TWO, designated Underground Residential Subdivision, which underground service area shall embrace all lots in Woodland Greens Two, SECTION TWO. The owner of each lot in the Underground Residential Subdivision shall, at his own cost, furnish, install, own and maintain (all in accordance with the requirements of local governing authorities and the National Electrical Code) the underground service cable and appurtenances from the point of the electric company's metering on customer's structure to the point of attachment at such company's installed transformers or energized secondary junction boxes, such point of attachment to be made available by the electric company at a point designated by such company at the property line of each lot. The electric company furnishing service shall make the necessary connections at said point of attachment. In addition the owner of each such lot, at his own cost, furnish, install, own and maintain a meter loop (in accordance with the then current standards and specifications of the electric company furnishing service) for the location and installation of the meter of such electric company for the residence constructed on such owner's lot. For so long as underground service is maintained, the electric service to each lot in the Underground Residential Subdivision, shall be uniform in character and exclusively of the type known as single phase, 120/240 volt, three wire, 60 cycle, alternating current.

~ RECORD PLAN ~ WOODLAND GREENS TWO SECTION TWO

LOCATED IN:
SECTION 2, TOWN 2, RANGE 5, MRS.
CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO
PREPARED BY:
WOOLPERT CONSULTANTS
ENGINEERS, PLANNERS & PHOTOGRAMMETRISTS
2324 STANLEY AVE DAYTON, OHIO 45404



VICINITY MAP



If it is further expressly agreed and understood that Grantor, its successors and assigns may use any of the lots in the subdivision, for a sales office, a model home or model homes, and parking related to such sales office and model homes. Any portion of the subdivision, including streets, drives, boulevards and other roadways, as well as easements, may be used for sales offices, sales purposes, guardhouses, and for other purposes deemed proper by the Grantor.

II. ADMINISTRATION

A. Grantor shall be responsible for the organization of an Ohio nonprofit corporation, which may be named "WOODLAND GREENS HOMES ASSOCIATION," hereinafter called "the Association," and for the appointment of an ARCHITECTURAL STANDARDS COMMITTEE, hereinafter called "the Committee." The Association shall be governed by its articles of incorporation and by-laws and the committee shall be governed by its by-laws. Until such time as Grantor has sold all of the residential lots in all Sections of WOODLAND GREENS, within the boundaries shown on the preliminary plat of WOODLAND GREENS prepared by Woolpert Consultants, Grantor shall name the Directors of the Association and the Members of the Committee.

B. Grantor shall, upon the sale of all of the residential lots of WOODLAND GREENS, but no later than the year 1998, issue memberships in the Association to the owners of such lots as such owners are shown on its records. The Members of the Association shall thereupon and thereafter elect the Directors of the Association in accordance with its Articles and by-laws, and the Association shall thereupon and thereafter name the Members of the Committee.

C. The Association shall function as the representative of the owners of the lots in the subdivision for the purposes herein set out as well as for all other purposes consistent with the creation and preservation of a first-class residential subdivision. The Association shall, by way of illustration, enforce the Restrictions, act through the Committee to approve or disapprove plans, publish architectural standards, bulletins, and perform such functions as herein provided for the Committee.

D. Grantor, the Association and the Committee, as well as their agents, employees and architects, shall not be liable to any owner or any other party for any loss, claim or demand asserted on account of their administration of these Restrictions and the performance of their duties hereunder, or any failure or defect in such administration and performance. These Restrictions can be altered or amended only as provided herein and no person is authorized to grant exceptions or make representations

contrary to these Restrictions. No approval of plans and specifications, and no publication or architectural standards bulletins shall ever be construed as representing or implying that such plans, specifications or standards will, if followed, result in a properly designed residence. Such approvals and standards shall in no event be construed as representing or guaranteeing that any residence will be built in a good, workmanlike manner. The acceptance of a deed to a residential lot in the subdivision shall be deemed a covenant and agreement on the part of the grantee, and the grantee's heirs, successors and assigns, and the Grantor, the Association and the Committee, as well as their agents, employees and architects, shall have no liability under these Restrictions except for willful misdeeds.

E. No improvements of any kind or character whatsoever shall be erected, or the erection thereof begun, or change made in the exterior design thereof after original construction, of any residential lot in the subdivision until the complete plans and specifications and a plot plan showing the location of the structure have been approved by the Committee or its designated coordinating architect in accordance with the following procedure:

- Two (2) complete sets of plans and specifications shall be delivered to the coordinating architect (or the Committee if there is no coordinating architect). Such plans and specifications shall be reviewed as to quality of design, workmanship and materials, harmony with exterior design with existing or approved structures, and location with respect to topography and finish grade elevations. Such approval is to be based on the applicable requirements and restrictions set out herein.
- If found to be in compliance with these restrictions, one set of plans and specifications shall be returned to the owner or builder marked "Approved by Woodland Greens Architectural Standards Committee." Such approval shall be dated and shall not be effective for construction commenced more than six (6) months after such approval.
- If found not to be in compliance with these Restrictions, one set of such plans and specifications shall be returned marked "Disapproved." Disapproved plans, and specifications shall be accompanied by a reasonable statement of items found not to comply with these restrictions.
- If no action is taken on plans and specifications within sixty (60) days after their delivery to the Coordinating Architect or Committee, they shall be deemed approved on the 60th day after such delivery.
- The Committee may require payment of a cash fee, not to exceed \$50.00 to partially compensate for the expense of reviewing plans and specifications, at the time they are submitted for review.
- The Committee shall from time to time promulgate and publish Architectural Standards Bulletins. A copy of the Bulletin in effect at the time will be furnished to owners and builders on request. Such Bulletins supplement these Restrictions and are hereby incorporated herein by reference. They may make other and further provisions as to the approval and disapproval of plans and specifications, prohibited materials and other matters relating to the appearance, design and quality of improvements.

III. RESTRICTIONS

A. Residential Purpose

1. This subdivision shall be used for private single family residences only, except for realty sales previously stated in Section I, Paragraph 1.

2. Only one residence shall be constructed on each lot. This provision shall not, however, prohibit the construction of a residence on a portion of two or more lots as shown by the plat of the subdivision, provided such portion constitutes a private single family residence.

3. No building upon any lot may be permitted to fall into disrepair. Buildings must at all times be kept in good condition, adequately painted or otherwise finished.

B. Building Sites and Construction

1. The living area of the main structure constructed as a one-story residence on any homestead, exclusive of porches and garages, shall be not less than 2,000 square feet, and in the case of any residence of more than one story, the requirements as to living area shall be at least 25% more, or a total of 2,500 square feet for both stories. No residence may exceed two stories in height.

2. No garage may be greater in height or number of stories than the residence for which it is built. Garages of sufficient size to accommodate not less than two cars nor more than three cars must be provided and all garages must be attached to the main structure unless otherwise approved by the Committee.

3. All appurtenances including but not limited to swimming pools and tennis courts will not be constructed without the written consent of the Committee.

C. Building Locations

1. No building shall be located nearer to the lot line or nearer to a side street lot line than is permitted by building setback lines as shown on the recorded plat drawing.

D. Facing of Residences

1. Residences on corner lots shall face the street from which the greater building line setback is shown on the recorded plat, unless alternate facing is authorized by the Committee.

Checked BY: JAW Sheet No. 2 OF 3 * 11647

PROTECTIVE COVENANTS AND RESTRICTIONS CON'T

~ RECORD PLAN ~ WOODLAND GREENS TWO SECTION TWO

LOCATED IN:
SECTION 4, TOWN 2, RANGE 5, MRS.
CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO
PREPARED BY:
WOOLPERT CONSULTANTS
ENGINEERS, PLANNERS & PHOTOGRAMMETRISTS
2324 STANLEY AVE. DAYTON, OHIO 45402



CERTIFICATION

I hereby certify that this map reflects a true and complete survey made under my direction in April, 1982. The within plat is a subdivision containing 20.897 acre out of a 400.00 acre tract of land conveyed to Dayton Financial Services Corporation by deed recorded in O.R. Vol. 201, page 122 in the deed records of Warren County Ohio.
All measurements are certified correct and iron pins or monuments will be set as shown. Curved distances are measure on the arc.
W.D. Smith Consultants
By: *W.D. Smith* 2-28-82

We the undersigned, being all the owners and lienholders of the land herein subdivided, do hereby acknowledge the making and signing of the same to be our voluntary act and deed and do hereby dedicate the streets and easements shown on the within plat to the public use forever, reserving and excepting however to the undersigned owners, its successors and assigns forever, the right and easement to construct, operate, maintain, repair, remove and replace water mains and sanitary sewers in and through the said streets and easements.
Easements shown on the within plat are for the construction, operation, maintenance, repair, replacement, or removal of water, sewer, gas, electric, telephone, or other utility lines or services, and for the express privilege of removing any or all trees or other obstructions to the free use of said utilities, and for providing ingress to and egress from the premises for said purposes and are to be maintained as such forever.

Signed and acknowledged
in the presence of:

DAYTON FINANCIAL SERVICES

W.D. Smith
W.D. Smith
W.D. Smith

State of Ohio, County of Montgomery, s.s.

Be it remembered, that on this 10th day of June, 1982 before me, the undersigned, a Notary Public in and for said county and state, personally came Dayton Financial Services, Inc. by Jerry L. Kirby, its President, and Lamar E. Smith, its Ex. Vice Pres. to me known and acknowledged the signing and execution of the within plat to be their voluntary act and deed.

In testimony Whereof, I have hereunto set my hand and official seal on the day and date above written.

W.D. Smith
Notary Public in and for Montgomery County, Ohio
My Commission Expires June 30, 1986

Date 10th June 1982

State of Ohio, County of Warren, ss.
Jerry L. Kirby, being duly sworn, says that all persons and Corporations, to the best of his knowledge, interested in this dedication either as owners or lienholders have united in its execution.

W.D. Smith

APPROVALS

CITY OF FRANKLIN PLANNING COMMISSION
This plat was approved by the planning commission of the City of Franklin, Ohio on this 31st day of August, 1982.

SANITARY ENGINEER

I hereby approve this plat on this 9th day of July, 1982.

COUNTY ENGINEER

I hereby approve this plat on this 10th day of July, 1982.

COUNTY COMMISSIONERS

We, the County Commissioners of Warren County, Ohio do hereby approve this plat on this 7th day of September, 1982.

COMMISSIONERS

Rich. Nickbarg
David B. Smith
W.D. Smith

CLEARCREEK TOWNSHIP ZONING COMMISSION

We, the zoning commission of Clearcreek Township, Warren County, Ohio, do hereby approve and accept this plat on this 27th day of August, 1982.

COUNTY AUDITOR

Transferred on this 10th day of September, 1982.

COUNTY RECORDER

File No. 45298
Received on this 22nd day of September, 1982 at 12:15 P.M.
Recorded on this 22nd day of September, 1982 at 12:15 P.M.
Recorded in book No. 12, Page 85, 86.
Fec 57.87
W. Anderson
Edna R. Brown
Patricia A. Brown

APPROVALS (CON'T.)

WARREN COUNTY REGIONAL PLANNING COMMISSION
This plat was approved by the Warren County Regional Planning Commission on this 26th day of August, 1982.

Robert D. Price
Executive Director

E. Fences, Walls, Hedges and Landscaping

1. No wire or chain link fence is permitted on any part of any lot. Should a hedge, shrub, tree, flower or other planting be so placed, or afterwards grow, so as to encroach upon adjoining property, such encroachment shall be removed upon request of the owner of adjoining property or the Woodland Greens Homes Association. Should any encroachment be upon a right-of-way or easement, it shall be removed promptly upon request of the Woodland Greens Homes Association and such encroachment is wholly at the risk, and removal shall be solely at the expense of the owner.
2. No fence or hedge shall be permitted to extend nearer to any street than the minimum building setback line or the front of the building, whichever is further from the street.
3. No fence shall be permitted on any property line adjacent to the golf course. This shall include lots hereinafter known as golf course lots.
4. Landscaping plans must be submitted within 30 days after the completion of the construction for approval by the Committee. All landscaping must be completed within 150 days after submitting.

F. Driveways

1. Driveway locations and specifications shall be approved by the committee.

G. Walks

1. Walks from the street curb to the residence shall have minimum widths of 4 feet.

H. Yard Lighting

1. Each residence shall have an electric light fixture on a pole or post in the front yard. The fixture will have an electronic eye to operate for the outside environment. The design and location of the yard light shall be subject to the approval of the committee.

I. Miscellaneous

1. No trash or other refuse shall be dumped on any vacant lot.
2. Grass and weeds shall be kept mowed to prevent unsightly appearances. Dead, diseased, or damaged trees which might create a hazard to property or person on any lot or adjacent lot, shall be promptly removed or repaired, and if not removed by the owners, then the Association may, but shall not be required to, remove such trees at owner's expense and shall not be liable for damage done in such removal.
- 2a. The Association may, but shall not be required, maintain any vacant lot to prevent any unsightly appearances.
3. Owners of any Golf Course lots defined as those adjacent to the Sycamore Creek Country Club will not grow nor permit to grow, varieties of grasses or other vegetation which, in the opinion of the Golf Course Greenskeeper, is inimical to golf course grasses or vegetation, in the area of lots adjacent to the Golf Course. Such owners may, however, with the prior approval of the Greenskeeper, install barriers which will prevent the spread of otherwise prohibited grasses and vegetation, and then, after the installation of such barriers, may grow such grasses or vegetation adjacent to the Golf Course.
4. No activity may be carried on or allowed to exist upon any lot which may be noxious, detrimental, or offensive to any other lot or to the occupants of any lot.
5. No animal, livestock or poultry of any kind, shall be raised, bred, kept, staked or pastured on any lot, except that not more than a total of three (3) dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose.
6. No owner shall permit anything or condition to exist upon his lot which shall induce, breed, or harbor infectious plant diseases or noxious insects. Each owner shall keep all shrubs, trees, hedges, grass and landscaping of every kind on his lot, including any setback areas, areas between lot lines and street curb, neatly trimmed, properly cultivated, and free of trash, weeds, and other unsightly material. No trees, hedges, shrubs, or other landscaping shall be planted or permitted to remain on any lot unless the foliage line is maintained at a proper height to prevent obstruction of safe cross-visibility of traffic approaching an intersection or driveway. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public utility company or authority is responsible.
7. Each owner of a lot agrees for himself, his heirs, or successors in interest that he will not in any way interfere with the established drainage pattern over his lot from adjoining or other lots in said tract, and he will make adequate provisions for proper drainage in the event it becomes necessary to change the established drainage over his lot. For the purpose hereof, "established drainage" is defined as the drainage which occurred at the time that the overall grading of said tract, including landscaping of any lots in said tract, was completed by Grantor.

8. Each owner of a lot in the subdivision agrees for himself, his heirs, assigns, or successors in interest that he will permit free access by owners of adjacent or adjoining lots, when such access is essential for the maintenance of drainage facilities.

9. Easements to permit the doing of every act necessary and proper to the playing of golf on the golf course adjacent to the lots which are subject to these restrictions, are hereby granted and established. These acts shall include, but not be limited to, the recovery of golf balls from such lots, the light of golf balls over and upon such lots, the use of necessary and usual equipment upon such golf course, the usual and common noise level created by the playing of the game of golf, together with all the other common and usual activities associated with the game of golf and with all the normal and usual activities associated with the operation of a country club.

10. No extensor speaker, horn, whistle, bell or other sound device, except security devices used exclusively for security purposes, shall be located, used, or placed upon a lot.

11. No signs or advertising device of any kind may be placed or kept on any lot other than one name and/or number plate not exceeding 72 square inches in area and one sign for sale purposes not exceeding 8 square feet in area. The latter sign must be a sign furnished or approved by the Committee. Exception being a permanent entrance sign installed by the Grantor.

12. No outside clothes lines or other outside clothes drying or airing facilities shall be maintained except in an enclosed service area, not visible to the public.

13. No flag pole shall be permanently erected on any property unless approval has been obtained in writing from the Committee.

14. No golf cart, tent, mobile home, trailer of any kind, or similar structure and no truck, camper, or boat shall be kept, placed, maintained, constructed, reconstructed or repaired, nor shall any motor vehicle be constructed, reconstructed or repaired, other than in a garage. The doors of garages housing trucks, campers or boats shall be closed at all times except for actual entry or exit. The provisions of this paragraph shall not, however, apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during, and used exclusively in connection with the construction, reconstruction or repair of any work or improvements.

15. No junk of any kind or character, or any accessories parts or objects used with cars, boats, buses, trucks, trailers, house trailers, or the like, shall be kept on any lot other than in the garage.

16. No excavation, except such as is necessary for the construction of improvements, shall be permitted, nor shall any well or hole of any kind be dug on this property without the written consent of the Committee.

17. No radio or television signals nor any other form of electromagnetic radiation shall be permitted to originate from any lot which may unreasonably interfere with the reception of television or radio signals upon any other lot.

18. No lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television and radio signals, shall be constructed, placed, or maintained anywhere in or upon any lot other than within a building unless the same shall be contained in conduits or cables constructed, placed and maintained underground or concealed in or under buildings. Nothing herein contained, however, shall prevent erection and use of temporary power or telephone services incident to the construction of buildings or to restrict the overhead distribution of three-phase primary power supply to the subdivision by the utility company.

19. Any building on the land that is destroyed partially or totally by fire, storm or any other means shall be repaired or demolished within a reasonable period of time, and the land restored to an orderly and attractive condition.

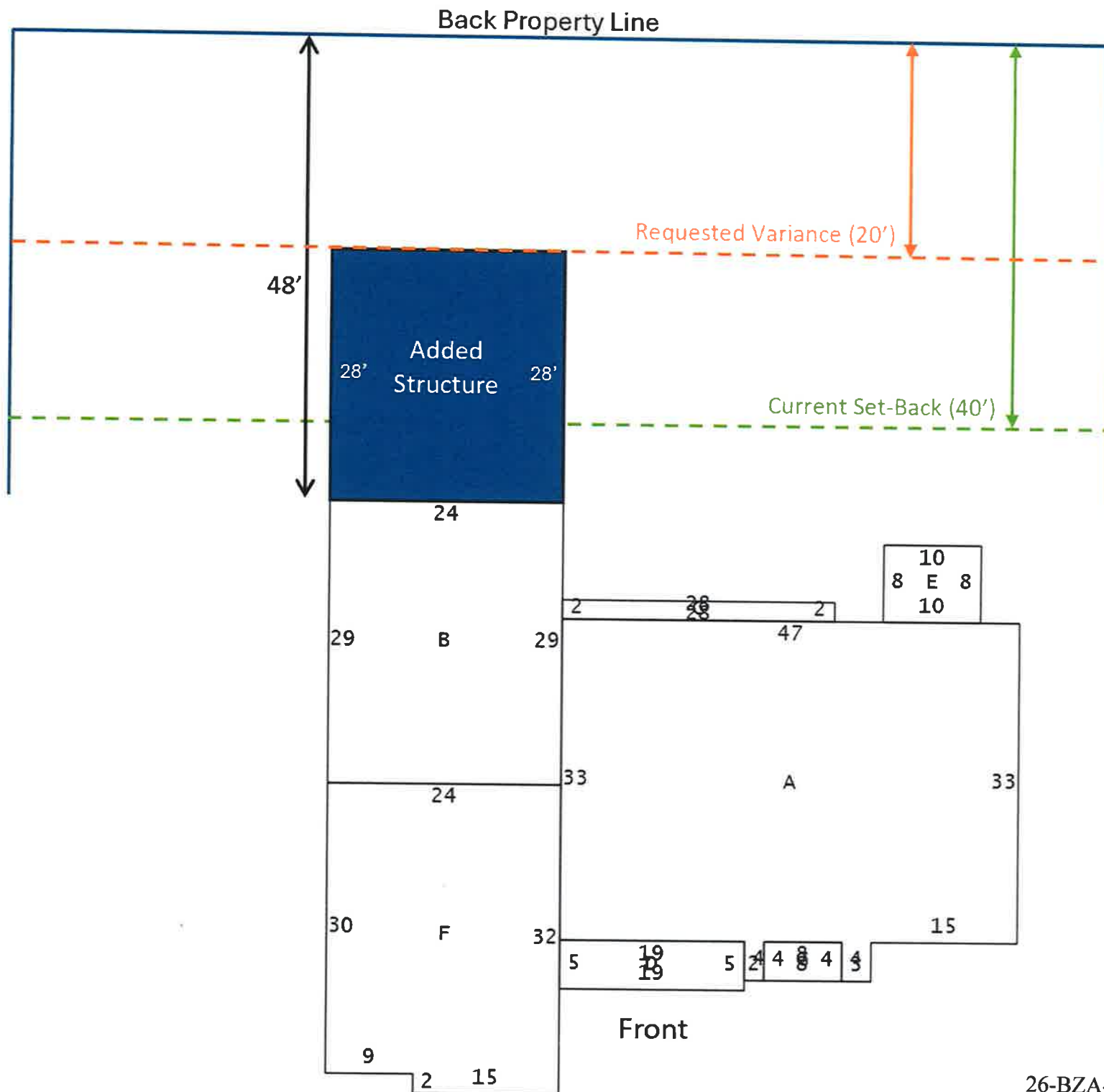
20. The invalidity, violation, abandonment or waiver of any one or more of any part of the reservations, restrictions, or other provisions hereof, either as to all or any part of the land, shall not affect or impair such reservations, restrictions or other provisions hereof as to the remaining parts of the land and shall not affect or impair the remaining reservations, restrictions or other improvements hereof or parts hereof as to all the land.

21. No lot shall hereby be subdivided into parcels for additional residential purposes.

Checked By: *W.D. Smith*

Sheet No. 3 of 3

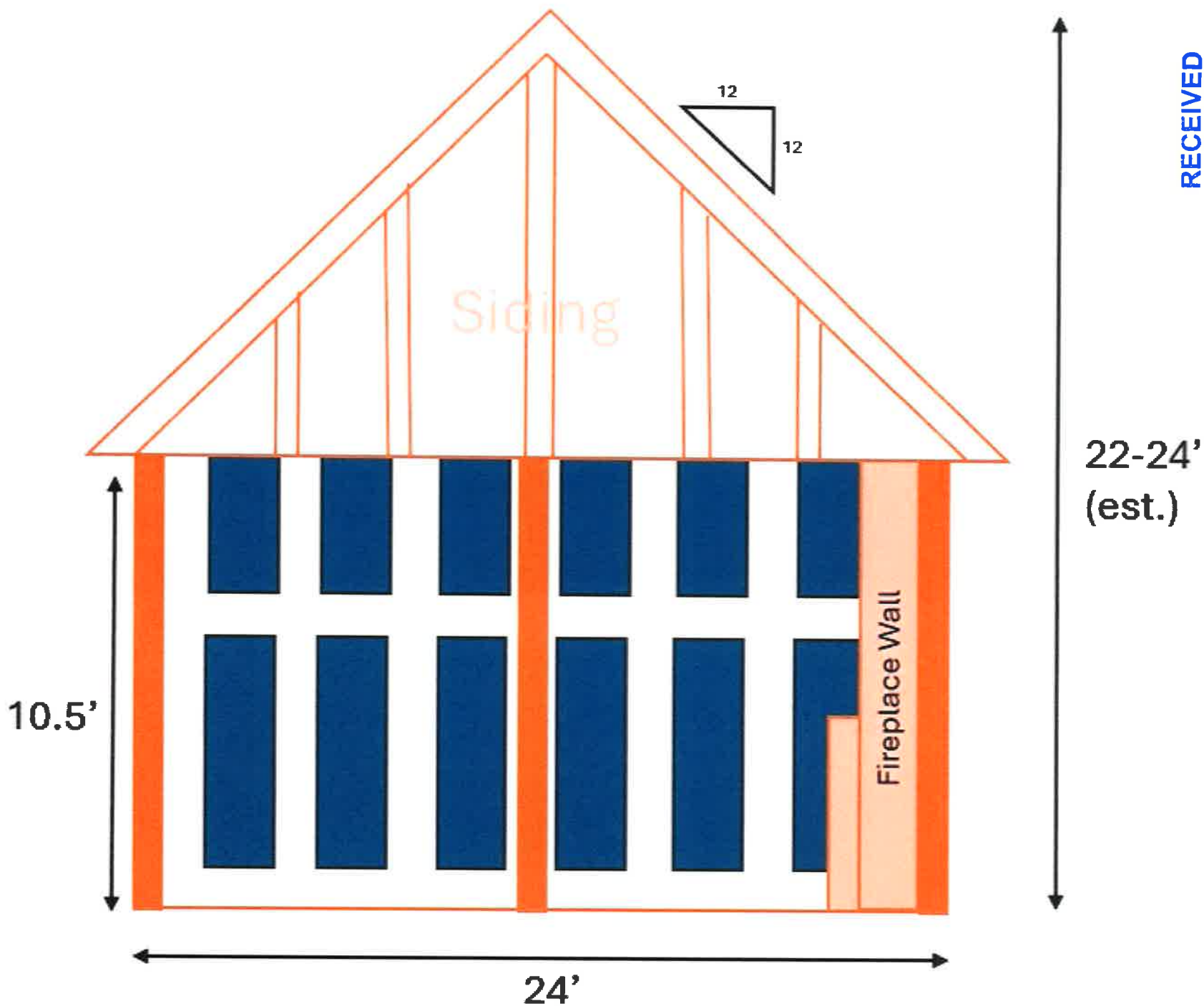
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JUL 13 2026

CLEARCREEK TOWNSHIP
ZONING DEPT.



BACK VIEW

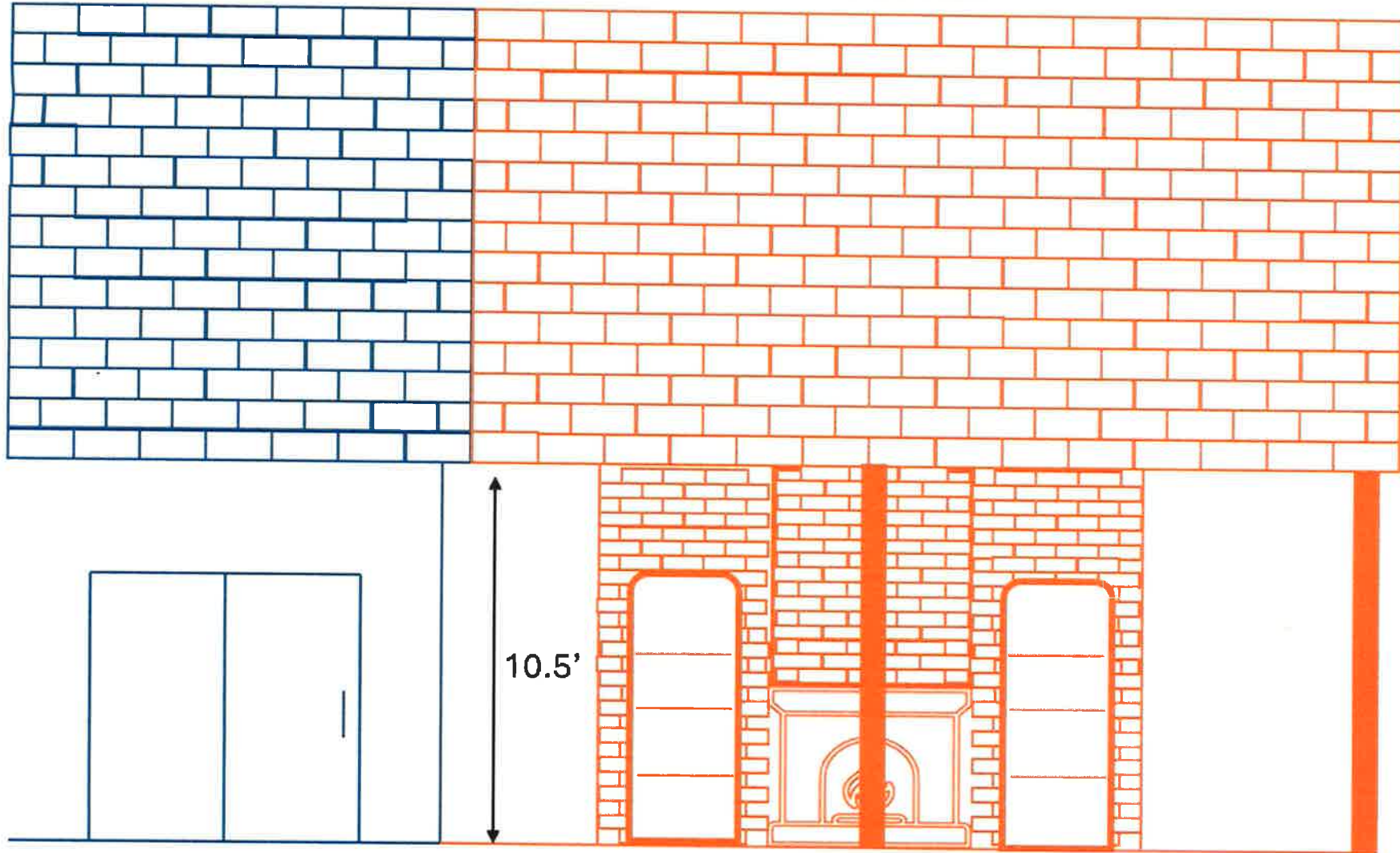
RECEIVED

JUL 13 2026

CLARECREEK TOWNSHIP
ZONING DEPT.

Principal Structure

Addition



10.5'

28'

SIDE VIEW

22-24'
(est.)

RECEIVED

JUL 13 2026

CLEARCREEK TOWNSHIP
ZONING DEPT.

\$2000

TOWNSHIP OF CLEARCREEK
Department of Zoning Inspector

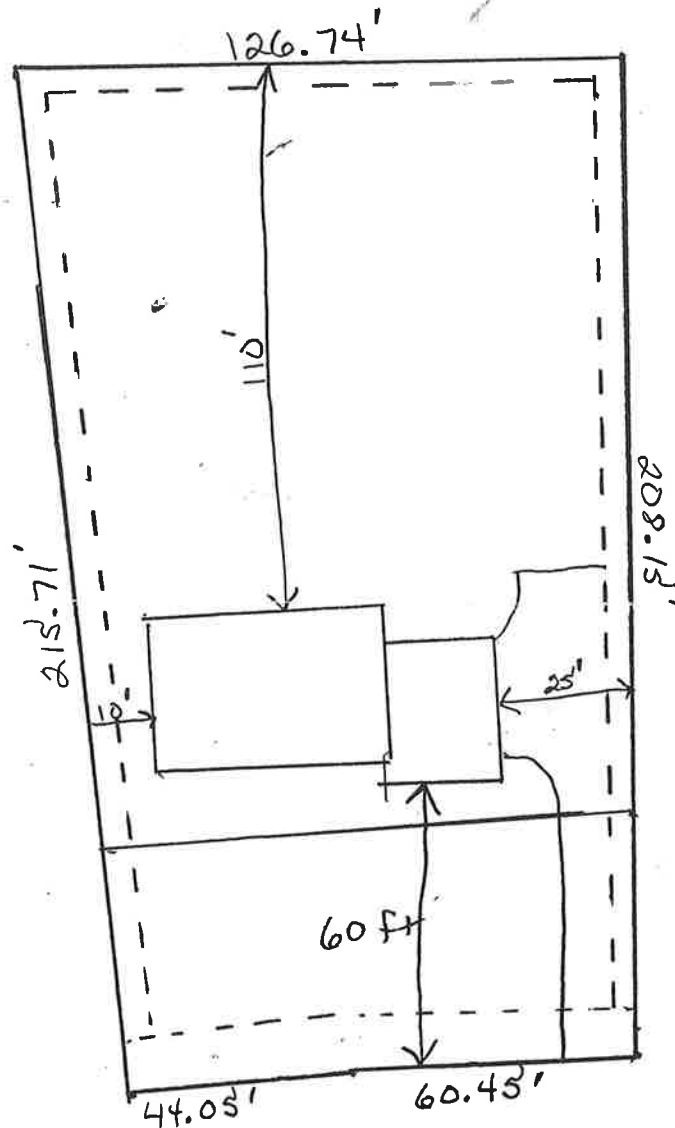
PERMIT No.
997-87

ZONING CERTIFICATE

This is to certify that Ureeland Const.
has made application on the 18th day of August 19 87 to the Zoning Inspector of
Clearcreek Township for a Zoning Certificate for the single-family dwelling
located at lot #118 woodland swans Clearcreek Township, Warren County, Ohio.
If such dwelling
shall conform in all other respects to the laws of the State of Ohio and the Zoning resolutions of Clearcreek Township, then a Certificate of
Compliance shall be issued upon completion.

Dennis Palatt
Department of Zoning Inspector

Lot 118
8423 Point O Woods Court



50' minimum
Setback

3300 livable sq. ft.

Resolution No. 2890

 Passed June 9, 2005

CLEARCREEK TOWNSHIP WARREN COUNTY, OHIO

A RESOLUTION APPROVING THE MODIFICATION OF EXHIBIT 2005-1, AN AMENDMENT THAT CLARIFIES DEFINITIONS, REFINES STANDARDS AND ESTABLISHES NEW ZONING CLASSIFICATIONS FOR THE CLEARCREEK TOWNSHIP, WARREN COUNTY, OHIO, ZONING CODE.

WHEREAS, all public hearings, public notices, and the recommendation of the Warren County Regional Planning Commission for the Zoning Resolution amendment have been conducted and made pursuant to the Clearcreek Township Zoning Resolution and Section 519.12 of the Ohio Revised Code; and,

WHEREAS the proposed Text Amendment with modifications was APPROVED by the Zoning Commission after the conclusion of that public hearing; and,

WHEREAS several grammatical errors were found to occur in the final review of the document; and,

WHEREAS the gross density of Section 5.5 (B) (2) was discussed at length by the Trustees and modified from .26 to .50 dwelling units per acre; and,

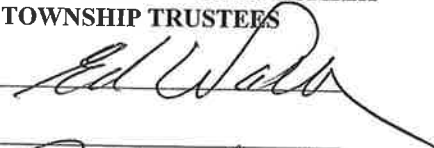
NOW THEREFORE BE IT RESOLVED by the Board of Clearcreek Township Trustees that the said amendment that clarifies definitions, refines standards, establishes new zoning classifications, modifies grammar per Ms. Dahms' corrections and modifies the yield and the OSR-1 to .50 times gross acreage in the Zoning Resolution be APPROVED. The updated Exhibit "2005-1" is attached and deemed a part of this Resolution as if fully rewritten herein.

Dr. McDonald moved to adopt the foregoing Resolution. Mr. Lamb seconded the motion and upon the call of the roll the following vote resulted:

Mr. Wade- yea
Dr. McDonald -yea
Mr. Lamb- yea

Resolution adopted at a regular public meeting conducted June 9, 2005.

**THE BOARD OF CLEARCREEK
TOWNSHIP TRUSTEES**




- H. ANY ACCESSORY STRUCTURE SHALL HAVE A MINIMUM FRONT YARD OF ONE HUNDRED (100) FEET, REAR YARD OF TWENTY (20) FEET AND A SIDE YARD OF TWENTY (20) FEET MINIMUM EACH SIDE.

AMEND: Chapter 6 5.75, Rural Residence Zone "R-1" Regulations

AMEND: SEC. 6.01 5.751, Chapter 5.75, Rural Residence Zone "R-1" Regulations

The regulations set forth in this chapter, or set forth elsewhere in the Zoning Code are the zoning regulations for Rural Residence "R-1".

AMEND: SEC. 6.02 5.752, Permitted Uses, Chapter 5.75, Rural Residence Zone "R-1" Regulations:

A building or lot shall be used only for the following purposes:

- A. Single family dwellings
- B. Home occupation, provided that:
 - 1. Signage in accordance with Chapter 28.
 - 2. No display shall be maintained which indicates from the exterior of the building on said premises that such building is being used for any purpose other than a dwelling.
 - 3. No commodity shall be sold on or from the premises unless it was produced thereon or unless it is incidental to the permitted services rendered or articles permitted to be produced on the premises.
 - 4. No items used for the permitted home occupation shall be stored outside of the residence occupied by the family.
 - 5. Parking space is provided on the premises for not less than four (4) passenger automobiles and in no event less than 1200 square feet.
- C. Community fire house, provided:
 - 1. Front yard, side yard and rear yard requirements for zone are met.
 - 2. Main building shall be at least minimum residential size.
 - 3. Enough area is set aside for future parking spaces, for a minimum of forty (40) cars, with a parking space provided at any given time for each member of the fire company. If an assembly hall is included in the building, additional parking spaces shall be provided in accordance with **Chapter 16, Zoning Code**.
- D. The sale of household goods, furnishings, clothing, toys, tools and books that have been used by members of the family occupying the premises may be advertised and sold on the premises, provided such sale is not held oftener than every six (6) months, for a period

- of three (3) days each sale; the items sold were not acquired for the sale.
- E. Clubs, including country clubs, swimming and tennis clubs, provided that any structures, except fences, shall be at least fifty (50) feet from property lines, and any parking areas necessary to the operation shall be at least two hundred (200) feet from any adjoining residential zone; the setback from street or streets shall be the same as for residences.
- F. Publicly owned or operated properties including parks, playgrounds and community centers.
- G. Recreation area, private or charitable, provided a minimum of thirty (30) acres is used and fenced on all sides.
- H. Public and private forests and nature reserve or similar conservation projects, including the usual buildings therefor.
- I. Model homes: 1. Shall exist within a subdivision. 2. Shall be located along the primary ingress and egress to the subdivision. 3. Shall be declared to the Clearcreek Township Zoning Department prior to the use being established. 4. Shall be eliminated after ninety (90) percent of the parcels within that subdivision are under construction.
- J. A temporary or permanent building for protection from the weather elements; shall be required for animals other than for two (2) dogs, which reside on parcels less than five (5) acres. This building shall be established as an accessory and located at least eighty-five (85) feet from every property line.

DELETE: SEC. 6.02 (K), Chapter 6, Rural Residence Zone "R-1" Regulations:
Deleted

AMEND: SEC. 6.02 5.752, L. K, Chapter 5.75, Rural Residence Zone "R-1" Regulations:

Roadside stands, offering for sale only agricultural products of which at least seventy-five percent (75%) of the total value sold are produced upon the premises. A sign advertising such products not exceeding twelve (12) square feet in area may be used. Ample off-street or off-road parking space shall be provided to take care of all vehicles visiting the roadside stand. See Chapter 16 and 28.

AMEND: SEC. 6.02 5.752, M. L, Chapter 5.75, Rural Residence Zone "R-1" Regulations:

Bulletin boards for public, charitable or religious institutions not exceeding twelve (12) square feet of area. See Chapter 28.

AMEND: SEC. 6.02 5.752, N. M, Chapter 5.75, Rural Residence Zone "R-1" Regulations:

Accessory buildings defined as either temporary or permanent and uses customarily incidental to any permitted uses, provided the primary use or structure has been established or constructed on the same lot.

DELETE: SEC. 6.02(O), Chapter 5.75, Rural Residence Zone "R-1" Regulations:
Deleted**AMEND: SEC. 6.02 5.752, P. N, Chapter 5.75, Rural Residence Zone "R-1" Regulations:**

Signage in accordance with Chapter 28.

AMEND: SEC. 6.024 5.7524, Chapter 5.75, Rural Residence Zone "R-1" Regulations, Conditional Uses:

The following uses require a conditional use permit (CUP) pursuant to Section 21.01(F) of this Resolution.

- A. Schools, public and private, from nursery schools through colleges having curriculum equivalent to public school curricula.
- B. Religious institutions; provided buildings shall be at least a minimum residential size.
- C. Hospital and institutions of an educational, religious, charitable or philanthropic nature, provided the site upon which such uses are located shall contain at least five (5) acres and that such buildings shall not occupy over ten percent (10%) of the total site area.
- D. Rest home, nursing home or convalescent home, provided that such buildings shall be located upon a site of five (5) acres or more and shall not occupy more than ten percent (10%) of the total site area.
- E. Cemeteries, provided that any cemetery shall contain an area of twenty (20) acres or more.
- F. Telecommunication tower: In those instances where a telecommunication tower is made subject to this resolution pursuant to section 519.211 Ohio Revised Code (ORC) and as the same may, from time to time, be amended, said telecommunication tower shall be located, erected, constructed, reconstructed, changed, altered, or enlarged in accordance with Section 21.01(F)(2) & Section 22.05 of the zoning resolution.
- G. Signage in accordance with Chapter 28.

AMEND: SEC. 6.03 5.753, Chapter 5.75, Rural Residence Zone "R-1" Regulations, Height Regulations:

No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.

AMEND: SEC. 6.04 5.754, Chapter 5.75, Rural Residence Zone "R-1" Regulations, PRINCIPAL STRUCTURE, REQUIRED Yards for lots except panhandle lots:

- A. There shall be A front yard having a depth of not less than fifty (50) feet, provided, however, no front yard depth shall be required to exceed the average of the minimum depths of the existing front yards on the lots adjacent on each side, if each of such lots are within the same block and within one hundred (100) feet of a building.
- B. For a lot that has frontage on more than one street, the required front yard shall be provided on all streets.
- C. Side yard: There shall be a side yard of ten (10) feet minimum on each side, except for lots with more than one (1) front yard, in which case the minimum side yard shall be ten (10) feet on the side, if any, not fronting on a street.
- D. Rear yard: There shall be a rear yard having a depth of not less than forty (40) feet, except for lots with three (3) front yards, in which case the minimum rear yard shall be ten (10) feet.

DELETE: SEC. 6.04(E), Chapter 6, Rural Residence Zone "R-1" Regulations: No accessory building shall project into any required front, side or rear yard.**ADD: SEC. 5.7545, Chapter 5.75, Rural Residence Zone "R-1" Regulations, ACCESSORY STRUCTURE, REQUIRED Yards for lots except panhandle lots:**

- A. FRONT YARD SHALL CONFORM TO 5.754 (A) AND 5.754 (B).
- B. SIDE YARD SHALL CONFORM TO 5.754 (C).
- C. REAR YARD SHALL BE A MINIMUM OF TEN (10) FEET.

AMEND: SEC. 6.05 5.755, Chapter 5.75, Rural Residence Zone "R-1" Regulations, Intensity Of Use:

Every lot or tract, except a panhandle lot, shall have a minimum continuous frontage and width of not less than one hundred (100) feet at any point, except on a cul-de-sac, in which case it shall have a minimum continuous frontage and width at any point of at least fifty (50) feet, and a minimum width of one hundred (100) feet at the minimum building setback line and:

AMEND: SEC. 6.05 (A), Chapter 6, Rural Residence Zone "R-1" Regulations:

Lots or parcels proposed as building sites that are connected to a central sanitary sewage system approved by the Warren County Sanitary Engineer and the Ohio Environmental Protection Agency shall contain not less than one half (1/2) acre exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements, high pressure gas pipeline easements and railroad easements.

AMEND: SEC 6.05 5.755 (B), Chapter 5.75, Rural Residence Zone "R-1" Regulations:

Lots or parcels proposed as building sites that are not connected to a central sanitary sewage system and are otherwise approved by the Warren County Combined Health District and/or the Ohio Environmental Protection Agency for individual onsite wastewater disposal system shall contain not less than one (1.00) acre exclusive of: any road or street right-of-way as shown on the Warren County, Ohio, Official Thoroughfare Plan, waterways, wetlands, one hundred (100) year flood plain, drainage easements, high pressure gas pipeline easements, and railroad easements.

AMEND: SEC 6.05 (CB) 5.755, Chapter 5.75, Rural Residence Zone "R-1" Regulations:

If a preliminary plat was approved with more restrictive zoning regulations than those in place at the time of the final plat submittal, the least restrictive regulations will be applied at the time of zoning review.

AMEND: SEC 6.05 5.755, Chapter 5.75, Rural Residence Zone "R-1" Regulations, Advisory Note:

For the residential lots utilizing on-site sewage disposal systems, lots larger than the Zoning Code minimum of one (1) acre may be required by the Warren County Combined Health District contingent on the suitability of soils present on the lot.

AMEND: SEC. 6.06 5.756, Chapter 5.75, Rural Residence Zone "R-1" Regulations, Minimum Size:

The minimum size of any single family dwelling, exclusive of porches, garages and breezeways, shall be one thousand two hundred fifty (1250) square feet of floor space.

AMEND: SEC. 6.07 5.757, Chapter 5.75, Rural Residence Zone "R-1" Regulations, Panhandle Lots are permitted subject to the following regulations:

- A. Panhandle lots shall not be "stacked" one behind the other relative to a street or road.
- B. The panhandle portion of the lots shall have a minimum frontage and continuous width of twenty (20) feet and a maximum frontage and width of forty (40) feet.
- C. The panhandle portion of the lots shall have a maximum length of five hundred (500) feet.
- D. The body of the lot shall have a minimum area of one and one-half (1 1/2) acre exclusive of: the panhandle portion of the lot, ANY ROAD OR STREET RIGHT-OF-WAY AS SHOWN ON THE WARREN COUNTY, OHIO, OFFICIAL THOROUGHFARE PLAN, WATERWAYS, WETLANDS, ONE HUNDRED (100) YEAR FLOOD PLAIN, DRAINAGE EASEMENTS, HIGH PRESSURE GAS PIPELINE EASEMENTS AND RAILROAD EASEMENTS.

- E. The body of the lot shall have a minimum width of one hundred twenty five (125) feet and a minimum depth of two hundred (200) feet.
- F. ~~Applications for zoning certificates for construction on panhandle lots shall be accompanied by a statement signed by the owner(s) of the lot acknowledging the following additional regulations:~~
 1. ~~Driveways within the panhandle portion of panhandle lots shall be installed and maintained with a dust-free surface upon occupancy of the structure served. It shall be the responsibility of the property owner to maintain a dust-free surface on the part of a shared driveway on that owner's lot regardless of any agreements with others for maintenance of the shared driveway.~~
 2. ~~Buildings may be built only within the body of panhandle lots and shall have a minimum front and rear yard of fifty (50) feet and a side yard of twenty (20) feet minimum each side.~~
 3. ~~Upon occupancy of a structure, a sign not to exceed two (2) square feet in area shall be posted at the public road right-of-way to clearly indicate "PRIVATE DRIVE" and the address of the structure.~~
- F. ALL STRUCTURES SHALL BE BUILT WITHIN THE BODY OF THE PANHANDLE LOT.
- G. THE PRINCIPAL STRUCTURE SHALL HAVE A MINIMUM FRONT YARD OF FIFTY (50) FEET, REAR YARD OF FIFTY (50) FEET AND A SIDE YARD OF TWENTY (20) FEET MINIMUM EACH SIDE.
- H. ANY ACCESSORY STRUCTURE SHALL HAVE A MINIMUM FRONT YARD OF FIFTY (50) FEET, REAR YARD OF TWENTY (20) FEET AND A SIDE YARD OF TWENTY (20) FEET MINIMUM EACH SIDE.

ADD: Chapter 6, TOWNSHIP RESIDENCE ZONE "TR-1" REGULATIONS**ADD: SEC. 6.01, CHAPTER 6, TOWNSHIP RESIDENCE ZONE "TR-1" REGULATIONS:**

THE REGULATIONS SET FORTH IN THIS CHAPTER, OR SET FORTH ELSEWHERE IN THE ZONING CODE ARE THE ZONING REGULATIONS FOR TOWNSHIP RESIDENCE "TR-1".

ADD: SEC. 6.02, CHAPTER 6, TOWNSHIP RESIDENCE ZONE "TR-1" REGULATIONS, PERMITTED USES:

A BUILDING OR LOT SHALL BE USED ONLY FOR THE FOLLOWING PURPOSES:

RECEIVED

JUL 13 2026

CLEARCREEK TOWNSHIP
ZONING DEPT.



26-BZA-002 Exhibit 6A

RECEIVED

JUL 13 2026

CLEARCREEK TOWNSHIP
ZONING DEPT.

26-BZA-002 Exhibit 6B