

**DECLARATION RESTRICTIVE COVENANTS FOR
ARLINGTON PARKE**

This Declaration of Restrictive Covenants for Arlington Parke ("Declaration") is made as of the 1st day of October 2025 (the "Effective Date") by Todd Homes Development, LLC., an Ohio limited liability corporation ("Declarant"). Declarant is the owner of real property and improvements, together with all easements benefitting the same and all appurtenances, as depicted on the record plat (the "Record Plat") recorded on August 28, 2025 at Official Record 10257, Pages 1834-1836 of the Butler County, Ohio Recorder and more particularly described in Exhibit A (the "Property").

Declarant hereby declares that the following restrictions apply to the Property and run with the land:

1. No window unit air conditioners will be visible from the street. Satellite dishes may not be installed in any location visible from the street and must be located to the rear of the home.
2. No signs containing offensive, obscene, or inflammatory language or imagery will be permitted on any lot. No more than one (1) flagpole will be permitted in the front yard of each lot.
3. No improper storage will be permitted, including, but not limited to, laydown basketball hoops, garbage, debris, litter, or other substantially similar items. Burning of trash and garbage is prohibited.
4. No unattached garages, carports, coops, cages, house trailers, or manufactured dwellings will be permitted on any lot. Prefabricated, modular, and mobile homes are prohibited.
5. All vehicles, including but not limited to cars, boats, and recreational vehicles, will be parked on paved surfaces only. Parking on grass will not be permitted at any time. No inoperable vehicles may be stored on any lot.
6. No livestock or poultry of any kind will be raised or kept on any lot.

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SIGNED as of the date below and made effective as of the Effective Date.

DECLARANT:

TODD HOMES DEVELOPMENT, LLC,
an Ohio limited liability company

Todd Hall
Signature

By: Todd Hall, member

Its: member

Date: 9/30/25

STATE OF OHIO)

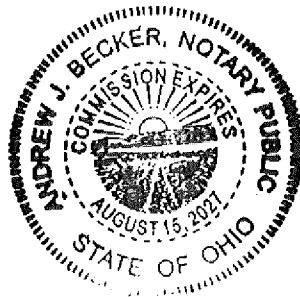
COUNTY OF Butler)

ss:

The foregoing instrument was acknowledged before me this 30 day of September 2025 by Todd Hall, an authorized member of Todd Homes Development, LLC, an Ohio limited liability company, on behalf of the company.

Andrew Becker
Notary Public

Document prepared by:
Paul Lewandowski
Flagel & Papakirk LLC
50 E Business Way, Suite 410
Ph. (513) 984-8111



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EXHIBIT A

Being part of Lot #3874 and situated in Section 30, Town 2, Range 4, Congress Lands West of the Miami River, City of Trenton, Butler County, Ohio and being all of Lots 4995 through 5083 as depicted and set forth in the Record Plat recorded on August 28, 2025 at Official Record 10257, Pages 1834-1836 of the Butler County, Ohio Recorder.

Parcel Identification Nos.

R8600075000001
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R8600076000045
Also, the parcel commonly known as 833 W. Arlington Drive which has not yet been assigned a parcel identification number

Prior instrument reference: Record Plat recorded on August 28, 2025 at Official Record 10257, Pages 1834-1836 of the Butler County, Ohio Recorder.