

Shanes Crossing Subdivision

Covenants and Restrictions

All lots included in Shanes Crossing Subdivision of the Village of Rockford, Ohio are hereby made subject to the following covenants and restrictions, which shall run with the land when conveyed and shall be binding upon all owners, or persons, firms or corporations claiming under them:

1. Building lines with reference to the street are shown on the plat with the maximum distance of front yard setback to be within ten (10) feet of the minimum required distance.
2. Yard requirements shall conform to Section 500 of the Zoning Ordinance of the Village of Rockford, Ohio, which states that side yard must total at least 18 ft. with a minimum of 7 ft. on one side.
3. These lots are restricted to residential use only. No residence other than a detached single-family dwelling, and not more than one such residence shall be constructed on each lot. No duplex, triplex, or condominium.
4. No dwelling shall exceed (2) two stories in height.
5. The final finished yard grade in the center at the front elevation of the building, shall be not less than 12 inches nor more than 24 inches above the elevation of the established top of curb grade, directly in front and at the center of said building. In the case of corner lots, this restriction also applies to the side yards. In the event that topographical conditions make compliance with this restriction unduly difficult, then yard grades shall be established by the zoning inspector and shall be included as a supplementary restriction in the deed conveying the lot and said restriction shall run with the lot when conveyed.
6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be placed or used on any lot at any time as a residence either

temporarily or permanently. A garage, barn or other outbuilding may be placed on a lot – only if placed upon a footer and constructed with the same materials as the existing home. Said building must also be a minimum of 300 ft square and follow the 30% natural material covenants stated in covenant #18. The structure must meet all setback requirements the home was constructed under. ***updated 08/01/2023**

7. No sign of any kind shall be displayed to public view on any lot except one professional sign of not more than (1) one square foot, or one sign not more than (5) five square feet advertising the property for sale or rent.
8. No livestock, poultry or exotic pets of any kind shall be raised, bred or kept on any lot. Household pets, including dogs and cats, are allowed providing they are not raised for commercial purposes.
9. Fuel oil storage tanks, if not buried, shall be located at the rear of the dwelling or other building and within the limits of the lines of the building extended. Propane storage tanks, if not buried, shall be located in the rear yard and within the limits of the lines of the building extended and at least 10 feet from any building and at least 10 feet from any lot line.
10. No used or salvaged materials can be used on the exterior of any dwelling or other building, without zoning inspector prior approval.
11. No noxious or offensive activity shall be carried out on any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.
12. Subdivision Fence & Wall Restrictions – **updated August 2024**
 - Fence must be 2 feet setback from the property lines. Must maintain both sides of the fence.
 - Fence heights:
No fence allowed in the front yard.
Privacy fence in the backyard no higher than 6 feet.

- Fencing material is restricted to:
Vinyl
Metal
Polyurethane
Composite
** No wood or chain link fence allowed.
- Fences are subject to inspection by the village.
- Fences requiring maintenance or replacement is the responsibility of the homeowner.
- Village can remove fence at homeowner's expense if homeowner refuses to maintain fence.
- All fence installations or modifications requires a zoning permit.

13. The Village of Rockford, or any other public utility operating under a franchise granted by the Village of Rockford, is hereby granted an easement upon, under and across a (5) five feet wide strip parallel with and adjacent to each interior side lot line of said addition, provided that such easement is not granted hereby with reference to any such interior lot line as may fall within any tract created by purchase by a single purchaser of more than one such lot.

14. All one and a half or two-story dwellings shall have a finished stairway to the second floor.

15. Junk or hobby cars, trucks, boats, campers, or motor homes will not be kept or stored outside any building, on any lot; nor shall any lot owner park or permit others to park the same on the street adjacent to his or her lot for a period not more than 24 hours.

16. No trash piles will be permitted on any lot. Wood piles, limited to two cords, can be stored behind the residence.

17. A. All homes shall have a minimum roof pitch of 4/12.

B. Homes shall have a 12" overhang. * new for 2020 update *

18. A. 30% of external siding must be brick, cedar, stone, stucco, or masonry products on the front elevation.
B. Structure design shall provide two (2) ridge lines with a minimum of one (1) foot elevation differential. (Dormer roofs are not considered ridge lines.)
C. All front lines shall include an offset of at least 15% of the total structure width (exclusive of garage).
19. The ground floor living area of the main structure, exclusive of attached garages, porches or breezeways and patios shall not be less than the following:
 - A. Minimum floor area for a single-family dwelling shall be 1500 square feet for one story dwellings and 900 square feet on the ground floor for one and a half or two-story dwellings with a minimum of 600 square feet on the second floor.
 - B. All single-family residences must have an attached 2-car garage with a minimum 576 sq ft. ***Updated 07/07/2026**
20. No manufactured homes or mobile homes as defined under O.R.C. definitions - as attached. *** updated 2020.**
21. Yard shall be seeded, landscaping completed, and concrete sidewalk and driveway installed within one year of construction. *** updated 08/01/2023**
22. Unoccupied lots shall be kept neat, mowed and not used for any storage of materials, cars, trailers or other objectionable items.
23. Modifications or elimination of any restriction shall be approved by at least 50% of all lot owners within the addition **and the Village of Rockford Council. * updated 2020**
24. Minimum of eight (8) inch walls for foundation.
25. Solar panels and wind mills must be pre-approved by majority of lot owners and zoning inspector.

- Council updated 07/07/2026