BRINTHAVEN
PLAT 2

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DECLARATION OF RESTRICTIONS

FOR BRINTHAVEN PLAT II, a
SUBDIVISION IN THE VILLAGE
OF SYLVANIA, LUCAS COUNTY, OHIO

WHEREAS, the undersigned are the owners of all the lots of Brinthaven Plat II, a Subdivision in the Village of Sylvania, Lucas County, Ohio: CLIFFORD C. LOSS, INC., an Ohio Corporation, and CHARLES D. TELFORD and HELEN L. TELFORD, husband and wife; JOSEPH JACKSON STYKEMAIN and BETTY J. STYKEMAIN, husband and wife; JERRY CHABLER and ALICE L. CHABLER, husband and wife; PATRICK P. MC HUGH, JR., and GEORGIA J. MC HUGH, husband and wife; GEORGE A. LENZ and BESSIE M. LENZ, husband and wife; RICHARD L. BOYLE and ELIZABETH A. BOYLE, husband and wife; JOHN D. ROTHERMEL, JR., and BETTY P. ROTHERMEL, husband and wife; EDWARD J. BARON and SALLY E. BARON, husband and wife; LOUIS REVITZER and VIOLA M. REVITZER, husband and wife; JOHNATHAN W. POAST and EDYTHE H. POAST, husband and wife; JOHN PATRICK BARBER and EVELYN G. BARBER, husband and wife; RICHARD H. MARTIN, JR., and MARY E. MARTIN, husband and wife; MARTIN L. JUHL and AUDREY E. JUHL, husband and wife; RALPH G. MALCOLM and OPAL L. MALCOLM, husband and wife; FLOYD J. SOEHLIG and ROSEMARY SOEHLIG, husband and wife; ROBERT L. WARRICK, unmarried; DONALD L. FLORY and FRANCES E. FLORY, husband and wife; BILLIE G. WINSLER and BETTY L. WINSLER, husband and wife; RICHARD DEAN VAN SICKLE and CAROL A. VAN SICKLE, husband and wife; CHARLES V. SULLINS and CAROLYN J. SULLINS, husband and wife; CHARLES E. HEIMBUCHER and CELINE T. HEIMBUCHER, husband and wife; LEONARD S. BIEL and SHARON L. BIEL, husband and wife; RALPH L. BARGER and LOIS R. BARGER, husband and wife; ARTHUR CHARLES MICHAUD and JOANNA

MICHAUD, husband and wife; LONDUS SAYRE and FLOSSIE N. SAYRE, husband and wife; DONALD J. WILSZYNSKI and LORNA J. WILSZYNSKI, husband and wife; JOHN J. DI MUGNO and MADELYN A. DI MUGNO, husband and wife; GERALD R. AMSDEN and NORA V. AMSDEN, husband and wife; CHARLES N. MICHAEL and RUBY B. MICHAEL, husband and wife; LARRY E. MICHAELIS and WANDA E. MICHAELIS, husband and wife; KENNETH JAMES BERRY and RITA K. BERRY, husband and wife; DONALD E. LIVINGSTON, JR., and DORINE A. LIVINGSTON, husband and wife;

WHEREAS, it is necessary and desirable, and will be beneficial to the future of all of the lots above mentioned, to impose reasonable restrictions upon the use, occupancy, improvement and enjoyment of all of said properties, which shall affect all of the properties and shall become binding upon all present and future owners of said properties and shall run with the land, all as more fully hereinafter stated;

NOW, THEREFORE, in consideration of the premises, and in consideration of the enhancement of the value of said real estate and to accord future purchasers of said lots due and ample protection to the end that said lots, their use and development will follow the general plan contemplated by the owners, said owners, for themselves their heirs, successors, and assigns, hereby declare and stipulate that each lot in said Brinthaven Plat II should be bound by the following restrictions and hereafter shall be conveyed subject to them:

1. These covenants shall run with the land __ be binding upon the owners and all persons claiming under or through them until January 1, 1980, at which time said restrictions and covenants shall be automatically extended for successive periods of 10 years each,

unless and until such time, within a period of 6 months immediately preceding the expiration of the original term of said restrictions or any successive term, the then owners of a majority of said lots shall have elected in writing to change, in whole or in part, or to terminate these restrictions, and shall have placed said election of record.

2. If the owners, their heirs, successors, or assigns, shall violate any of these covenants and restrictions, it shall be lawful for any person, persons, firm, association or corporation owning, having any interest in, or composed of the owners of any of the lots or portions of lots in Brinthaven Plat II, to prosecute proceedings at law or in equity against the person, persons, firm, association or corporation violating or attempting to violate these covenants and either to prevent him, or them from so doing or to recover damages for such violations.

3. The invalidation of any one or more of these covenants shall in no way affect any other provision of this declaration.

4. All lots, subdivision of lots, and portions of Brinthaven, Plat II shall be used for single family residential purposes only. No building of any kind shall be placed thereon except residence buildings and the necessary and proper outbuildings to be used in connection therewith. Not more than one residence shall be built upon any one lot as now platted. No trailer, tent, shack, garage, barn or other outbuilding or vehicle shall be used upon said lots, subdivision of lots or portions of Brinthaven Plat II as a residence either temporarily or permanently.

5. No trade, business, profession or use whatsoever,

other than for residential purposes, except those necessarily incidental to residential use, whether for profit or otherwise, shall be permitted, carried on or conducted thereon.

6. The maintenance or harboring thereon of any animal, bird, or fowl other than two dogs, two house cats, and birds and fish maintained and kept as pets within the dwelling is expressly prohibited.

7. No building, sign or fence shall be erected, placed or altered on any building, plot, lot or site in Brinthaven Plat II unless approval of the plans, specifications and plot plan therefore showing the location of such building, sign or fence has first been approved in writing, both as to conformity and harmony to external design with the desired structures to be erected in Brinthaven Plat II, and as to the location of such proposed building or fence with respect to topography and landscaping, by a majority of the Brinthaven Architectural Committee, which committee shall consist of Clifford C. Loss, Jr. and Donald J. Loss, and such other persons as a majority of said committee may, from time to time, elect to fill vacancies created in said committee. The decision of said committee in granting or denying approval shall be final and binding upon all owners of any part of Brinthaven during the term of these restrictions or any extension thereof.

IN WITNESS WHEREOF, the undersigned, being the owners of all of the lots of said Brinthaven Plat II, a Subdivision in the Village of Sylvania, Lucas County, Ohio, do execute this Declaration this 1st day of July, 1959.

Two witnesses.	CLIFFORD C. LOSS, INC. By: Clifford C. Loss, Sr., President Donald J. Loss, Secretary
Two witnesses.	Charles D. Telford Helen L. Telford
Two witnesses.	Joseph Jackson Stykemain Betty J. Stykemain
Two witnesses.	Jerry Chabler Alice L. Chabler
Two witnesses.	Patrick P. McHugh, Jr. Georgia J. McHugh
Two witnesses.	George A. Lenz Bessie M. Lenz
Two witnesses.	Richard L. Boyle Elizabeth A. Boyle
Two witnesses.	John D. Rothermel, Jr. Betty P. Rothermel
Two witnesses.	Edward J. Baron Sally E. Baron
Two witnesses.	Louis Revitzer Viola M. Revitzer
Two witnesses.	Jonathan W. Poast Edythe H. Poast
Two witnesses.	John Patrick Barber Evelyn G. Barber
Two witnesses.	Richard H. Martin, Jr. Mary E. Martin
Two witnesses.	Martin L. Juhl Audrey E. Juhl
Two witnesses.	Ralph G. Malcolm Opal L. Malcolm
Two witnesses.	Floyd J. Soehlig Rosemary Soehlig
Two witnesses.	Robert L. Warrick

Two witnesses.	Donald L. Flory Frances E. Flory
Two witnesses.	Billie G. Winsler Betty L. Winsler
Two witnesses.	Richard Dean VanSickle Carol A. VanSickle
Two witnesses.	Charles V. Sullins Carolyn J. Sullins
Two witnesses.	Charles E. Heimbucher Celine T. Heimbucher
Two witnesses.	Leonard S. Biel Sharon L. Biel
Two witnesses.	Ralph L. Barger Lois R. Barger
Two witnesses.	Arthur Charles Michaud Joanna Michaud
Two witnesses.	Londus Sayre Flossie N. Sayre
Two witnesses.	Donald J. Wilszynski Lorna J. Wilszynski
Two witnesses.	John J. DiMugno Madelyn A. DiMugno
Two witnesses.	Gerald R. Amsden Nora V. Amsden
Two witnesses.	Charles N. Michael Ruby B. Michael
Two witnesses.	Larry E. Michaelis Wanda E. Michaelis
Two witnesses.	Kenneth James Berry Rita K. Berry
Two witnesses.	Donald E. Livingston, Jr. Dorine A. Livingston

Acknowledged July 1, 1959 by Clifford C. Loss, Inc., by said Officers, by authority of its Board of Directors, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 1, 1959 by Charles D. Telford and Helen L. Telford, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 1, 1959 by Joseph Jackson Stykemain and Betty J. Stykemain, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 1, 1959, by Jerry Chabler and Alice L. Chabler, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 1, 1959 by Patrick P. McHugh, Jr. and Georgia J. McHugh, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 1, 1959 by George A. Lenz and Bessie M. Lenz, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 1, 1959 by Richard L. Boyle and Elizabeth A. Boyle, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 1, 1959 by John D. Rothermel, Jr. and Betty P. Rothermel, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 1, 1959 by Edward J. Baron and Sally E. Baron, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 1, 1959 by Louis Revitzer and Viola M. Revitzer, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 2, 1959 by Jonathan W. Poast and Edythe H. Poast, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 2, 1959 by John Patrick Barber and Evelyn G. Barber, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 2, 1959, by Richard H. Martin, Jr. and Mary E. Martin, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 2, 1959 by Martin L. Juhl and Audrey E. Juhl, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 2, 1959 by Ralph G. Malcolm and Opal L. Malcolm, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 2, 1959 by Floyd J. Soehlig and Rosemary Soehlig, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 2, 1959 by Robert L. Warrick, unmarried, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 2, 1959 by Donald L. Flory and Frances E. Flory, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 3, 1959 by Billie G. Winsler and Betty L. Winsler, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 3, 1959 by Richard Dean Van Sickle and

Carol A. Van Sickle, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 3, 1959 by Charles V. Sullins and Carolyn J. Sullins, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 3, 1959 by Charles E. Heimbucher and Celine T. Heimbucher, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 3, 1959 by Leonard S. Biel and Sharon L. Biel, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 3, 1959 by Ralph L. Barger and Lois R. Barger, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 3, 1959 by Arthur Charles Michaud and Joanna Michaud, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 3, 1959 by Londus Sayre and Flossie N. Sayre, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 3, 1959 by Donald J. Wilszynski and Lorna J. Wilszynski, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 3, 1959 by John J. Di Mugno and Madelyn A. Di Mugno, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 2, 1959 by Gerald R. Amsden and Nora

V. Amsden, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 2, 1959 by Charles N. Michael and Ruby B. Michael, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 2, 1959 by Larry E. Michaelis and Wanda E. Michaelis, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 2, 1959 by Kenneth James Berry and Rita K. Berry, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged July 3, 1959 by Donald E. Livingston, Jr. and Dorine A. Livingston, husband and wife, before a Notary Public, Lucas County, Ohio (seal).

Received for record August 17, 1959 and recorded in Volume 1942 of Mortgages, page 205.