ADOPTION OF COREY WOODS

This information is taken from public records filed with the Lucas County Recorder’s Office. Port Lawrence Title and Trust Company assumes no liability for the accuracy or completeness of the information contained herein.
ADOPTION of COREY WOODS
and
DECLARATION of RESTRICTIONS THEREFORE.

This declaration, made and entered into by The Dean Bailey Company, The
Paul T. Bailey Company and Jefferson Realty Mart, Inc., d/b/a COREY WOODS ASSO-
CIATES, a Partnership, this 5 day of May A.D., 1955.

WITNESSETH THAT:

WHEREAS, COREY WOODS ASSOCIATES is the owner of the following described
real estate, situated in Sylvania Township, Lucas County, Ohio, viz:
The east 1/2 of the north 60 acres of the west 1/2 of the
southeast 1/4 of Section 21, Town 9 South, Range 6 East,
in SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO,
all of which real estate is hereinafter for convenience referred to as "Corey
Woods"; and

WHEREAS, COREY WOODS ASSOCIATES desires to establish for its own bene-
fit and for the benefit of all future owners or occupants of all or any part of
Corey Woods, certain easements and rights in, over and to Corey Woods, and cer-
tain restrictions with respect to the use thereof;

NOW, THEREFORE, COREY WOODS ASSOCIATES, as the owner of such real estate
and for the purpose aforesaid, hereby declares as follows:

ARTICLE ONE

Section 1. No building, fence, wall, sign, or other structure shall be erected
or maintained on said lots unless erected or maintained in accordance with plans
and specifications showing the nature, kind, shape, type, material, color scheme,
location and grade of such structure, which shall be submitted to COREY WOODS
ASSOCIATES, its successors, or assigns, and approval thereof endorsed thereon in
writing.

Section 2. No building other than a single family dwelling house, including an
attached garage for private use conforming architecturally to the residence, and
attached, shall be erected upon any of said lots, nor shall any house constructed
on any of said lots be used for any purpose other than a single family dwelling
house, nor any garage for other than private use.

A porch or porches, conforming architecturally to the residence, may be
constructed after plans have been submitted and approval been given, in writing
by COREY WOODS ASSOCIATES.
No alterations shall be made in the location, height or exterior design or color of any structure erected, permitted or maintained upon any building site after once established, unless written approval of such alteration shall first have been obtained from COREY WOODS ASSOCIATES. No addition to any residence or garage shall be erected or maintained upon any building site after once established unless written approval of such addition shall first have been obtained from COREY WOODS ASSOCIATES.

No fence, wall, or hedge shall be erected, permitted or maintained upon any building site, unless written approval has been obtained from COREY WOODS ASSOCIATES, complete plans and specifications therefor showing the nature, kind, shape, height, construction, materials and color scheme of any such fence or wall, as well as the location of such alterations, addition, or fence, wall or hedge on the building site, have been approved by COREY WOODS ASSOCIATES, and a copy of such plans and specifications and grading plan, if requested, have been deposited with COREY WOODS ASSOCIATES, as a permanent record.

Section 1. No building or other structure, or any part thereof, shall be erected or maintained upon any part of the property in COREY WOODS over or upon which easements for the installation and maintenance of public utilities, the installation and maintenance of a storm sewer are granted.

Section 4. The right is hereby given to any public utility company to go upon the property from time to time to install and maintain its equipment and the further right to trim trees or shrubbery which may interfere with the successful operation of its equipment.

Section 5. No industry, business or trade, occupation or profession of any kind, commercial, religious, educational, or otherwise, designed for profit, altruism, exploration, or otherwise, shall be conducted, maintained or permitted on any part of the property, nor shall any "For Sale" signs or other window displays or advertising be maintained or permitted on any part of said lots or any structure erected thereon, without first obtaining the written consent of COREY WOODS ASSOCIATES. The right is reserved by COREY WOODS ASSOCIATES to erect small structures and place signs on any unsold lots or improvements thereon.

Section 6. No animals, rabbits or poultry, nor any kind, character or species of fowl or livestock, shall be kept upon or maintained on any part of any lot or tract. COREY WOODS ASSOCIATES reserves the right to adopt reasonable regulations governing the keeping within any dwelling house of domestic dogs, cats or other
household pets, calculated not to become, and not becoming, a nuisance to the owners or inhabitants of COREY WOODS.

Section 7. No clothes, sheets, blankets or other articles shall be hung out or exposed on any part of said premises, except in the rear yards and then only on portable laundry dryers of a revolving type not higher than 7 feet from the ground. No more than one dryer may be used for each dwelling house. No laundry shall be hung for drying on Sundays or other legal holidays. No laundry of any kind, or other articles, shall be exposed or hung for drying at any time on any front porch or in the front of any building.

Section 8. All rubbish and debris, combustible or non-combustible, and all garbage shall be stored and disposed of in accordance with regulations, if any, established therefor by COREY WOODS ASSOCIATES.

Section 9. No roadway leading from the street to any private garage shall be relocated unless plans and specifications therefor have been submitted to and approved by COREY WOODS ASSOCIATES.

Section 10. No grantee or successor in title shall subdivide or convey less than the whole of any lot without first obtaining the written consent of COREY WOODS ASSOCIATES.

Section 11. In all instances where plans and specifications are required to be submitted to and are approved by COREY WOODS ASSOCIATES, if subsequent thereto there shall be any variance in the actual construction and location of any alteration or addition, fence, wall, hedge, or roadway, any such variance shall be deemed a violation of these restrictions.

ARTICLE TWO

Section 1. Upon the completion and sale of not less than 30 residences in said COREY WOODS, COREY WOODS ASSOCIATES may cause to be incorporated a non-profit corporation under the laws of the State of Ohio, to be called the "Corey Woods Property Owners' Association", or a name similar thereto, and upon the formation of such association, every owner (meaning a full building site) shall become a member therein, and each such owner, including COREY WOODS ASSOCIATES, shall be entitled to one vote on each matter submitted to a vote of members for each lot owned by him or it; provided, however, that where title to a lot is in more than one person, such co-owners acting jointly shall be entitled to but one vote.

Section 2. The Association, by vote of 2/3rds of its members may adopt such reasonable rules and regulations as it may deem advisable for the maintenance,
conservation and beautification of the property, and for the health, comfort, safety, and general welfare of residents on said property, and all parts of said property shall at all times be maintained subject to such rules and regulations.

Section 3. COREY WOODS ASSOCIATES, in its discretion, may, by an instrument in writing in the nature of an assignment, vest the Association, if and when formed, with the rights, privileges and powers herein retained by the said COREY WOODS ASSOCIATES, which said assignment shall be recorded in the Office of the Recorder of Deeds of Lucas County, Ohio.

ARTICLE THREE

Section 1. Each grantee of COREY WOODS ASSOCIATES, by the acceptance of a deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, easements, and the jurisdiction, rights, and powers of COREY WOODS ASSOCIATES, and the Association, created or reserved by this Declaration or by plat or deed restrictions heretofore recorded, and all easements, rights, benefits and privileges of every character hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed, shall run with the land and bind every owner of any interest therein, and inure to the benefit of such owner, in like manner through the provisions of this Declaration were recited and stipulated at length in each and every deed of conveyance. The violation of any restriction or condition, or the breach of any covenant of provision herein contained shall give COREY WOODS ASSOCIATES, or its successors or assigns, or the Association, the right: (a) to enter upon the land upon which, or as to which, such violation or breach exists, and to summarily abate and remove, at the expense of the owner of said lot or lots any structure, thing or condition that may exist thereon contrary to the intent and meaning of the provisions hereof, and COREY WOODS ASSOCIATES, or its successors or assigns, or the Association, or its agents, shall not thereby be deemed guilty of any manner of trespass; or (b) the continuance of any breach may be enjoined, abated or remedied by appropriate legal proceedings, either at law or in equity, by COREY WOODS ASSOCIATES, its successors or assigns, or by the Association.

Section 2. All restrictions, covenants, conditions, agreements and other provisions herein contained shall be deemed subject to and subordinate to all mortgages or deeds of trust in the nature of a mortgage now or hereafter executed, encumbering any of the real property herein described, and none of said restrictions, covenants, conditions, agreements, or other provisions shall supersede or in any way reduce
the security or affect the validity of any such mortgage or deed of trust in the nature of a mortgage. It is distinctly understood and agreed, however, that if any portion of said property is acquired in lieu of foreclosure, or is sold under foreclosure of any mortgage, or under the provisions of any deed of trust in the nature of a mortgage, or under any judicial sale, any purchaser at such sale, his heirs, successors or assigns, shall hold any and all property so purchased or acquired subject to all of the restrictions, covenants, conditions, agreements and other provisions of this Declaration.

Section 3. No restrictions imposed hereby shall be abrogated or waived by any failure to enforce the provisions hereof, no matter how many violations or breaches may occur.

Section 4. The invalidity of any restriction hereby imposed, or of any provision hereof, or of any part of such restriction or provision, shall not impair or affect in any manner the validity, enforcibility or effect of the rest of this Declaration.

Section 5. Before the formation of any Community Association, as hereinabove in Article Two provided, for COREY WOODS ASSOCIATES, or its successors or assigns, shall have the right to change, or modify the restrictions and covenants herein contained (except Section 3 of Article One hereof) by first obtaining the consent of the owners of 2/3rds of all the lots herein described.

Section 6. The Community Association may, at any time within 5 years from the date of its formation, change, modify or rescind any of the foregoing restrictions (except Section 3 of Article One hereof) by first obtaining the consent of COREY WOODS ASSOCIATES to do so and the consent of 2/3rds of its members evidenced by an instrument in writing signed and acknowledged by such members and recorded in the office of the Recorder of Deeds of Lucas County, Ohio; and the foregoing restrictions may be changed, modified or rescinded at any time after 5 years from the date of formation of said Community Association by an instrument in writing signed and acknowledged by 2/3rds of its members and recorded as aforesaid.

Section 7. A violation of any of the rules and regulations adopted by COREY WOODS ASSOCIATES, or by the Community Association acquiring the rights and benefits of COREY WOODS ASSOCIATES, shall be deemed a violation of this Declaration and may be enjoined as herein provided.

The rights, privileges and powers herein retained by COREY WOODS ASSOCIATES shall be assignable to, and shall inure to the benefit of its successors and assigns.
IN WITNESS WHEREOF, The Dean Bailey Company, The Paul T. Bailey Company and Jefferson Realty Mart, Inc., d/b/a COREY WOODS ASSOCIATES has caused this Declaration to be signed by its Partners, all on the day and year first above written.

COREY WOODS ASSOCIATES.
The Dean Bailey Company,
Dean Bailey, President,
The Paul T. Bailey Company,
Paul T. Bailey, President,
Jefferson Realty Mart, Inc.,
Dean Bailey, President.

State of Ohio    }   SS:
Lucas County    }

Before me a Notary Public in and for said County, Personally appeared
Dean Bailey, President of The Dean Bailey Company and Jefferson Realty Mart,
Inc. and Paul T. Bailey, President of The Paul T. Bailey Company, d/b/a COREY
WOODS ASSOCIATES who acknowledged that they did sign said instrument as Part-
ners in the said COREY WOODS ASSOCIATES in behalf of said grantor partnership;
and that said instrument is the voluntary act and deed of the said Dean Bailey
and Paul T. Bailey as such partners and the voluntary act and deed of said
grantor partnership for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my
official seal this 5 day of May, 1955.

Donald J. Smith
Notary Public, Lucas County,
Ohio (Seal).

Received for record May 5, 1955 at 3:35 P.M., and recorded in Volume 1727
of Mortgages, page 212.
By Instrument dated February 11, 1955, whereby Draper Construction, Inc. offered to purchase the premises in question and other property, contains the following:

It is further understood and agreed by and between the parties hereto that the side line reservations on lots 29 and 34 shall permit the construction of a 75 foot house on said lots 29 and 34.

Received for record May 11, 1956 at 10:05 A.M., and recorded in Volume 1620 of Deeds, page 482.
AGREEMENT AND ASSIGNMENT OF RIGHTS, PRIVILEGES AND POWERS
UNDER DECLARATION OF RESTRICTIONS
23356 FOR COREY WOODS, PLAN II

This Agreement and Assignment is made by and between
The Erie County Investment Co., an Ohio corporation
(hereafter "Erie"), and Bailey Development Corporation, an
Ohio corporation, in multiple copies, each to constitute an
original, on the day or dates hereafter set forth.

RECITALS: WHEREAS,

A. Pursuant to a Declaration of Restrictions, (hereafter the Declaration of Restrictions), dated July 10, 1959, recorded in Volume 1936 of Mortgages, Page 338, Lucas County, Ohio, Recorder's Office, to which is reference is made, and the terms of which are incorporated herein by reference, The Dean Bailey Company, The Paul T. Bailey Co., Jefferson Realty Mart, Inc., and Bailey Enterprises, Inc., each an Ohio corporation (hereafter The Bailey Company) as owner of certain real estate described therein, established certain easements and rights in, over and to Corey Woods Plat II, and certain restrictions with respect to the use thereof.

B. Pursuant to a Merger Agreement dated August 10, 1960, The Dean Bailey Company (also known as Dean Bailey Company), The Paul T. Bailey Co. (also known as The Paul T. Bailey Company, Inc.), and Jefferson Realty Mart, Inc. were corporations, merged so that The Erie County Investment Co. was the surviving corporation. Bailey Enterprises, Inc., an Ohio corporation, a party to the Declaration of Restrictions, is no longer in existence.

C. Pursuant to Section 7 of ARTICLE THREE of the Declaration of Restrictions, the rights, privileges and powers retained by The Bailey Company, are assignable to, and shall inure to the benefit of their successors and assigns.

D. Pursuant to Section 4 of ARTICLE TWO of the Declaration of Restrictions, in the event that either The Dean Bailey Company, The Paul T. Bailey Co., Jefferson Realty Mart, Inc. or Bailey Enterprises, Inc. are no longer in existence (whether from voluntary or involuntary causes) and have no successors or assigns, the remaining corporation or corporations are deemed to be The Bailey Company thereunder for all purposes.

E. Erie and Bailey Development Corporation (hereafter sometimes Bailey) desire to enter into this Agreement and Assignment in order that Bailey for the benefit of the real property covered by the Declaration of Restrictions will have all the rights, privileges and powers hereunder retained by The Bailey Company thereunder and its successors and assigns, including Erie, by virtue of the above-described Merger Agreement.

AGREEMENT:

NOW, THEREFORE, Erie and Bailey, in consideration of the sum of $1.00 and other good and valuable consideration, paid by each to the other, the receipt and adequacy of which is hereby acknowledged, and in consideration of the mutual covenants herein contained, and intending to be legally bound, do agree as follows:

1. The above recitals are incorporated herein by reference and made a part of this Agreement and Assignment.

2. Erie does hereby grant, convey, assign, and release unto Bailey Development Corporation, an Ohio corporation, its successors and assigns, all rights, privileges, and
power of Erle under the Declaration of Restrictions for Croy Woods, Plat II, including the right to enforce the same, which Declaration of Restrictions was recorded at Lucas County, Ohio to Volume 1936 of Mortgages, Page 338; and to hold the rights, privileges and powers for the benefits described in the Declaration of Restrictions and for itself, its successors and assigns.

3. In consideration of the foregoing assignment, Bailey Development Corporation does hereby accept such assignment for the benefit of itself, its successors and assigns and agrees to relieve Erie from any obligation for the enforcement thereof.

4. The grants, conveyances, assignments, terms, covenants and agreements herein contained are binding upon the parties hereto and shall inure to the benefit of their successors and assigns and shall run with the real property affected thereby.

5. The rights, privileges and powers herein assigned to Bailey Development Corporation shall be assignable to, and shall inure to the benefit of, its successors and assigns.

IN WITNESS WHEREOF, the Erie County Investment Co., and Bailey Development Corporation, have caused this Agreement and Assignment to be signed by their respective officers on this 19th day of November, 1981.

WITNESS:

AS TO THE ERIE COUNTY INVESTMENT CO.

By X. Earl Bailey
President

By X.组成
Secretary

WITNESS:

AS TO BAILEY DEVELOPMENT CORPORATION

By Dean Bailey
President

Robert A. Myers
Secretary

STATE OF COLORADO

ERIE COUNTY OF DENVER:
The foregoing instrument was acknowledged before me this 19th day of November 1981, by Paul Bailey, as President and Dorothy Bailey, as Secretary of the Erie County Investment Co., an Ohio corporation, on behalf of the corporation.

(Signed)

(Seal)

NOTARY PUBLIC

STATE OF OHIO

LUCAS COUNTY:
The foregoing instrument was acknowledged before me this 19th day of November, 1981, by Dean Bailey, as President and Dorothy Bailey, as Secretary of Bailey Development Corporation, on behalf of the corporation.

(Signed)

(Seal)

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

Frank D. Jacobs, Attorney at Law
P. O. Box 7190
Toledo, Ohio 43615

RECEIVED & RECORDED

DEC 4, 1981/2 4/59

81 998410
DISCLAIMER AND RENUNCIATION OF CERTAIN RIGHTS
UNDER DECLARATION OF RESTRICTIONS
FOR COREY WOODS, PLAT II

Bailey Development Corporation, an Ohio corporation (hereafter "Bailey") is the assignee of all rights, privileges, and powers under the Declaration of Restrictions for Corey Woods, Plat II, (hereafter the "Declaration of Restrictions") which Declaration of Restrictions was recorded in Volume 1316 of Mortgages, Page 339, Lucas County, Ohio, by virtue of a certain instrument entitled "Agreement and Assignment of Rights, Privileges and Powers Under Declaration of Restrictions for Corey Woods, Plat II, dated November 3, 1981, and November 19, 1981, and recorded at Microfiche No. 81-9914019, of Mortgages, Lucas County, Ohio, Recorder's office.

RECITALS:

WHEREAS,

A. Pursuant to the Declaration of Restrictions, at Section 5 of ARTICLE THREE, there is a reservation of "...the right to change, modify, alter, or rescind any of the restrictions and covenants herein contained, except those set forth in Section 9 of Article One."

B. Bailey, as the assignee of all rights, privileges, and powers under the Declaration of Restrictions, desires to disclaim and renounce any such reserved rights.

C. Bailey intends that each homeowner as grantee and/or owner of real property constituting all or any part of Corey Woods, Plat II shall have standing to, and the right to enforce these rights, privileges, and restrictions, running with the land, and inuring to the benefit of such owner or owners, as provided at Section 1 of ARTICLE THREE of the Declaration of Restrictions.

NOW, THEREFORE, Bailey, in consideration of the sum of $1.00 and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, and in consideration of the mutual benefits to be provided to each owner of real property in Corey Woods, Plat II, hereby agree as follows:

1. The above recitals are incorporated herein by reference and made a part of this instrument.

2. Bailey hereby irrevocably disclaims and renounces the provisions of Section 5 of ARTICLE THREE of the Declaration of Restrictions which reserve the right to change, modify, alter, or rescind any of the restrictions and covenants therein contained.

3. The provisions of this instrument are binding upon the undersigned, its heirs, successors, and assigns and shall inure to the benefit of the owners of real property in Corey Woods, Plat II, Lucas County, Ohio, their heirs, successors, and assigns, and shall run with the real property affected thereby.

IN WITNESS WHEREOF, Bailey Development Corporation, has caused this Agreement to be signed in multiple copies, each to constitute an original, on this _day of

WITNESSED:

DALEY DEVELOPMENT CORPORATION

Drew Bailey, President
STATE OF OHIO  
COUNTY OF LUCAS. 

The foregoing instrument was acknowledged before me this 26th day of March, 1982, by Dean Bailey, as President and Dorothy F. Bailey, as Secretary, of Bailey Development Corporation, on behalf of the corporation.

(SEAL)

THIS INSTRUMENT PREPARED BY: 
Frank D. Jacobs, Attorney At Law 
P. O. Box 7190 
Toledo, Ohio 43615

RECEIVED & RECORDED 
APR 12 1982  
242 2797

SHERIFF
RECORDER, LUCAS COUNTY, OHIO

Dorothy V. Bailey, Secretary

9.50

82 219F12 -
The Toledo Trust Company, Trustee, for value received and pursuant to the provisions of Section 3, Article Two of the Declaration of Restrictions for Corey Woods, Plat II (hereafter Corey Woods), as recorded in Volume 936, Page 338 of the Mortgage Records of Lucas County, Ohio, hereby transfers, and assigns and vests in Corey Woods Plat II Property Owners' Association, an Ohio non-profit corporation, all of the rights, privileges, and powers retained in the Declaration of Restrictions for Corey Woods.

IN WITNESS WHEREOF, The Toledo Trust Company, Trustee has caused its corporate name to be subscribed to this instrument by Gerald W. Miller its Vice President and Arthur A. Morgan, Vice President this ___ day of December, 1986.

Signed, Acknowledged and Delivered in the Presence of:

Esther O. Ulrich
Margaret E. Peterson

STATE OF Ohio )
COUNTY OF Lucas )

THE TOLED O TRUST COMPANY,
Trustee

By X ____________________
Gerald W. Miller, Vice President
By X ____________________
Arthur A. Morgan, Vice President

The foregoing instrument was acknowledged before me by Gerald W. Miller, as Vice President, and Arthur A. Morgan, as Vice President of The Toledo Trust Company, Trustee, an Ohio Corporation, on behalf of the Corporation, and as such Trustee, on December 3, 1986.

[Seal]

Notary Public

Instrument Prepared by:

Frank D. Jacobs, Attorney at Law
Eastman & Smith – 134
800 United Savings Building
Toledo, Ohio 43604
(419) 241-6000

RECEIVED & RECORDED 1/10

BILL COPELAND
RECORDER, LUCAS COUNTY, OHIO

87 0065702
ASSIGNMENT

WHEREAS, Bailey Development Corporation (hereafter Bailey), an Ohio Corporation, is assignee of all rights, privileges and powers under the Declaration of Restrictions (hereafter Declaration of Restrictions) dated July 10, 1959, recorded in Volume 1936 of Mortgages, Page 338; Lucas County, Ohio, Recorder's Office, for Corey Woods, Plat II, legally described in the Declaration of Restrictions as:

"Lots numbers 67 thru 164 each inclusive, in COREY WOODS, PLAT II, a Subdivision in Sylvania Township, Lucas County, State of Ohio,"

all of which real estate is hereinafter for convenience referred to as Corey Woods.

WHEREAS, at least fifty (50) residences in Corey Woods have been completed and sold pursuant to Article Two, Section 1, of the Declaration of Restrictions, and

WHEREAS, Bailey has caused to be incorporated by the lot owners a homeowners association in the form of a non-profit corporation known as Corey Woods Plat II Property Owners' Association (hereafter the Corporation), and

WHEREAS, Bailey desires to transfer and assign all of its powers and duties under the Declaration of Restrictions to the Corporation.

NOW THEREFORE, Bailey Development Corporation, an Ohio Corporation, does, pursuant to Section 3 of Article Two of the Declaration of Restrictions for Corey Woods, hereby transfer and assign and vest in Corey Woods Plat II Property Owners' Association, an Ohio non-profit Corporation, all of the rights, privileges, and powers retained by Bailey Development Corporation in the Declaration of Restrictions.

IN WITNESS WHEREOF, Bailey Development Corporation has caused its corporate name to be subscribed to this instrument by:

by Hearing and Acknowledged: its President in the presence of:

Frank D. Jacobs
Attorney at Law
Eastman & Smith, Inc.
800 United Savings Building
Toledo, Ohio 43604
(419) 241-6000

Signed and acknowledged:

BAILEY DEVELOPMENT CORPORATION

by: X. By

Mary S. Lyden
President
Dorothy M. Bailey
Secretary

STATE OF Ohio

COUNTY OF Lucas

The foregoing instrument was acknowledged before me by: Hearing and Acknowledged:

Frank D. Jacobs, as President of Bailey Development Corporation, an Ohio Corporation, on behalf of the Corporation, on January 6, 1987.

Notary Public

Received & Recorded:

This instrument prepared by:

ADDRESS OF ASSIGNEE

800 UNITED SAVINGS BLDG., 11TH FLOOR
TOLEDO, OHIO 43604

Bill Copeland
Recorder, Lucas County, Ohio

RECEIVED & RECORDED

1/2/87

RECEIVED

JAN 12 1987 1:22 PM

RECEIVED & RECORDED

BILL COPELAND
RECORDS OFFICE, LUCAS COUNTY, OHIO

87 0065103
DECLARATION OF RESTRICTIONS

Corey Woods, a Subdivision in Sylvania Township, Lucas County, Ohio

WHEREAS, THE DEAN BAILEY COMPANY, THE PAUL T. BAILEY COMPANY and
JEFFERSON REALTY MKT, INC., the COREY WOODS ASSOCIATES, a partnership, by Declaration
of Restrictions, recorded in Volume 1727 of Mortgages, page 212 established
certain restrictions relative to COREY WOODS, a Subdivision in Sylvania Township,
Lucas County, Ohio, and

WHEREAS, it was provided by said restrictions that the said COREY WOODS
ASSOCIATES may cause to be incorporated a non-profit corporation under the laws
of the State of Ohio to be called: "Corey Woods Property Owners' Association", and

WHEREAS, on the 30th day of February, 1960, Articles of Incorporation
were filed with the Secretary of State, No. 206255, and

WHEREAS, said Corey Woods Associates desires to vest the said Corey
Woods Property Owners' Association with the rights, privileges and powers heretofore
retained by said Corey Woods Associates in said Declaration of Restrictions for
Corey Woods, a Subdivision in Sylvania Township, Lucas County, Ohio, and

WHEREAS, the said Corey Woods Property Owners Association is desirous
of protecting said restrictions,

NOW, THEREFORE, said Corey Woods Associates assigns all its rights and
obligations under the Declarations of Restrictions for Corey Woods, a Subdivision
in Sylvania Township, Lucas County, Ohio, and designates the Corey Woods Property
Owners' Association as its successor under said Declaration of Restrictions for
Corey Woods, a Subdivision in Sylvania Township, Lucas County, Ohio.

IN WITNESS WHEREOF, Corey Woods Associates has caused its name to be
signed by its duly authorized officers this 28th day of March, 1960.

COXLEY WOODS ASSOCIATES.

ACCEPTED BY:

COREY WOODS PROPERTY OWNERS' ASSOCIATION.

Dean Bailey, President

By

THE DEAN BAILEY COMPANY

THE PAUL T. BAILEY COMPANY

JEFFERSON REALTY MKT, INC.
THE FOLLOWING PAGE WAS RECEIVED BY IMAGE SOURCE INC. IN POOR CONDITION.
STATE OF OHIO
LUCAS COUNTY

Before me, a Notary Public in and for said County, personally appeared
Dean Bailey, President of The Dean Bailey Company and Jefferson Realty Inc.,
and Paul T. Bailey, President of The Paul T. Bailey Company, the
CORBY WOODS ASSOCIATES who acknowledged that they did sign said instrument as Partners in the
said CORBY WOODS ASSOCIATES in behalf of said grantor partnership; and that said
instrument is the voluntary act and deed of the said Dean Bailey and Paul T.
Bailey, as such partners and the voluntary act and deed of said grantor partnership for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed
my official seal this 28th day of March, 1960.

[Signature]
Notary Public, Lucas County, Ohio

[Receipt and Recording Information]
Received and recorded 3/31/1960.