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DECLARATION OF RESTRICTIONS
AS TO
ARDEN PLACE SUBDIVISION, PLAT TWO.

WHEREAS, the Plat of Arden Place Subdivision, Plat two (a
Subdivision in the City of Toledo, Lucas County, Ohio) is being
recorded concurrently with the recording of this Declaration of
Restrictions; and

WHEREAS, the undersigned: Richard Hunt (whose wife is Dorothy
L. Hunt) is the owner of Lot 72 therein, and Ernest W. Hartman and
Florence L. Hartman (husband and wife) are the owners of Lot 73 therein,
and Karl F. Huls and Jennie V. Huls (husband and wife) are the owners
of Lot 74 therein, and George R. Maroda and Betty J. Maroda (husband
and wife) are the owners of Lot 75 therein, and Harold Degner and
Effie K. Degner (husband and wife) are the owners of Lot 76 therein,
and Emma L. Wodrich (whose husband is Roy R. Wodrich) is the owner of
Lot 77 therein, and Cecelia McDonough (whose husband is Ervin McDonough)
is the owner of Lot 78 therein; said enumerated lots being all of the
lots in said Subdivision; and whereas, the undersigned Robert R. Hirsch
and Charlotte Z. Hirsch (husband and wife) are the owners of Lot 20 in
Arden Place Subdivision together with that part of Deepwood Lane
vacated lying between said Lot 20 and said Lot No. 72, which said land
is now by operation of law a part of said Lot 20; and whereas, said
owners desire to make known the restrictions, covenants and agreements
subject to which the lots in said Plat Two shall be henceforward held
by them and conveyed by them;

NOW THEREFORE, in consideration of the premises and of the
resulting enhancement in the value of said property, and the benefits
which will accrue to said owners and all future owners of said lots;
and to provide a general plan for the development of said Subdivision
designed to make the same more attractive for residential purposes, the
owners, for themselves, their heirs and assigns, hereby declare that
each said lot shall be hereafter conveyed by them, their heirs and assigns,
and each grantee by the acceptance of a conveyance shall be, take and
hold subject to the following restrictions, which shall run with the
land and be binding on said owners and all parties claiming under or through said owners until the expiration 20 years from and after the date hereof as to restrictions 1, 2 and 3 below and perpetually as to restriction 4 below:

(1) All lots in said Arden Place Subdivision Plat Two shall be used exclusively for residential purposes, and not more than one single-family residence shall be built upon any one lot.

(2) Lot 72 only shall be subject to the further restriction that such single-family residence shall be of ranch, one-story, or story and one-half, or split-level type, and with attached garage; with the total of the floor areas of same to be not less than 1,400 square feet; which restriction is in favor of Lot 20 Arden Place Subdivision only and may be amended, cancelled or released by written agreement executed by the owners of said Lot 72 and the owners of said Lot 20, without the necessity of any other owners of lots in Arden Place Subdivision, Plat Two or others executing the same.

(3) No part of any dwelling or garage shall be nearer to the street than the building line shown upon said recorded plat, except such unenclosed and unscreened entrance porches as may be architecturally harmonious with and reasonable essential to the main structure.

(4) No buildings shall be erected upon the utility easements and rights-of-way shown upon said plat (and/or shown thereon across the land lying between said Lot 72 and said Lot 20) and the same are hereby dedicated to the public use for the erection, installation and maintenance therein of sewers and facilities for the service and supply of electricity and other utility services.

This Declaration shall inure to the benefit of, be enforceable by and be binding upon said owners and all subsequent owners, their heirs and assigns, of lots in said Arden Place Subdivision, Plat Two; and inure to the benefit of, and be enforceable by all subsequent owners of said Lot 20 only insofar as the restrictions of said Lot 72 are concerned, and be binding upon all subsequent owners of said Lot 20 only insofar as restriction 4 above is concerned.
IN WITNESS WHEREOF, the undersigned owners and their spouses have hereunto set their hands this 25th day of January, 1959.

Signed by Richard Hunt, as owner of the premises in question, and other owners of other lots.

Two witnesses.

Acknowledged January 25, 1959 before a Notary Public, Lucas County, Ohio, (Seal).

Received for record May 14, 1959 at 3:06 P.M., and recorded in Volume 1929 of Mortgages, page 149.