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.
DECLARATION OF RESTRICTIONS
ARDMORE ADDITION PLAT I
and
ARDMORE ADDITION PLAT II

WHEREAS, Central Securities Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Ohio, is the owner in fee simple of the following described real estate, to wit:

Lots numbers 1 to 73 inclusive, in ARDMORE ADDITION PLAT I and ARDMORE ADDITION PLAT II, SUBDIVISIONS in the CITY of OREGON, LUCAS COUNTY, OHIO.

WHEREAS, the said Central Securities Corporation desires to make known the restrictions, conditions, covenants, charges and agreements, subject to which all of the said property hereinabove described is now owned, and subject to which the lots aforesaid are to be conveyed:

NOW THEREFORE, in consideration of the enhancement in value of said property and to afford purchasers of all of said property due and ample protection in the uses and occupancies thereof for the purposes for which it is designed, the said Central Securities Corporation hereby declares that said real estate is held by it and shall be conveyed by it subject to all of the restrictions, conditions, covenants, charges and agreements hereinafter set forth.

1. All of the above lots in Ardmore Addition Plat I and Plat II shall be described and known as residential lots. No buildings shall be erected, altered, placed or permitted to remain on any lots other than dwellings and private garages, which garages must be attached to and made an integral part of the main residence structure.

2. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plot plan showing the location of such building has been approved in writing by Central Securities Corporation, Toledo, Ohio, or its successors
and/or assigns as to architectural design, floor area, grade elevation, quality of workmanship and materials, and harmony of external design with existing structures. No addition shall be made to any residence and no swimming pool or fence shall be installed on any lot in said subdivision until the plans, specifications and location thereof have been approved in writing by the said Central Securities Corporation, its successors and/or assigns.

3. No noxious or offensive activities shall be carried on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

4. The said premises shall not be used for the storage of scrap, building materials, paper, glass or any reclamation product or material, except that during the period of construction building materials may be stored thereon. Any building materials not incorporated in the structure being erected, within 90 days after its delivery to the building site, shall be removed therefrom. Structures shall be completed by the owner within nine months after the beginning of construction.

5. Any housecar, truck, trailer, or boat, if stored on the premises, shall be housed within a garage.

6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

7. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.

8. Basements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
These covenants are to run with the land and shall be binding on Central Securities Corporation and all persons claiming under or through them until the first day of January, 1989, after which time said covenants shall be automatically extended for successive periods of 10 years, unless, by the then owners of a majority of the lots, it is agreed to change said restrictions in the whole or in part. Such changes shall be in writing and filed for record with the Lucas County, Ohio Recorder prior to January 1, 1989, or prior to the termination of the other successive periods mentioned herein and shall be effective and operate to effect such change from and after the termination of such period as follows the date of filing thereof for record.

Enforcement of these restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain the violation or to recover damages. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, said Central Securities Corporation has hereunto set its hand this 16th day of January, 1968.

CENTRAL SECURITIES CORPORATION

By: Wm. S. Richards, President

Two witnesses.

By: John F. Landwehr, Secretary

Acknowledged January 16, 1968 by said corporation, by said officers, by authority of its Board of Directors, before a Notary Public, Lucas County, Ohio (Seal).

Received for record February 2, 1968 at 11:30 A.M. and recorded in Volume 2237 of Mortgages, page 670.

By Instrument dated August 2, 1971, received for record September 16, 1971 and recorded in Volume 2379 of Mortgages, page 205, Central Securities Corporation transferred and assigned all its right title and interest to People's Service Company, Inc.