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 III
and
ARDMORE ADDITION PLAT IV

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 74 through 123 in ARDMORE ADDITION PLAT III and ARDMORE ADDITION PLAT IV, 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 III and Plat IV 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 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 60 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. Easements 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.

Two witnesses.

Signed and acknowledged December 5, 1968 before a Notary Public, Lucas County, Ohio, (Seal).

Received for record December 10, 1968 at 10:19 A.M., and recorded in Volume 2271 of Mortgages, page 539.

By Instrument dated August 2, 1971, received for record September 16, 1971 at 2:25 P.M., and recorded in Volume 2379 of Mortgages, page 203, Central Securities Corporation, being the owner who established the Declaration of Restrictions for Ardmore Addition Plat III, which Declaration of Restrictions is recorded in Volume 2271 of Mortgages, page 539, does hereby transfer and assign unto People's Service Company, Inc., all of its right, title and interest set forth in the Declaration of Restrictions above referred to.
ASSIGNMENT

The undersigned Central Securities Corporation, being the owner who established the Declaration of Restrictions for Ardmore Addition Plat III and Ardmore Addition Plat IV which Declaration of Restrictions is recorded in Volume 2271 of Mortgages, page 539, Lucas County, Ohio records, in consideration of One Dollar ($1.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby transfer and assign unto People's Service Company, Inc., 337 Huron Street, Toledo, Ohio, all of its right, title and interest set forth in the Declaration of Restrictions above referred to, including its right to approve plans and specifications, and any and all other rights to enforce the same.

IN WITNESS WHEREOF, the said Central Securities Corporation has hereunto set its hand this 2nd day of August, 1971.

Witnesses:

Jane L. Weltes

Wm. S. Richards, President

Grace Dasso

John F. Landwehr, Secretary

STATE OF OHIO  ) ss:
COUNTY OF LUCAS  )

Before me a Notary Public in and for said County, personally appeared Wm. S. Richards, President and John F. Landwehr, Secretary of said Central Securities Corporation who acknowledged that they did sign said instrument as such officers of said corporation in behalf of said corporation and by authority of its Board of Directors; and that said instrument is the voluntary act and deed of the said Wm. S. Richards and John F. Landwehr as such officers and the voluntary act and deed of said corporation for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 2nd day of August, 1971.

Grace Dasso

This instrument prepared by Central Securities Corporation

GRACE DASO
Notary Public, Lucas County, Ohio
My Commission Expires Feb. 14, 1972