ARROWHEAD TRAILS

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.
Agreement made at Toledo, Lucas County, Ohio, by the undersigned, owners or prospective owners of real estate in tract of land located at the northeast corner of Starr Avenue and Berlin Street, in Oregon Township, in said Lucas County, Ohio, which tract is that part of the east one-half of the northwest one-half quarter of Section four, Town ten south, Range eight east in said Township, heretofore acquired and owned by George A. Bohland, Logan J. Sullivan and Olon S. Scott, and by them divided into twenty-one parcels:

Witnesseth: That Whereas it is the desire of the undersigned that such restrictions accompany the above mentioned parcels of land that same shall remain a desirable residential section:

Therefore, it is agreed by and between the signatories to this covenant, each with the other, that they will, for the period of thirty-five years from the date hereof, they, their heirs, devisees, assigns, administrators and executors, abide by, maintain and enforce the following:

Said premises shall be occupied and used for residence purposes exclusively. They shall not be used for any immoral or illegal business or occupation; no spirituous or malt liquors shall be sold, bartered for or given away on said premises.

All dwellings erected shall be built on a line which shall be a distance of thirty-five feet from the front line of said respective lot, as indicated by the records in the office of the Auditor of Lucas County, and no part of any dwelling erected or kept on said premises shall be nearer the front line of said lot than said thirty-five feet, except the veranda or front porch, which may extend not more than eight feet from said dwelling.

No residence or dwelling costing less than thirty-five hundred dollars shall be erected or kept on any of said parcels, said sum to include both labor and material. All plans for building or buildings projected, shall first be submitted to the said original owners of said
tract, their survivor or survivors, or, in event of the passing of all three of said original owners, to some person or persons properly chosen, for their approval. There shall be no outside toilet or other similar small building built thereon, nor shall any temporary dwelling or building be erected.

These restrictions, covenants and agreements shall run with and bind the land herein mentioned and every parcel thereof and be binding upon every person who shall own or have any interest whatever, at law or in equity, in said property, during the period above mentioned.

In Testimony Whereof, we have hereunto set our hands this 16th day of August, 1943.

Signed by Olon S. Scott; Doris B. Scott; Logan J. Sullivan; Ossie Sullivan; George A. Bohland; Alta M. Bohland; Anna Mary Kayser; Herman E. Missler; Mae E. Missler; Joseph W. Kayser; Margaret V. Kayser; and Antonio Cipriani.

Received for record October 29, 1943 and recorded in Volume 1230 of Mortgages, page 71.