BELLE-VILLE
ACRES PLAT 1

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.
RESTRICTIONS, LIMITATIONS AND RESERVATIONS AS TO USE AND OCCUPANCY OF LAND AND APPURTENANCES IN PLAT I OF BELLE-VILLE ACRES IN THE CITY OF BOWLING GREEN, WOOD COUNTY, OHIO.

The following restrictions, limitations and reservations shall run with the land, unless otherwise provided for herein and shall be enforceable by the owner of any lot in said subdivision or by Wood-Co Developers, Inc., the Grantor, its successors and assigns, while owning in or adjacent to said subdivision, as follows:

1. CONSTRUCTION. No construction shall be commenced until duplicate copies of the plat and specifications thereof have been delivered by the intended lot owner or lot owners to Wood-Co Developers, Inc., its successors and assigns, and one copy approved by said Wood-Co Developers, Inc., its successors and assigns, and returned to said intended lot owner or lot owners, the other copy to remain the property of said Wood-Co Developers, Inc., its successors and assigns.
   A. Single, private residential use only shall be permitted.
   B. One only, of not more than two floor (not counting the basement) single family residential structures with an attached garage for one but not more than two cars may be erected on each building site which may not include more than two lots.
   C. The minimum living space, exclusive of the garage or tool storage area shall contain not less than 1,100 square feet of floor space.

2. SET-BACK. Building shall be erected so that all parts thereof set back at least 35 feet from the front lot lines and 30 feet from the side street lot lines, provided, however, that said setbacks may be reduced or waived by written instrument executed by Wood-Co Developers Inc., its successors or assigns, and countersigned by the issuer of permits for the City of Bowling Green, Ohio. All parts of such buildings, construction shall be erected with a set back of at least 8 feet from the side lines of all other lot lines not specifically designated otherwise, and 15 feet from the rear property line. The side line set backs herein provided may be reduced or waived by written instrument executed by Wood-Co Developers, Inc., its successors and assigns, and countersigned by the issuer of building permits for the City of Bowling Green, Ohio, when one owner owns two adjoining lots and proposes to combine them into one building site.

3. GRADE. A minimum grade of not less than 10 inches and not more than 18 inches shall be allowed, grade to be measured at the center of the street in the center of the lot or building site, or, provided the street is curbed, measured from the top of curb at center of the lot or building site. Wood-Co Developers, Inc., its successors and assigns, reserve the right to establish or change the yard grade and elevation of the floor of the living quarters of any structure to be erected or being erected in this allotment if it is necessary to intervene to preserve the intent of the development.

4. FENCES AND HEDGES. Fence and hedges shall constitute a structure within the meaning of paragraph (1) above and shall never exceed 42 inches in height and shall be subject to City regulations.
5. NUISANCE: No nuisance of any kind shall be created or maintained and the premises shall be kept mowed, free of noxious weeds, debris and in a sightly condition.

6. No earth shall be removed and all fill used for grading shall be good clean soil, free of rubbish and debris.
   a. All Boulevard streets must conform with City Ordinance §9450.1.

7. All sewage resulting from the occupancy of said premises shall be entered into the sanitary sewers established for and furnished for this purpose; the installation of which shall be in conformity with all requirements of the Ohio State Board of Health or other lawful authority having jurisdiction of sanitation.

   No storm water as such shall be allowed to enter into the sanitary sewer and all downspouts shall be extended to approved leaching areas on the lot or dispersed in the soil or connected to surface drainage tile if such is provided.

The above restrictions, limitations and reservations are hereby adopted by Wood-Co Developers, Inc. this 19th day of February, 1970.

Wood-Co Developers, Inc.
By Rex Dawson, President,
By Robert G. Riegle, Secretary

Two witnesses.

Acknowledged February 19, 1970 by said Company, by said Officers, before a Notary Public, Wood County, Ohio, (Seal).

Received for record February 24, 1970 at 1:20 P.M., and recorded in Volume 470 of Deeds, page 605.