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 affecting lots numbers 3 through 44 inclusive, in BENTBROOK ADDITION, a Subdivision in the City of Sylvania, Lucas County, Ohio, dated July 12, 1961, filed for record July 13, 1961 at 2:38 P.M., and recorded in Volume 1790 of Deeds, page 542, are as follows:

1. These covenants shall run with the land and be binding upon the owners and all persons claiming under or through them until January 1, 1980 at which time said restrictions and covenants shall be automatically extended for successive periods of 10 years each, unless and until such time, within a period of 6 months immediately preceding the expiration of the original term of said restrictions or any successive term, the then owners of a majority of said lots shall have elected in writing to change, in whole or in part, or to terminate these restrictions, and shall have placed said election of record.

2. If the owners, their heirs, successors or assigns, shall violate any of these covenants and restrictions, it shall be lawful for any person, persons, firm, association or corporation owning, having any interest in or composed of the owners of any of the lots or portions of lots in Bentbrook Addition, to prosecute proceedings at law or in equity against the person, persons, firm, association or corporation violating or attempting to violate these covenants and either to prevent him, or them from so doing or to recover damages for such violations.

3. The invalidation of any one or more of these covenants shall in no way affect any other provisions of this declaration.

4. For purposes of this Declaration of Restrictions, a plot is defined as that parcel of land on which a dwelling is constructed and/or maintained together with the land adjacent thereto and used in conjunction therewith and may, therefore, include parts or all of
two or more of the lots delineated on the recorded plat. No building of any kind shall be placed on any plot in said subdivision except a single-family residential dwelling together with necessary and proper outbuildings to be used in connection therewith. No trailer, tent, shack, garage or other outbuilding or vehicle shall be used upon any of said plots or lots as either a temporary or permanent residence.

5. No trade, business, profession or use whatsoever, other than for residential purposes, except those necessarily incidental to residential use, whether for profit or otherwise, shall be permitted, carried on or conducted thereon.

6. The maintenance or harboring thereon of any animal, bird or fowl other than two dogs, two house cats, and birds and fish maintained and kept as pets within the dwelling, is expressly prohibited.

7. No building, sign or fence shall be erected, placed or altered on any building, plot, lot or site in Bentbrook Addition unless approval of the plans, specifications and plot plan therefor showing the location of such building, sign or fence has first been approved in writing, both as to conformity and harmony to external design with the desired structures to be erected in Bentbrook Addition and as to the location of such proposed building or fence with respect to topography and landscaping, by a majority of the Bentbrook Architectural Committee, which committee shall consist of Clifford C. Loss, Sr., and Jack C. Loss, and such other persons as a majority of said committee may from time to time elect to fill vacancies created in said committee. The decision of said committee granting or denying approval shall be final and binding upon all owners of any part of Bentbrook Addition during the term of these restrictions or any extension thereof.
Two witnesses.
Signed and acknowledged by Clifford C. Loss, Inc., by Clifford C. Loss, Sr., President and Donald J. Loss, Secretary, on July 12, 1961 before a Notary Public, Lucas County, Ohio, (seal).