BRENT VALLEY
PLAT 2

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DECLARATION OF RESTRICTIONS
AS TO
BRENT VALLEY PLAT II
A SUBDIVISION IN SPRINGFIELD TOWNSHIP
LUCAS COUNTY, OHIO

ST. LAWRENCE DEVELOPMENT CORP., an Ohio corporation, with its principal place of business at 2939 Douglas Road, Toledo, Ohio 43606 (the "Developer"), has caused to be laid out, approved, adopted, and recorded in Volume 77 of Plats, Pages 7 & 8, in the office of the County Recorder of Lucas County, Ohio, a certain plat designated as Brent Valley Plat II, a Subdivision in the Township of Springfield, Lucas County, Ohio ("Brent Valley"). The Developer is now the owner of all the lots in Brent Valley and proposes to adopt restrictions as to the use thereof in order to preserve said Subdivision as a desirable single-family residential district. These restrictions constitute a general plan applicable to the development and use of Brent Valley and all of the lots thereof, and shall run with the land for the benefit of the Developer and all subsequent owners of lots in Brent Valley, and shall be binding upon all of them.

Said restrictions, hereby adopted, shall be made a part of all conveyances of premises in Brent Valley and shall be and are as follows:

ARTICLE I

General Provisions and Definitions

1. The words "restriction" or "restrictions" as hereinafter used shall be held to include and mean the covenants, agreements, releases, conditions, provisions, easements, restrictions and charges as herein set forth.

2. The word "building" as used in this Declaration of Restrictions is intended to include either a detached building or a block of two or more attached buildings.

3. The word "dwelling" as used in this Declaration of Restrictions is intended to mean a building designed and intended for use as a single-family residence.
4. The word "lot" as used in this Declaration of Restrictions is intended to mean any place or parcel of land on which, in accordance with the provisions hereof, the owner shall have the right to erect a dwelling. A lot may consist of a single lot designated as such on the recorded Plat of Brent Valley, or of more or less than a single lot.

5. The word "yard" as used in this Declaration of Restrictions is intended to mean an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein.

6. The words "side yard" as used in this Declaration of Restrictions are intended to mean a yard between a building and the side line of the lot on which the building is located, and extending from the front line to the rear line of said lot, and being the minimum horizontal distance between said lot line and the side of said building or any projections thereof.

7. The word "Developer" as used in this Declaration of Restrictions is intended to mean St. Lawrence Development Corp., its successors and assigns.

8. The Developer shall have the right, but not the duty, to construe and interpret these restrictions, and its construction or interpretation, in good faith, shall be final and binding as to all persons and property benefited or bound by such restrictions.

9. No owner of any lot in Brent Valley shall subdivide the same or convey less than the whole of any lot without first obtaining the written consent of the Developer.

10. If, in the opinion of the Developer, the shape of, dimensions, number of structures or topography of the lot upon which a building, structure or improvement is proposed to be made, is such that a strict construction of these restrictions would work a hardship, the Developer may, but is not required to, modify these restrictions so as to such lots as to permit the erection of such structure or building or the making of the proposed improvements. Such modification shall not be effective unless it is made in writing and is filed for record with the appropriate public authority.
11. In the event of a material change in conditions or in circumstances from those existing at the time these restrictions are adopted, which would cause the enforcement of these restrictions to be a hardship upon any of the owners of lots in Brent Valley, or which would cause such restrictions to cease being beneficial to the owners of such lots, the Developer may, but is not required to, modify these restrictions so as to remove the hardship, or make the restrictions such as to be beneficial to all lot owners. In no event, however, shall such modification be effected until after written notice is given by mail to all holders of record title to lots in Brent Valley, and until after the receipt of written approval of such modification by the holders of record to more than fifty per cent (50%) of the total area in Brent Valley.

The provisions of this Section 11 shall not be construed as a limitation upon the right of the Developer to modify the provisions of this Declaration of Restrictions as provided in Section 10 hereof.

12. The Developer assumes no obligations or responsibility with respect to the construction and installation of sidewalks on or in any part of Brent Valley.

ARTICLE II
Use of Land

1. Except as otherwise provided in these restrictions, all of the land in Brent Valley shall be used solely and exclusively for single-family residence purposes. There shall be erected no multiple type buildings, nor shall any single-family residence be remodeled into a dwelling containing two or more apartments or dwelling units. No more than one single-family residence shall be erected upon each lot.

2. Any structure or building erected or maintained upon any of the lots shall be a single-family residence building used solely as a private residence for one family and its servants, and accessory buildings, the use of which is incidental to such single-family residence building. Garages shall be attached to the single-family residence. Neither the dwelling nor any of such accessory buildings shall be used for commercial or manufacturing purposes.
No basement, tent, trailer, shack, garage, barn, mobile home, recreational vehicle, camper, motorized home or similar type of temporary shelter or housing device shall at any time be used or occupied as a residence, temporarily or permanently, nor shall any other structure of a temporary character be permitted on any lot, except that those structures approved by Developer as proper for the sale, construction and development of said lot are permitted.

3. All structures erected and maintained upon said lots shall be constructed with new, adequate and generally-accepted building materials, except that used brick, stone and timbers may be utilized if the quality is good and is approved by the Developer. If materials other than stone, brick, or timber (except for basements and interior walls) are proposed to be used, the same must be approved by the Developer in writing, for which provision is hereinafter made.

4. No structure or building, or part thereof (including porches, verandas, porte'-cochere', or other projections from the structure or building, other than unenclosed and unscreened porches) shall be erected or maintained upon any lot or plot nearer the front and/or side street, side lot lines, or rear lot line, as shown on building lines on the recorded Plat of Brent Valley, or as provided by the appropriate governmental body. No additions to any dwelling or garage shall be constructed or maintained upon any lot after once established, unless written approval of such addition shall first be obtained from the Developer, as hereinafter provided.

5. No well for the production of gas, water, oil or otherwise, whether intended for temporary or permanent purposes, shall be drilled or maintained upon any lot other than a well for water for recreation and/or maintenance purposes, the location and construction of which water well has been approved by the Developer as provided in ARTICLE III below, nor shall a lot or the improvements thereon be otherwise used in any other way which may endanger the health or unreasonably disturb the peaceable use of the other lots in Brent Valley.
6. No advertising sign, billboard or other advertising device, whether for the purpose of advertising the sale of lots and improvements thereon or otherwise, shall be erected or maintained upon any lot or any building thereon without the consent of the Developer being first obtained in writing. The right is reserved by the Developer to erect small structures or signs on any unsold lots.

7. Other than two (2) dogs, two (2) house cats and birds, all of which shall be housed within the dwelling, the maintenance or harboring of any animal or fowl is expressly prohibited in Brent Valley. The Developer may, but is not required to, adopt reasonable regulations governing the keeping upon said lots within Brent Valley of such domestic dogs, cats and birds so that they will not become a nuisance to the owners and inhabitants of other lots in Brent Valley.

8. No portion of any lot nearer to any street than the building setback line or lines shown upon the recorded Plat of Brent Valley shall be used for any purpose other than that of a lawn, provided, however, that this covenant shall not be construed to prevent the use of such portion of said lot for walks, drives, trees, shrubbery, flowers, flower beds or similar plantings, but shall be construed to prohibit the planting or maintaining of vegetables and grains thereon.

9. No trash burner, outdoor fireplace or other device expelling gas or smoke shall be placed within fifteen (15) feet of any adjoining lot line.

10. Lots and the improvements thereon shall not be used for the storage of automobiles, trailers, scrap, scrap iron, water, paper, glass or any reclamation product or material, except that during the period a structure is being erected upon any lot, or additions, alterations or improvements are being made thereto, building materials and equipment to be used in the construction of such structure, addition, alteration or improvement may be stored thereon, provided any building material not incorporated into such structure, addition, improvement or alteration within ninety (90) days after its delivery
to such lot shall be removed therefrom. All structures, additions or alterations thereto must be completed by the owner of the lot within six (6) months from the date of the beginning of the construction thereof. Said periods of ninety (90) days for the incorporation of building materials into structures and six (6) months for the completion of the construction shall be extended for the period of time the owner of the property is prevented from complying therewith by reasons of strikes, lockouts, Acts of God, inability to obtain labor or materials, governmental restrictions, or other causes beyond the reasonable control of the owner. No sod, dirt, or gravel, other than that incidental to the construction, alteration, addition or improvement of approved structures and of the lots, shall be removed from the lots without the written approval of the Developer.

11. All rubbish and debris, combustible and non-combustible, and all garbage shall be stored in underground containers or stored and maintained in containers entirely within a garage or dwelling. Additional regulations for the storage, maintenance and disposal of rubbish, debris, leaves and garbage, may, from time to time, be established by the Developer, if the Developer so elects.

12. No clothes, sheets, blankets, or other articles shall be hung out or exposed on any part of said lots, except in the rear yards, and then only on portable laundry dryers of a revolving type not higher than seven (7) feet from the ground. No more than one such dryer may be used for each dwelling. No laundry of any kind, or other articles, shall be exposed or hung for drying at any time on any front porch or in the front of any dwelling. No yard equipment, including power mowers, power shears, and similar equipment, shall be used by anyone on Sundays or holidays from May 1 through October 1 of each year prior to 9:00 a.m. and after 6:00 p.m. No truck, trailer, boat, or any vehicle other than a passenger car shall be permitted or maintained on any lot unless such truck, trailer, boat, or vehicle other than a passenger car shall be kept entirely within the confines of a garage permitted under these restrictions.
ARTICLE III

Approval of Plans

1. The Developer is hereby designated as the Architectural Control Committee to which all plans and specifications for structures and buildings, improvements (including, but not limited to, basements, fences, swimming pools, tennis courts, signs, walls, hedges, automobile driveways, or other structures of any sort), painting and other details of the improvements on the lots must hereafter be submitted for examination and approval before any erections or improvements shall hereafter be made upon said lots and before any additions, changes or alterations are made to such erections and improvements, including any additions, changes or alterations to presently existing erections and improvements. The Developer hereby expressly reserves to itself the right and privilege of assigning, relinquishing or resigning from its said rights and duties as such Architectural Control Committee, from time to time and for such periods or period of time (either limited or permanent) and purposes as the Developer may desire. Such assignment, relinquishment or resignation will become effective from and after the time a written instrument signed by Developer evidencing the fact of such assignment, relinquishment or resignation is filed for record with the Lucas County, Ohio Recorder. Developer agrees, however, not to record its resignation from any further obligations and rights under this Declaration of Restrictions without the designation of a successor to which it has assigned its rights and obligations under this Declaration of Restrictions unless and until after thirty (30) days from the date it has mailed by regular mail, addressed to the holders of record of the fee title to all lots in Brent Valley at the addresses shown on the County records for the mailing of real property tax statements, notice of such resignation intent. In the event of its resignation from further obligations and rights under this Declaration of Restrictions without the designation of a successor to which it has assigned such obligations and rights, the Developer agrees to assign its rights and obligations hereunder to a suitable legal person designated by two-thirds of the holders of record of fee
title to all lots in Brent Valley as of the date upon which the Developer has executed the resignation, if such person is duly designated and agrees in writing delivered to Developer to accept such assignment within said thirty-day notice period. The Developer's determination as to the requisite number of such holders of record of fee title for the designation of such assignee shall be final.

2. No structure or building of any kind, swimming pool, tennis court, fence, hedge, wall, sign, automobile driveway or enclosure of any kind shall hereafter be erected, changed, added to, altered or maintained upon any of the lots in Brent Valley unless and until there has been filed with the Developer complete plans and specifications therefor, showing, among other things, its location upon the lot; materials of which it is to be constructed; the type and style of architecture; the grading of the lot, including the grade elevations of the structure or building; the location of driveways and walks, and all other information which Developer may require or request. No construction shall be started or other work done upon the lot until the written approval of the Developer has been secured therefor.

3. The Developer reserves the sole and exclusive right to establish grades and slopes of the lot, and to fix the grade at which any dwelling shall hereafter be erected or placed thereon, so that the same may conform to a general plan for the development and use of said Brent Valley.

4. In all instances where plans and specifications are required to be submitted to and approved by the Developer, if, subsequent to receiving such approval, there shall be any variance from approved plans and specifications in the actual construction or location of the approved improvement, such variance shall be deemed a violation of these restrictions.

5. In requiring the submission of detailed plans and specifications as hereinabove set forth, the Developer desires the development of Brent Valley as an architecturally harmonious, artistic and desirable residential subdivision, and in approving or withholding its approval of any detailed plans and specifications so submitted, the Developer may consider the
appropriateness of the improvement contemplated with relation to improvements on contiguous or adjacent lots, its artistic and architectural merits, its adaptability to the lot on which it is proposed to be constructed and such other matters as may be deemed to be in the interest and benefit of the owners of lots in Brent Valley as a whole, and any determination made by the Developer, in good faith, shall be binding on all parties in interest.

Although the Developer is granted by this Declaration of Restrictions certain discretions and rights of approval, disapproval and interpretation, the owners of lots in Brent Valley as further consideration for the conveyance to them of such lots, do, for themselves, their heirs, executors, administrators, successors and assigns, and their successors in the ownership of such lots, by their acceptance of the conveyance of such lots, release and forever discharge the Developer from any claim they may have against the Developer arising out of the exercise by the Developer of such discretions and such rights of approval, disapproval and interpretation and/or for the failure of the Developer to exercise such discretions, rights of approval, disapproval and interpretation.

ARTICLE IV

Easements

1. The Developer reserves to itself the exclusive right to approve the granting of consents, easements, and rights of way for the construction, operation and maintenance of electric light, telephone and telegraph poles, wires and conduits, including underground facilities for electricity, water, gas, sewer and other utilities, conduits, and facilities, on, over, below, or under all of the areas designated as "Buffer Lot" or as "Utility Easement," "Drain Easement," "Sewer Easement," or designated with words of similar import on said Plat of Brent Valley and along and upon all highways now existing or thereafter established and abutting all of the lots in said Brent Valley. The Developer also reserves to itself the right to go upon or permit any public or quasi-public utility company to go upon the lots in said Brent Valley from
time to time to install and maintain such equipment, and to trim trees and
shrubbery which may interfere with the successful and convenient operation of
such equipment. No buildings or structures or any part thereof shall be
erected or maintained over or upon any part of the areas designated as "Utility
Easement," "Sewer Easement," Drain Easement," "Pipeline Easement," or with
words of similar import, upon said recorded Plat of Brent Valley. The terms
"buildings or other structures" as used in the foregoing portions of this
ARTICLE IV of this Declaration of Restrictions shall include those structures
in the nature of houses and garages, but shall not include lot improvements
such as driveways and fences, except as otherwise provided in easements of
record.

No owner of any of the lots in Brent Valley shall have the right to
reserve or grant any easements or rights of way upon or over any of the lots
in said Brent Valley without the written consent of the Developer.

ARTICLE V
Duration of Restrictions

1. These restrictions as herein enumerated or as altered or
changed in the manner herein provided shall be deemed as covenants and not as
conditions and shall run with the land and bind all lots and all present and
future lot owners, or their successors and assigns, and all land in said Brent
Valley until June 1, 1998, after which time said covenants shall be automa-
tically extended for successive periods of ten (10) years each, unless by
vote of two-thirds of the record fee owners of the area (exclusive of public
thoroughfares and rights of way) in said Brent Valley, it is agreed to termi-
nate said restrictions. Except as to the release provisions of ARTICLE III,
Section 5, of these restrictions, the said restrictions may be altered,
modified, or changed from time to time by the record fee owners of lots, such
alterations, modifications and changes to become effective from and after the
time an instrument in writing, executed by the record fee owners of two-
thirds of the area in said Brent Valley with the formalities then required by
the State of Ohio for the execution of deeds, setting forth the alterations, modifications and changes so agreed upon, is filed for record with the appropriate public recording agency (as of this time that agency would be the Lucas County, Ohio, Recorder).

ARTICLE VI

Right to Enforce

1. In the event of any violation or breach of any of these restrictions or failure to conform thereto, the Developer is granted the right, but is not obligated, to summarily abate and remove, at the expense of the owner thereof, any erection, thing or condition that may exist contrary to these restrictions, or may, but is not obligated to, take such action at law or in equity which is available to it to enforce such restrictions. Any owner of a lot in Brent Valley shall also have the right and power to initiate and pursue any and all available rights in law or equity against anyone violating these restrictions, in order to provide the proper relief therefrom.

2. No restrictions imposed hereby shall be abrogated or waived by the failure to enforce the provisions hereof, no matter how many such violations or breaches may have occurred. The invalidity of any restriction hereby imposed or any of the revisions hereof or of any part of any restriction or provision shall not impair or affect in any manner the validity, enforceability or effect of the rest of such restrictions and provisions.

IN WITNESS WHEREOF, the ST. LAWRENCE DEVELOPMENT CORP., by:

Walden Schultz, its Sec.-Treas., thereunto duly authorized, has hereunto set his hand this 24th day of March, 1978.

Signed and Acknowledged in the presence of:

ST LAWRENCE DEVELOPMENT CORP.

Robert Emmanuel

Walden H. Schultz
Acknowledged March 24th, 1978 by said corporation, by said officers, by authority of its Board of Directors, before a Notary Public, Lucas County, Ohio (Seal.)

Received for record March 27th 1978 at 3:03 P.M. in Mortgage Record 78-277D09, Lucas County, Ohio Records.