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 FOR BRIAR WOODS
A SUBDIVISION IN ADAMS TOWNSHIP, LUCAS COUNTY, OHIO

KNOW ALL MEN BY THESE PRESENTS, that Lawrence Place Corporation, an Ohio Corporation, being the owner of all lots in Briar Woods, being numbered from 1 to 28 inclusive, for the purpose of establishing a general plan of restrictions for the benefit of itself and all future owners covering the use and occupancy of each lot does hereby declare that each and every lot sold, conveyed or transferred shall be subject to the following covenants, conditions, agreements and restrictions, to-wit:

No lot shall be used for other than one single family dwelling, with all garages attached and no detached buildings, trailers, kennels, coups or exposed oil tanks shall be placed on property, nor any nuisance of any kind maintained. Nor shall any building be occupied by any person until entirely completed throughout.

Each dwelling shall be located on each lot so that the front extremity of the building shall meet at same point the established front building setback line shown on the recorded plat, and shall be located no nearer to the side street line than the minimum building setback lines shown on the recorded plat.

No building shall have a ground floor area of less than 1000 sq. ft. exclusive of garage and shall have a minimum ridge height of 12 feet and not to exceed a maximum ridge height of 20 feet measured from first floor line. No first floor line shall be more than 20 inches higher than grade of adjacent property except by written permission of Lawrence Place Corporation and no building shall be nearer than 10% of total lot width to any side lot line.

No building, fence, wall, driveway or landscaping shall be constructed or altered without first submitting a plan prepared by a competent architect to Lawrence Place Corporation, its successors or assigns, and the approval thereof endorsed thereon in writing.

All restrictions herein shall be construed together, but if it shall be held that any restriction or any part of any restriction is invalid or unenforceable for any reason whatsoever, no other restrictions or any part thereof, shall be affected or impaired.
These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these restrictions are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Signed July 10, 1959 by Lawrence Place Corporation, by John C. Browning, its Vice President and Robert W. Browning, its Treasurer.

Received for record July 10, 1959 and recorded in Volume 1936 of mortgages, Page 301.