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 AS TO USE OF REAL ESTATE.

We the undersigned owners of the lots or parcels of land, for ourselves, administrators, executors and assigns, do hereby adopt, renew, continue and extend for a period of 20 years beginning on January 1, 1940 and ending on January 1, 1960, the restrictions for the use and benefit as set forth in Brim's Addition to Trilby, Ohio, in the County of Lucas, State of Ohio, said Addition being recorded in Plat Book, Volume 36, pages 29 and 30 for lots from 1 to 130 on the 28th day of September 1920, and extension of Brim's Addition of Trilby, Ohio, recorded in Plat Book 42-A on May 19th 1925, said plats being recorded with the Recorder of Lucas County, Ohio. Following are the respective restrictions by us the undersigned and by us adopted renewed, continued and extended:

BRIM'S ADDITION TO TRILBY, OHIO.

A. As a further consideration for this conveyance and in consideration of the incorporation of like covenants in any and all covenants of other sublots in said allotment each grantee herein, for himself, his heirs, executors, administrators and assigns hereby covenants and agrees to and with the said grantors, their heirs, executors, administrators and assigns for the use and benefit of said grantors, their heirs, executors, administrators and assigns, and of every other person who shall or may become the owner of or shall have any title derived immediately or remotely from, through or under the said grantors, their heirs, executors, administrators and assigns, to any lot or parcel of land situate in said allotment all conditions to be a binding part of the title of said lots and to run with the land, that at any time prior to January 1st 1940, the following restrictions shall be in force, to-wit:

1. No building is to be placed or erected nearer any street than the building line shown on the recorded plat of this Addition.
2. Porches or verandas are not to extend more than ten feet in front of said buildings.

3. No house on any lot is to cost less than $3,500.00 and not more than one house is to be built upon each lot, excepting corner lots, but owners may build an additional house on the rear of any corner lot, the same facing the side street.

4. All lots are to be used for residence purposes only.

5. No factory is to be built or maintained nor any liquor or gambling establishment is to be maintained on any of the lots in this allotment prior to 1940, A. D., and

NO. 338260 EXTENSION OF BRIM'S ADDITION TO TRILBY.

As a further consideration for this conveyance and in consideration of the incorporation of like covenants in any and all conveyances of other sub-lots in said allotment each grantee herein, for himself, his heirs, executors, administrators and assigns, hereby covenants and agrees to and with the said grantors, their heirs, executors, administrators and assigns, for the use and benefit of said grantors, their heirs, executors, administrators and assigns, and of every person who shall or may become the owner of or shall have any title derived immediately or remotely from, through or under the said grantors, their heirs, executors, administrators and assigns, to any lot or parcel of land situate in said allotment, all conditions to be binding part of the title of said lots and to run with the land, that at any time prior to January 1st 1940, the following restrictions shall be in force, to-wit.

1. No building is to be placed or erected nearer any street than the building line shown on the recorded plat of this Addition.

2. Porches or verandas are not to extend more than ten feet in front of the buildings.
3 No house on any lot is to cost less than $3,500.00 and
not more than three (one) house is to be built upon each lot,
excepting corner lots, but owners may build an additional house on
the rear of any corner lot, the same facing the side street, except
Alexis Road frontage which may be used for business purposes, no
trailer camps permitted.

4 All lots are to be used for residence purposes only.

5 No factory is to be built or maintained nor any liquor
or gambling establishment is to be maintained on any of the lots in
this allotment prior to 1940 A. D.

We, the undersigned owners of the lots or parcels of land
for ourselves, our heirs, administrators, executors and assigns do
hereby adopt and put into force and effect beginning on the 1st day
of May 1939 and ending on the 1st day of January 1960, the
following restrictions as a part of the above restrictions herein
set forth and as amendments to said restrictions aforesaid, to wit:

1 All owners to dedicate a space of three feet in the
rear of each lot to be used for telephone poles and wires

2. No building erected, built or constructed or otherwise
placed on said premises shall be nearer to the front line of each
lot than thirty-five feet and that all porches and verandas shall
not extend more than ten feet in front of said building as hereto
fore provided.

3 No building of any kind or description shall be built
nearer than three feet on the side lines of each lot, with the
exception of garages.

(Numerous other lot owners sign said instrument).

Received for record June 21, 1939 at 12:30 P.M., and
recorded in Volume 987 of Deeds, page 381.

See No. following.