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.
BROOKSIDE ADDITION

Brookside Addition to the Village of Swanton, Ohio, is laid out on part of the Southeast 1/4 of Section 1, Town 7 North, Range 8 East.

Plat duly executed by Howard P. Deyarmond, et al, who dedicated to public use the streets thereon shown.

It is a condition of this platting, and all conveyances of lots in this Addition are given and accepted, subject to the following conditions and restrictions:

1. It is the intent and purpose that the land hereinafter described shall be used exclusively for private residential purposes; to be used and occupied by no more than one family, as their private home.

2. No building, other than a private residence, a garage, utility building shall remain on premises.

3. That no buildings shall be erected, placed or suffered to remain upon the aforesaid real estate within sixty (60) feet of front boundary thereof, and no un-attached garage, utility building, shall be erected, placed or suffered to remain on premises, closer to the south line of said premises, than the rear line of the foundation of dwelling erected or to be erected thereon. Pertaining to Brook Side Drive.

4. All dwellings erected shall be not more than two (2) stories in height and shall contain no less than 780 square feet area on first floor, exclusive of attached garage, utility buildings, breezeway, porches.

5. Plans for any and all buildings to be erected or placed on parcel or parcels shall be first approved by The Swanton Enterprisers,
Inc., their successors and assigns, as to grades, building elevations, layouts and specifications, for inspection, approval, rejection or recommendations.

6. No parcel of land shall be subdivided into a width of less than seventy (70) feet.

7. All utilities, unless otherwise provided for, shall enter premises from rear property line and the right is reserved by the grantor, its successors and assigns, to grant an easement to a Public Utility Co. through parcel or any subdivided parcel of land, for the purpose of providing utility service.

8. To promote harmony and amicable conditions of this residential area, no parcel of land is to be occupied by people, other than of the Caucasian Race.

9. That these restrictions, covenants in this deed shall run with the land until the year A. D., 1980.

Received for record April 25, 1955 at 3:31 P.M., and recorded in Volume 4 of Plats, page 41.