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DECLARATION OF RESTRICTIONS FOR BYERS ADDITION,
A SUBDIVISION IN WASHINGTON TOWNSHIP, LUCAS COUNTY, OHIO.

KNOW ALL MEN BY THESE PRESENTS, that the Craftsmen Builders,
Inc., an Ohio Corporation, of Toledo, Ohio, being the present owner of
each and every lot in the subdivision known as Byers Addition, described
as follows, to-wit:
Lot number 1 to 14, inclusive, in
Byers Addition, a Subdivision in
Washington Township, Lucas County,
Ohio:

for the benefit and protection of said corporation and each of the future
owners of each of the lots in said addition, and in order that there
may be established a general plan of restrictions covering the use and
occupancy of each of said lots, does hereby declare that each and every
of said lots in said subdivision hereafter sold, conveyed or transferred,
including transfers by operation of law, shall be deemed to be sold,
conveyed and/or transferred subject to the following covenants,
conditions, agreements and restrictions, to-wit:
1. All lots in the subdivision shall be used only for
residential purposes. No building or structure shall be erected, altered,
placed or permitted to remain on any lot other than detached single-
family dwelling not to exceed 2 stories in height and a private garage
for not more than 2 cars, to be erected at or subsequent to the time
of the erection of the dwelling house.
2. No building shall be located on any lot nearer to the
front lot line or nearer to the side street line than the minimum
building setback lines shown on the recorded plat. In any event, no
building shall be located nearer than 35 feet to the front lot line,
or in the case of corner lots nearer than 25 feet to any side street
line.

No building shall be located nearer than 5 feet to an
interior lot line. The side line restrictions, however, shall not
apply to a garage located on the rear 1/4 of a lot, except that on
corner lots no garage shall be located nearer than 25 feet to any
side street line. The provisions of this paragraph shall not prohibit
the location of a single family dwelling on 2 adjoining lots.
3. The grade line of every residential structure, whether
containing basement or not, shall be minimum of 12 inches above the
top of the curb of the street upon which said residential structure
fronts. Multiple level dwellings will be permitted with higher grade
lines, but in no case shall the grade line of multiple level dwellings
be such as to interfere with the proper grade line of drainage of
neighboring lots.
4. No industry or trade shall be carried on upon any lot
in this subdivision, nor shall anything be done thereon which may
be or may become a nuisance or annoyance to the neighborhood.
5. No structure of temporary character, trailer, basement,
tent, shack, garage, barn, partially completed house or other out-
buildings shall be used on any lot at any time as a temporary or
permanent residence.
6. No stable, cattle yard, hog pen, fowl yard or privy vault or any form of privy shall be erected, permitted or maintained on any lot in the subdivision, nor shall any animals, live stock or poultry of any kind be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. No noxious, dangerous or offensive thing shall be permitted or maintained in the subdivision.

7. No signs of any character other than those indicating name and/or house number of occupant shall be erected, posted or otherwise displayed on or about any lot, without the written permission of the Company or the Committee appointed by it, which shall have the right, in its or their discretion, to prohibit, restrict and control the size, construction, material, marking, location and height of all such signs. The provisions of this paragraph shall not apply while the house is under construction.

8. A perpetual easement is reserved over the rear 5 feet of the lot for utility installations and maintenance with the right to the public utility to trim trees interfering with the operation of its equipment.

9. No wines, liquors, beer or other intoxicants shall be manufactured or sold on any lot.

10. The ground floor area of the one story house shall not be less than 950 square feet. The ground floor area of 1 1/2 story houses shall not be less than 850 square feet, and the ground floor area of 2 story houses shall not be less than 600 square feet. The areas of garages and porches shall in all cases be excluded in determining the ground floor area of any house for the purpose of these restrictions.

11. All two story houses shall have all or part of the following features: a front window, a partial brick front, a second story overhang, window awnings and vestibule entrance.

12. All houses shall be of frame, pressed brick or wood shingle construction; there shall be no stucco or cement block houses.

13. All houses shall have a minimum height of 14 feet from grade to ridge line and a maximum height of 25 feet from grade to ridge line.

14. All garages not connected with the house shall have gable roof construction of 5/12 pitch. The front of each garage shall have the same finish as the front of the house. The roof of all garages shall be a match to the color and design of the roof on the house. All garages have a floor area of not less than 300 square feet.

15. All driveways shall be of solid concrete or asphalt; there shall be no stone, gravel or dirt drives.

16. No excess dirt shall be removed from this plat so long as a need for the same shall exist. The presence of such need shall be determined by CRAFTSMEN BUILDERS, INC., or the building committee as provided in paragraph 18 of these restrictions. Excess dirt shall not be mis-construed to cover rubbish or debris.

17. Any fence erected in front of any house shall have a height of not more than 30 inches; any fence erected in the rear of the house shall have a height of not more than 40 inches. All fences shall be of picket type or wire construction.
18. In addition to complying with the above mentioned restrictions, the architectural design of the house shall be approved by CRAFTSMEN BUILDERS, INC., and for that purpose plans and specifications shall be submitted to the Company for written approval. Such procedure shall be followed until at least 50 per cent of the lot owners are in residence, at which time they may meet to form a Building Committee to adopt such rules and regulations as they deem advisable for the maintenance and improvement of Byers Addition. Any such Committee shall continue to function with the power to perpetuate itself after the Company has ceased to exist. Any determination made by the Company or such Committee in good faith shall be binding on all parties in interest.

Approval by the Company or by the Building Committee, as required in these covenants, shall be in writing. In event the Company or its designated representative, or the Building Committee fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

19. The above covenants and restrictions shall run with the land, and shall be binding on each and every person who shall hereafter become the owner of any interest in any lot or part of lot, and on those claiming under them until January 1, 1975, at which time said covenants shall be automatically extended for successive periods of 10 years unless by a vote of the majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

20. Any violation or attempt to violate any of the foregoing covenants or restrictions shall be unlawful. Any person or persons owning any lot in said Subdivision may prosecute any proceeding, at law or in equity, against the person or persons violating or attempting to violate any of the foregoing covenants or restrictions, to prevent or enjoin them or him from so doing, or to recover damages or the dues for such violations.

21. invalidation of any one of the foregoing covenants or restrictions by judgment or court order shall in no wise affect any of the others, which shall remain in full force and effect.

The name 'CRAFTSMEN BUILDERS, INC.' as used herein shall include its successors and assign.

IN WITNESS WHEREOF, the said CRAFTSMEN BUILDERS, INC., has caused its corporate name to be subscribed and its corporate seal to be affixed to these presents by its President and Secretary this 15th day of April, A.D. One Thousand Nine Hundred and Sixty.

CRAFTSMEN BUILDERS, INC.

By: Kenneth F. LeBay, President
    Myrtle M. LeBay, Secretary
    with corporate seal

Received for record April 18, 1960 and recorded in Volume 1966 of Mortgages, page 419.

Received for record a second time on May 16, 1960 and recorded in Volume 1969 of Mortgages, page 455.