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INDENTURE OF RESTRICTIONS UPON CARTWRIGHT ADDITION
A SUBDIVISION OF WASHINGTON TOWNSHIP
LUCAS COUNTY, OHIO.

This indenture entered into by and between the parties hereto on the day and year hereinafter written; and

WHEREAS, Cartwright is a subdivision in Washington Township, Lucas County, Ohio, which has been subdivided and laid out into lots which are numbered consecutively from Number 1 to 28 both inclusive with a certain street dedicated to public use in accordance with the original plat thereof which is recorded in Volume No. 147390 of the Plat records of the Recorder of Lucas County, Ohio; and

Whereas, it is necessary to impose reasonable restrictions upon the manner of use, improvement and enjoyment of said land by all of the owners thereof, their vendees, grantees, devisees, tenants or occupants together with all persons who shall hereafter become purchasers, owners, tenants or occupants of any lot, lots, or part thereof located and situated in Cartwright in order to perpetuate said subdivision as an architecturally harmonious, artistic and desirable district, and to continue to maintain and perpetuate the general plan as originally made effective upon the platting of said subdivision.

NOW, THEREFORE, in consideration of the premises, and in consideration of the benefits accruing to us jointly and severally and in consideration of the mutual promises of the undersigned to restrict all lots owned by each of us in said subdivision, and for the mutual benefit and protection of each and every person who in now or shall hereafter become the owner of any interest in and to any lot or part thereof in Cartwright and to include all lots or any part thereof owned by each of us in Cartwright, a subdivision of Washington Township, Lucas County, Ohio, will henceforth be held,
occupied and conveyed by us subject to certain restrictions set forth hereinbelow, and the undersigned for ourselves, our heirs, legal representatives, successors and assigns specifically agree to include said restrictions in any and all instruments of conveyances affecting said premises, it being hereby mutually agreed that said restrictions shall run with the land, and that the following restrictions are hereby imposed upon the ownership, use, improvement and enjoyment of any interest in and to all lots or parts thereof in said Cartwright as a general plan, and shall be binding upon all owners of any interest in and to said property, their grantees, heirs, executors, administrators, legal representatives, successors and/or assigns in the manner following to wit:

(a) That until January 1, 1975, the premises herein described shall be used for residence purposes only and prior to said date no building or structure of any kind shall be erected or maintained on said premises other than a single residence, of not more than one story, designed for the use of one family only, and attached private garages for the sole use of the owner of said premises. Not more than one such residence shall be built upon any one lot.

(b) That no building or any part thereof shall be erected or maintained nearer to any street than the building line 30 feet marked and designated upon the record plat of said Cartwright, Washington Township, Lucas County, Ohio.

(c) That the minimum height of any building shall be 14 feet to the main ridge and the maximum height shall not exceed 16 feet to the main ridge, measurement to be taken from the first floor level.

(d) That the main roof of all buildings shall be of gable or hip type.
(e) That no house shall have less than one thousand square feet of first floor space, excluding garage and porch.

(f) That no lot may be divided into parcels less than the original width as designated on the plat, unless the same join the adjacent lot.

(g) That the minimum side line shall be 8 feet from building to lot line.

(h) That no building, fence, hedge, wall, walk or other structure, grading or planting shall be commenced, erected or maintained nor shall any addition to or change or alteration therein be made until the plans and specifications shall have been submitted to and approved in writing by Al Glowacki, grantor, and a copy thereof as finally approved lodged permanently with the grantor. The grantor shall have the right to refuse to approve any such plans or specifications or grading plan which are not suitable or desirable in his opinion for aesthetic or any other reasons; and in so passing upon such plans, specifications, and grading plan grantor shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials with which it is to be built, to the site on which it is proposed to erect same, the harmony thereof with the effect of the buildings or other structures as planned on the outlook from the adjacent or neighboring property.

(i) No building, fence, hedge or other structure, grading or planting shall be constructed, erected, maintained, added to, changed or altered otherwise than strictly in accordance with the specifications so approved in writing by the grantor.

(j) That there shall not be erected, permitted or maintained in Cartwright, Washington Township, Lucas County, Ohio, any
stable, cattle yard, hog pen, fowl yard or house, cess pool, privy vault or any form of privy except septic tank; nor shall any live poultry, hog, cattle or any livestock or any noxious, dangerous, offensive thing, whether of the character of these herein enumerated or not, be permitted or maintained thereon.

IN WITNESS WHEREOF, we the undersigned, as owners of the lots indicated opposite our names hereinbelow, have hereunto subscribed our names and executed this Declaration of Restrictions this day of August 13, 1955.

Duly executed by Al S. Glowacki and Rita C. Glowacki.

Received for record August 15, 1955 and recorded in Volume 1747 of Mortgages, page 160.