CENTENNIAL FARMS PLAT 11

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DECLARATION OF RESTRICTIONS

As To Centennial Farms Plat XI (Eleven)

A Subdivision in the City of Sylvania,
Lucas County, Ohio

WHEREAS, CUMBERLAND CONSTRUCTION CORPORATION, an Ohio corporation qualified to do business in the State of Ohio, having an office and mailing address at 2727 N. Holland Sylvania Rd., Toledo, Ohio 43615. Hereinafter called "Developer" is the owner in fee simple of the following described property:

Lots number two hundred forty eight (248) through two hundred eighty two (282) inclusive, in Centennial Farms Plat XI, a Subdivision in the City of Sylvania, Lucas County, Ohio.

WHEREAS, such property is designated on a plat recorded in Volume 125, page 1-5, Lucas County, Ohio, Record of Plats, as Centennial Farms Plat XI, a Subdivision in the City of Sylvania, Lucas County, Ohio (hereinafter sometimes called "Centennial Farms Plat XI"); and

WHEREAS, Developer desires to establish a general plan for the development of Centennial Farms Plat XI and to establish restrictions upon the manner of use, improvement and enjoyment of the numbered lots in Centennial Farms Plat XI which will make said lots more attractive for residential purposes and will protect present and future owners of said lots in the enjoyment of their use for residential purposes;

NOW, THEREFORE, Developer, in consideration of the enhancement in the value of said property by reason of the adoption of the restrictions hereinafter set forth does for itself and its successors and assigns, hereby declare, covenant and stipulate that all numbered lots as shown on the recorded plat of Centennial Farms Plat XI a subdivision in the City of Sylvania, Lucas County, Ohio, shall hereafter be conveyed by it, its successors and assigns, subject to the following restrictions:

ARTICLE I

Use of Land

1. No structure shall be erected, placed or maintained on any such residential lot other than one (1) single-family residence dwelling, and an attached garage of not more than three (3) car capacity. Such residence dwelling shall be used and occupied solely and exclusively for private residence purposes by a single family and such family's servants. Nothing herein contained shall prevent the use of a parcel of land created of more or less than a single lot for one (1) single-family residence dwelling provided that such parcel is no smaller than the smallest lot in the subdivision.

2. No well for gas, water, oil, or other substance shall at any time be erected, placed or maintained on any such lots other than a well for water for recreation or maintenance purposes which shall first have been approved as provided under Article II hereof.

3. No trailer, basement, tent, shack, garage, barn, mobile home or other temporary shelter or housing device shall be maintained or used as a residence, temporarily or permanently, in Centennial Farms Plat XI. No dwelling erected in Centennial Farms Plat XI shall be used as a residence until the exterior thereof has been completed in accordance with the detailed plans and specifications approved therefor as provided under Article II hereof.

4. Any truck, boat, bus, tent, mobile home, motor home, recreational vehicle, or other similar object, if stored on any lot, shall be housed within said attached garage.

See Vol 125 pgs 1 thru 3 of Plat
See Microfiche #89-1094A01 of mortgages

89 1094A01
5. No lot shall be used for the storage of automobiles, trailers, scrap, scrap iron, water, paper, glass or any reclamation products or materials; except that during the period a structure is being erected upon any such lot, building materials to be used in the construction of such structure may be stored thereon, provided, however, any building material not incorporated in said structure within thirty (30) days after its delivery to such lot, shall be removed therefrom. All structures must be completed by an owner within one (1) year of the date of the beginning of the construction thereon. No sod, dirt, or gravel other than that incidental to construction of approved structures, shall be removed from said lots without the written approval of the Developer, or its successors and assigns.

6. All rubbish and debris, combustible and non-combustible, and all garbage shall be stored in underground containers, or stored and maintained in containers entirely within the garage or basement. Additional regulations for the storage, maintenance and disposal of rubbish, debris, leaves and garbage may from time to time be established by the Developer, or its successors and assigns.

7. No signs of any character other than signs of not more than ten square feet advertising the sale of the lot on which such sign is located shall be erected, placed, posted or otherwise displayed on or about any lot without the written permission of the Developer, or its successors and assigns, and the Developer, or its successors and assigns shall have the right, and discretion to prohibit, restrict and control the size, construction, material, wording, location, and height of all such signs.

8. All utility services shall be underground; no external radio or television antenna shall be permitted.

9. No structure or any part thereof, other than a fence, hedge, wall or other enclosure which shall first have been approved as provided under Article II hereof, shall be erected, placed or maintained on any residential lot nearer to the front or street line, or line on the rear line or lines that the building set back line or lines shown on the recorded plat of Centennial Farms Plat XI or nearer to any side lot line than seven (7) feet. The foregoing provisions of this Item 9 shall be subject to the provisions of Article VI, Item 9 hereof.

10. No portion of any lot nearer to any street than the building set back line or lines shown upon the recorded plat of Centennial Farms Plat XI shall be used for any purpose other than that of a lawn, provided, however, this covenant shall not be construed to prevent the use of such portion of said lot for walks, drives, trees, shrubbery, flowers, flower beds, ornamental plants, statuary, fountains, fence, hedge, wall or other enclosure which shall first have been approved as provided under Article II hereof for the purpose of beautifying said lot, but shall be construed to prohibit the planting or maintaining of vegetables and grains thereon.

11. No trash burner, outdoor fireplace, or other device expelling gas or smoke shall be placed within twenty (20) feet of any adjoining lot line.

12. Notwithstanding any other provision contained in this Declaration of Restrictions, the Developer shall not be prohibited from the construction and use of construction and/or sales office(s) and model home(s) on one or more lots in Centennial Farms Plat XI.

ARTICLE II

Approval of Plans

1. Developer, its successors and assigns, shall act as the Architectural Control Committee to which all plans and specifications for any structures and other improvements must be submitted for examination and approval before any erection or improvements shall be made upon any lot and before additions, changes or alterations may be made to
any structure or other improvement then situated on a lot. The aforesaid detailed plans and specifications shall show size, location, type, architectural design, quality, cost, use, material construction, color scheme, and grading plan for the lot and the finished grade elevation thereof and must be prepared by a competent architect or draughtsmen. Such plans and specifications must be furnished to the Architectural Control Committee in sufficient numbers so that the Architectural Control Committee may retain a true copy thereof for retention with its records. The Developer hereby expressly reserves, to itself, and to its successors and assigns, the right and privilege of assigning or relinquishing its said rights and duties as such Architectural Control Committee from time to time and for such limited periods of time as it may desire. Such assignment or relinquishment will become effective from and after the time a written instrument evidencing the fact of such assignment or relinquishment, signed by the Developer or by its successors and assigns is filed for record with the Lucas County, Ohio, Recorder.

2. In requiring the submission of detailed plans and specifications as herein set forth, Developer has in mind the development of Centennial Farms Plat LXI as an architecturally harmonious, artistic and desirable residential subdivision. In approving or withholding its approval of any detailed plans and specifications so submitted, the Architectural Control Committee may consider the appropriateness of the improvement contemplated with relation to improvements on contiguous or adjacent lots, its artistic and architectural merits, its adaptability to the lot on which it is proposed to be constructed and such other matters as may be deemed to be in the interest and benefit of the owners of lots in Centennial Farms Plat LXI as a whole. Any determination made by the said Architectural Control Committee, in good faith, shall be binding on all parties in interest.

3. The Developer, acting as the Architectural Control Committee, reserves the sole and exclusive right to establish grades and slopes of lots and to fix the grade at which any building or structure shall hereafter be erected or placed thereon, so that the same may conform to a general plan for the development and use of Centennial Farms Plat LXI.

4. In all instances where plans and specifications are required to be submitted to and approved by the Architectural Control Committee if, subsequent to receiving such approval, there shall be any variance from the approved plans and specifications in the actual construction or location of the improved improvement without the written consent of the Architectural Control Committee such variance shall be deemed a violation of these restrictions.

5. Every owner of a residence dwelling in said subdivision shall be required to install and maintain a mailbox identical in design and appearance as approved by the Developer.

6. The minimum floor area shall be 1,800 square feet of living area for a ranch house and 1,900 square feet for a two story home.

**ARTICLE III**

**Easements**

The Developer reserves to itself, and to its successors and assigns the exclusive right to grant consents, easements and rights of way for the construction, operation and maintenance of electric light, telephone and telegraph poles, wires and conduits, including underground facilities, and for drainage and sewers on, over, below, or under all of the areas designated as "Easement."
"Utility Easement(s)", "Toledo Edison Easement", "Drainage Easement", or with words of similar import, on the plat of Centennial Farms Plat X and along upon all highways now existing or hereafter established and abutting all the lots in Centennial Farms Plat XI. The Developer also reserves to itself, and to its successors and assigns, the right to go upon or permit any public or quasi-public utility to go upon the lots in Centennial Farms Plat XI from time to time to install, maintain and remove such equipment, and to trim trees and shrubbery which may interfere with the successful and convenient operation of such equipment. No structures, or any part thereof, shall be erected or maintained over or upon any part of the areas designated as "Easement", "Utility Reservation", "Drainage Easement", or with words of similar import, upon the plat of Centennial Farms Plat XI. The term "structures" as used in the foregoing portion of this paragraph shall include those structures in the nature of houses, garages, other buildings and swimming pools, but shall not include lot improvements such as driveways and fences. No owner of any lot in Centennial Farms Plat XI shall have the right to reserve or grant any easements or rights of way upon or over any of the lots in Centennial Farms Plat XI without the prior written consent of the Developer, its successors and assigns.

ARTICLE IV

Construction of Sidewalks; Street Improvements

1. Within eighteen (18) months after the recording of the deed to each lot in Centennial Farms Plat XI from Developer to the purchaser thereof, the owner of each lot shall construct sidewalk(s) across the frontage of such construction specifications and location requirements of the City of Sylvania, Ohio. Should a lot owner fail to construct sidewalks in accordance with the preceding sentence, suit may be brought under Article VI of this Declaration to enforce such restriction as in the case of the violation of any other covenant or restriction contained in this Declaration. Further upon such failure of a lot owner to construct sidewalks Developer or the City of Sylvania shall have the right to enter upon the lot(s) in question and to construct such sidewalks or cause the same to be constructed at the expense of the owner of such lot(s). In such event, the costs of construction of such sidewalks shall be and become a lien against the lot on which the sidewalks have been constructed from the date of perfection thereof as hereafter provided and, if the costs of construction of such sidewalks shall not be paid immediately upon demand therefor, such lien may be foreclosed by an action brought by the developer or the City of Sylvania, as in the case of foreclosure of liens against real estate. The holder of any such lien may perfect such lien against third parties by filing an affidavit stating the facts giving rise to the lien with the Recorder of Lucas County, Ohio.

ARTICLE V

Duration of Restrictions, Amendments

1. These covenants and restrictions shall run with the land and shall be binding upon the Developer and all persons claiming under or through the Developer until the first day of January, 2010, at which time these covenants and restrictions shall be automatically extended for successive periods of ten (10) years.

2. These covenants and restrictions may be amended prior to January 1, 2010, with the written approval of the then owners of not less than two-thirds (2/3) of the lots in Centennial Farms Plat XI which amendment shall become effective from and after the filing with the Recorder of Lucas County, Ohio of an instrument stating the amendment and signed by all approving lot owners with the formalities required by law. These covenants and restrictions may be terminated as of January 1, 2010, and may be amended or terminated thereafter with the written approval of the owners of not less than one-half (1/2) of the lots in Centennial Farms Plat XI upon the filing of an instrument as aforesaid with the Recorder of Lucas County, Ohio.
ARTICLE VI

Enforcement of Restrictions, Other Matters

1. Any violation or attempt to violate any of the covenants or restrictions hereof while the same are in force shall be unlawful. The Developer, the Architectural Control Committee or any person or persons owning any lot in Centennial Farms Plat XI may prosecute any proceedings at law, or in equity, against the person or persons violating or attempting to violate any such covenant or restriction to prevent him or them from so doing, to cause the removal of any violation and/or to recover damages for such violations or attempted violation.

2. Invalidation of any of the restrictions and covenants herein contained by judgment or court order or amendment hereof by act of the owners of lots in Centennial Farms Plat XI shall not affect any of the other provisions contained in this Declaration of Restrictions, which shall remain in full force and effect.

3. All transfers and conveyances of each and every lot in Centennial Farms Plat XI shall be made subject to these covenants and restrictions.

4. Any notice required to be sent to any owner of a lot in Centennial Farms Plat XI or to the Developer or to the Architectural Control Committee shall be deemed to have been properly sent when mailed, postage paid, to the last known address of the person who appears as such owner or to the Developer or to any other member of the Architectural Control Committee as such address appears on the applicable public records or on the records of the Architectural Control Committee.

5. The rights, privileges and powers granted by this Declaration of Restrictions to, and/or reserved by, the Developer shall be assignable and shall inure to the benefit of the successors and assigns of the Developer.

6. Developer shall have the right to construe and interpret these restrictions, and its construction or interpretation, in good faith, shall be final and binding as to all persons and property benefitted or bound by such restrictions.

7. No owner of any lot in Centennial Farms Plat XI shall subdivide the same or convey less than the whole of any lot without first obtaining the written consent of Developer, its successors or assigns.

8. No restrictions imposed hereby shall be abrogated or waived by any failure to enforce the provisions hereof, no matter how many violations or breaches may occur.

9. Each lot owner, by acceptance of a deed to a lot in Centennial Farms Plat XI agrees and consents and shall be deemed to agree and consent that if, in the opinion of Developer, the shape, dimensions, number of structures or topography of the lot upon which a building or improvements is proposed to be made, is such that a strict construction or enforcement of the building lines as shown on the plat of Centennial Farms Plat XI or of the yard requirements stated herein or of any other provision of these reservations and restrictions would work a hardship, Developer may, in writing, modify these restrictions as to such lots so as to permit the erection of such building or the making of the proposed improvements. Developer shall not be limited in its exercise of its aforesaid right to modify these reservations and restrictions by reason of the fact that it may be the owner and/or builder for whose benefit such modification is granted.

10. In the event of a material change in conditions or circumstances from those existing at the time these restrictions are adopted which would cause the enforcement of these restrictions to become a hardship upon any of the owners of lots in Centennial Farms Plat XI or which would cause such restrictions to cease being beneficial to the owners of such lots, Developer, its successors and assigns, after giving written notice given by mail to the fee

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owners of all lots in Centennial Farms Plat XI and after receiving
written approval of the holders of record fee title to seventy-five
(75%) percent or more lots in Centennial Farms Plat XI, including
the aggregate total of any prior or future recorded plat of Centennial
Farms Plat XI may modify those restrictions so as to remove the hardship
or to make the restrictions such as to be beneficial to all lot owners.
The provisions of this Item 10 shall not be construed as a limitation
upon the right of Developer to modify the provisions of this Declaration
of Restrictions as provided in Item 9 of this Article VI nor shall it
limit the provisions of Article IV hereof.

11. Wherever used herein, the term "structure" shall mean
and refer to any thing or device (other than trees, shrubbery which
is less than two (2) feet high if in the form of a hedge, and landscaping)
the placement of which upon any lot may affect the appearance of
such lot, including by way of illustration and not limitation, any
building, garage, porch, shed, greenhouse or hothouse, coop or cage,
covered or uncovered patio, swimming pool, clothesline, radio or
television antenna, fence curbing, paving, wall, hedge more than
two (2) feet in height, signboard or any temporary or permanent living
quarters (including any house trailer) or any other temporary or
permanent improvement to such lot. "Structure" shall also mean and
refer to (i) any excavation, fill, ditch, diversion, dam or other
thing or device which affects or alters the natural flow of surface
waters from, upon or across any lot, or which affects or alters the
flow of waters in any natural or artificial stream, wash or drainage
channel from, upon or across any lot, and (ii) any change in the
grade of any lot of more than six (6) inches from existing at the
time of purchase by an owner.

12. A one time assessment of two hundred dollars per lot shall
be paid at the time of closing with the Developer for a contribution to
the cost of tree planting as required by the City of Sylvania.

IN WITNESS WHEREOF, Cumberland Construction Corporation, the
Developer herein, acting by and through its duly authorized officer, has
caused this Declaration of Restrictions to be executed on its behalf.
this 29th day of July, 1979.

Signed and Acknowledged in the
Presence of:

CUMBERLAND CONSTRUCTION CORPORATION

By: Claude H. Brown, Jr.
Chief Executive Officer

STATE OF OHIO) as.
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 8th
day of July, 1979 by Claude H. Brown, Jr., Chief Executive Officer
of Cumberland Construction Corporation, on behalf of the corporation.

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BILL COPELAND
RECORDER, LUCAS COUNTY, OHIO
ASSIGNMENT OF DEVELOPER'S
RIGHTS AND DUTIES AS
ARCHITECTURAL CONTROL COMMITTEE

As to Centennial Farms Plats XI, XII and XIII

A Subdivision in the City of Sylvania,
Lucas County, Ohio

WHEREAS, there has been filed in the Office of the Lucas County Recorder a certain Declaration of Restrictions for each of the following platted lands located in the City of Sylvania, Lucas County, Ohio, to wit:

(a) Centennial Farms Plat XI, recorded in Volume 125, page 1-3, Lucas County, Ohio, Record of Plats; Declaration of Restrictions recorded at Mortgage Record 89-1094A01;

(b) Centennial Farms Plat XII, recorded in Volume 131, page 49, Lucas County, Ohio, Record of Plats; Declaration of Restrictions recorded at Mortgage Record 92-3690B03;

(c) Centennial Farms Plat XIII, recorded in Volume 133, page 61, Lucas County, Ohio, Record of Plats; Declaration of Restrictions recorded at Mortgage Record 94-0946E03.

and

WHEREAS, Cumberland Construction Corporation ("Cumberland") is designated as the Developer in each Declaration of Restrictions of the aforesaid plats, having the rights and duties as Architectural Control Committee; and Cumberland continues to have and hold the rights and duties as Architectural Control Committee for each said plat; and

WHEREAS, Cumberland desires to assign its rights and duties as Architectural Control Committee to Centennial Farms Neighborhood Association, Inc. (the "Association") and the
Association has agreed to accept and assume such rights and duties as Architectural Control Committee for each of the said plats described in the aforementioned Declaration of Restrictions;

NOW, THEREFORE, pursuant to Article II, paragraph 1 of the Declaration of Restrictions for Centennial Farms Plats XI, XII and XIII, Cumberland, the Developer, hereby irrevocably and forever relinquishes, assigns and conveys to the Association, its successors and assigns, all rights, privileges and duties of Cumberland solely in its capacity as Architectural Control Committee for Centennial Farms Plats XI, XII and XIII, conferred and reserved to the Developer pursuant to the aforesaid Declaration of Restrictions for each said plat. This Assignment is not intended and shall not operate to convey any rights, privileges or duties conferred upon or reserved to Cumberland, as Developer, except architectural control as set forth in the respective Declarations of Restriction for each said plat.

WITNESSES:

Cumberland Construction Corporation

By: [Signature]

Title: [Title]

[Signature]

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 28th day of July, 1996 by [Signature], the Chairman of the Board of Cumberland Construction Corporation, an Ohio corporation, on behalf of the corporation.

[Notary Public Seal]
ACCEPTANCE OF ASSIGNMENT

Centennial Farms Neighborhood Association, Inc. hereby accepts the aforementioned assignment of rights, privileges and duties as Architectural Control Committee for Centennial Farms Plats XI, XII and XIII, as the same are respectively conferred and reserved to the Developer pursuant to the aforesaid Declarations of Restriction for each said plat, but for no other purpose.

WITNESSES:

Centennial Farms Neighborhood Assoc., Inc.

By: [Signature]
Warren T. Bockert, President

By: [Signature]
Danette V. Swick, Secretary

STATE OF OHIO

COUNTY OF LUCAS

Ascended Address: 5992 Grainfield Drive
Sylvania, Ohio 43560

The foregoing instrument was acknowledged before me this 22 day of October, 1996 by Warren T. Bockert, President and Danette V. Swick, Secretary of Centennial Farms Neighborhood Association, an Ohio corporation, on behalf of the corporation.

[Signature]
Notary Public

RECEIVED & RECORDED

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RECORDER, LUCAS COUNTY, OHIO

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