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.
DECLARATION OF RESTRICTIONS

We, Virginia L. Keller and Edward R. Keller, husband and wife, the owners of all the lots in Collinwood Village, for ourselves, our executors, heirs, devisees, grantees and assigns, hereby declare that the restrictions hereinafter contained are hereby adopted pursuant to a general plan for the better and uniform improvement and development of Collinwood Village and for the benefit and protection of all persons who may hereafter become owners of lots therein. In consideration of the mutual execution hereof and the enhancement of value of said property to the respective owners thereof, and to afford purchasers of all of said property due and ample protection in the use and occupancies thereof for the purposes for which it is designed, the said owners hereby declare that said real estate is held by them, has been and shall be sold and conveyed by them subject to all of the restrictions, conditions, covenants and agreements hereinafter set forth:

1. For Residential Purposes Only

Said premises shall be used solely and exclusively for single-family residence purposes only. There shall be erected no duplexes or multiple-dwelling type buildings, nor shall any single-family type residence be thereafter remodeled into a dwelling containing two or more apartments. Upon each lot there shall be erected no more than one such single-family residence. Grantees accept notice that the premises herein conveyed are a part of an allotment, other lots in which are subject to similar restrictive covenants in a general plan to maintain residential standards of all the lots.

2. Number of Residences on Lot

No more than one residence shall be built on each lot.

3. Other Structures
No building, fence, wall, sign, or other structure shall be erected or maintained on said lots unless erected or maintained in accordance with plans and specifications showing the nature, kind, shape, type, material, color scheme and location of such structure, which shall be submitted to Virginia L. Keller or Edward R. Keller or their heirs or assigns, and approval thereof endorsed thereon in writing.

4. **Garage, Outbuildings**

No outbuildings shall be erected on the premises. A garage may be erected in the rear of the premises provided it is 5 feet from the side lines of the lot.

5. **Landscaping**

No portion of the within described premises, nearer to the highway than a line drawn parallel to the highway through that point of the dwelling nearest the highway, shall be used for any purpose other than that of a lawn; nothing herein contained however, shall be construed as preventing the use of such portion of said premises for walks and drives, the planting of trees or shrubbery, the growing of flowers or ornamental plants, or for statuary, fountains and similar ornamentations, for the purpose of beautifying said premises; but no vegetables, so-called, nor grains of the ordinary garden or field variety shall be grown upon such portion thereof; and no weeds, underbrush or other unsightly growths, shall be permitted to grow or remain anywhere upon said premises, and no unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon.

6. **Grades and Slopes**

To conform with property or land across the street, North of Eastbrook on Eastbrook Drive.

7. **Vehicles**

All boats, trailers, campers, motors, tractors, etc., or
inoperable vehicles have to be kept in a garage. No carports may be erected.

8. Sidewalks

City approved sidewalks shall be put in within one year by the grantees of lot purchased.

IN WITNESS WHEREOF, The said Virginia L. Keller and Edward R. Keller, husband and wife, hereunto set their hands this 23rd day of November, 1968.

Signed by Virginia L. Keller and Edward R. Keller.

Two witnesses.

Acknowledged November 23, 1968 by the above named parties before a Notary Public, Lucas County, Ohio, (Seal).

Received for record November 25, 1968 at 2:53 P.M., and recorded in Volume 2270 of Mortgages, page 323.