CONCORD WOODS
PLATS 2-3

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DECLARATION OF RESTRICTIONS

WHEREAS, The National Bank of Toledo, Trustee, the "Owner", is the owner in fee simple of all the following described real estate, to-wit:

Lots numbers 17 to 55 both inclusive and lettered Lots A and B in CONCORD WOODS PLATS TWO AND THREE, a Subdivision in the City of Toledo, Lucas County, Ohio.

NOW, THEREFORE, the Owner in order to establish a general plan for the development of said subdivision, designed to make the said lots in said subdivision more attractive for residential purposes and to protect owners of said lots in the enjoyment of their use for residential purposes, and in consideration of the enhancement in value thereof, does hereby declare and stipulate that the above described real estate now owned by it shall hereafter be conveyed subject to the restrictions hereafter set forth.

1. No structure shall be erected, altered, placed or permitted to remain on any lot or parcel of land in said CONCORD WOODS PLATS TWO AND THREE in the City of Toledo, Lucas County, Ohio other than one detached single family residence not to exceed two stories in height and a private garage for not more than three cars.

2. No residence shall be located nearer to the front line of any lot in said Addition or Subdivision than the building line shown on the Plat of said Concord Woods Plats Two and Three in the City of Toledo, Lucas County, Ohio.

3. No building, fence or other structure shall be erected, placed or altered on any lot in said CONCORD WOODS PLATS TWO AND THREE in the City of Toledo, Lucas County, Ohio until the building plans, specifications, design and plot plan showing the location of such building have been approved in writing by John W. Coberley, Jr. and Robert Wm. McDole as to: (1) location of the building with respect to lot lines and topography; (2) style and conformity to character of the neighborhood. No compensation shall be paid for services of John W. Coberley, Jr. or Robert Wm. McDole. All plans, estimates and profiles for any building, fence or structure to be erected on the real estate
hereinabove described shall, before any part of construction work is begun, be submitted as hereinabove provided and no building, fence or structure shall be constructed until said plans, estimates, profiles or sketches, design and plot plan have been approved in writing as aforesaid. Such construction must be completed within one year after the date of such written approval.

4. No outside toilets and no septic tanks shall be built or installed on or in any lot.

5. All driveways shall be constructed of blacktop materials.

6. No garage may be erected or maintained nearer any rear or side lot line than three feet.

7. No fence of any kind whatsoever shall be permitted to enclose the yard in front of the building line on said Plat of said CONCORD WOODS PLATS TWO AND THREE and no fence except of an ornamental nature may be used to enclose side and rear areas and in no case shall such fence be more than four feet in height.

8. All easements shown in said Plat of CONCORD WOODS PLATS TWO AND THREE in the City of Toledo, Lucas County, Ohio shall be effective and binding upon all lots and lands which constitute a part of said CONCORD WOODS PLATS TWO AND THREE.

9. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to the neighborhood.

10. Invalidation of any of the restrictions and covenants herein, by judgment, court order, or otherwise shall in nowise affect any of the other provisions contained in this Declaration of Restrictions, which shall remain in full force and effect.

11. These covenants and restrictions are to run with the land and shall be binding on Owner and all persons claiming under or through it until the last day of June, 1985.

IN WITNESS WHEREOF, said The National Bank of Toledo, as Trustee, has caused its name to be signed by its Vice President and Assistant Secretary this 5th day of March, 1965.

Signed by The National Bank of Toledo, by Jerome P. Kapp, Vice President and by Andrew E. Anderson, Assistant Secretary.
Two witnesses.

Acknowledged March 5, 1965 by said Bank, as Trustee, by said Officers, by authority of its Board of Directors, before a Notary Public, Lucas County, Ohio (Seal).

Received for record March 5, 1965 at 12:40 P.M., and recorded in Volume 2140 of Mortgages, page 431.