CONVENT PLACE

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DECLARATION OF RESTRICTIONS

We, the undersigned, being the owners in fee simple of the following described real estate:

Lots Numbers One (1) to Thirty-five (35), inclusive, in CONVENT PLACE, a Subdivision in Sylvania Township, Lucas County, Ohio.

Desiring to establish a general plan for the development of said Convent Place and to establish restrictions upon the manner of use, improvement and enjoyment of the lots in said Subdivision which will make said lots more attractive for residential purposes and protect present and future owners of said lots in the enjoyment of their use for residential purposes;

NOW, THEREFORE, said owners, in consideration of the enhancement in value of said property by reason of the adoption of the restrictions hereinafter set forth, do, for themselves, their successors, heirs and assigns, hereby declare, covenant and stipulate that all lots as numbered above shall hereafter be conveyed by them, their successors, heirs and assigns, subject to the following restrictions, which restrictions supersede any and all other restrictions, heretofore enforced on said property by any other instrument:

1. These covenants and restrictions are to run with the land and shall be binding upon said owners and all persons claiming under or through them until the 1st day of January, 1975, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless by the then owners of a majority of the lots numbered above it is agreed to change said restrictions and covenants in whole or in part. Such changes shall be by instrument setting forth said changes and acknowledged by at least the then owners of a majority of said lots, which instrument shall be filed for record with the Recorder of Lucas County, Ohio, previous to the termination of the successive periods mentioned herein and shall be effective and operative to effect such change from and after the termination of such successive period as follows the date of the filing thereof for record with the Recorder of Lucas County, Ohio.
2. Invalidation of any of the restrictions and covenants herein by judgment or Court order or by act of the owners as provided in No. 1 above shall in no wise affect any of the other provisions contained in this Declaration of Restrictions, which shall remain in full force and effect.

3. No liquor, whether spirituous, vinous or fermented, shall be sold or be allowed to be sold on said premises.

4. Said premises shall not be used or be permitted to be used for any business purposes or purpose, and no noxious, or offensive activity shall be carried on upon any part of said premises, nor shall anything be done thereon which may be or become an annoyance or nuisance to the owners of adjacent property.

5. All of the above numbered lots in Convent Place shall be described and known as residential lots; and no structure shall be placed on any such residential lot other than one single family dwelling and a private garage of not more than two car capacity which garage may or may not be made an integral part of the main residence structure.

6. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No addition or structural change shall be made to any residence and no swimming pool shall be installed on any lot in said addition until the plans, specifications and a plot plan showing the location of such addition or swimming pool shall have been approved in writing by the Architectural Control Committee. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line unless similarly approved. Approval shall be as provided by an Architectural Control Committee composed of Dan M. Schmidlin, Alvin N. Haulund and Norman J. Rier. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any number of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee to restore to it any of its powers and duties.
The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty (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.

7. No building or any part thereof shall be erected or maintained on any part of said lots nearer to the front lot line or nearer to the side lot line than the minimum building set-back lines shown on the recorded plat or nearer than seven (7) feet to the side lot line of any of said lots; provided, however, that a total free side yard of twenty (20) feet must be maintained; i.e., the side yards of the house must total a minimum of twenty (20) feet, but neither side may be less than seven (7) feet.

8. Other than one (1) dog, one (1) cat, and two (2) birds maintained within the dwelling, the maintenance or harboring or any other animal, bird or fowl is expressly prohibited on said lots.

9. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

10. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

11. No barns or other outbuildings shall be allowed to be erected or maintained on any of the lots in this addition without special written approval of the Architectural Control Committee.

12. No clothes or washing shall be permitted to be hung outside on Sunday, and during the week must be hung only at the rear of the premises so they are not easily visible from the street.

13. Said premises shall not be used for any mercantile, manufacturing storage or business purposes, nor same be used for a boarding house, rooming house, public or private hospital or for any infirmary purposes, said premises being herein expressly restricted to single family residential purposes only.

14. Said premises shall not be used for the storage of automobiles, trailers, scrap, scrap iron, wood, building materials, paper, glass or any reclamation product or material, except that during the period a building is being erected upon any such lot, building
materials may be stored thereon. However, any building material not incorporated in said building within ninety (90) days after its delivery to such lot shall be removed therefrom. Structures must be substantially completed by an owner within six (6) months of the date of the beginning of construction.

15. No portion of any lot between the building line as shown on the plat and any road, avenue or street, exclusive of porches, shall be used for any purpose other than that of lawn or shrubbery, and no fence shall be built between the building line and the street line, as shown on the plat.

16. No ornamental fence, hedge or wall shall exceed four (4) feet in height.

17. No weeds, underbrush or unsightly objects of any kind shall be placed or suffered to remain upon any part of said premises.

18. No sod, dirt or gravel, other than that incident to construction of permitted structures, shall be removed from said premises without the approval of the Architectural Control Committee.

19. Any tent, housecar, trailer or other similar housing device if stored on said premises shall be housed within a garage building.

20. All transfers and conveyances of the lots herein mentioned shall be made subject to these covenants and restrictions.

IN WITNESS WHEREOF, Dan M. Schmidlin and Mildred S. Schmidlin, husband and wife, owners of the foregoing described property, hereunto set their hands this 26th day of June, 1963.

Signed: Dan M. Schmidlin,

Mildred S. Schmidlin.

Two witnesses.

Acknowledged by said Dan M. Schmidlin and Mildred S. Schmidlin on June 26, 1963 before a Notary Public, Lucas County, Ohio, (Seal).

Received for record June 26, 1963 at 2:15 P.M., and recorded in Volume 2061 of Mortgages, page 719.