COREY ESTATES

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.
INDENTURE OF RESTRICTIONS UPON
COREY ESTATES
A SUBDIVISION OF SYLVANIA TOWNSHIP
LUCAS COUNTY, OHIO

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

WHEREAS, Corey Estates is a subdivision in Sylvania
Township, Lucas County, Ohio, which has been subdivided and
laid out into lots which are numbered consecutively from Number
1 to 10 both inclusive with a certain street dedicated to public
use in accordance with the original plat thereof which is
recorded in Volume 53 at Pages 25 & 26 of the Plat records of the
Recorder of Lucas County, Ohio; and

WHEREAS, it is necessary to impose reasonable restric-
tions upon the manner of use, improvement and enjoyment of said
land by all of the owners thereof, their vendees, grantees,
devises, 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 Corey
Estates in order to perpetuate said subdivision as an architec-
turally 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continue to maintain and perpetuate the general plan as originally
made effective upon the platting of said subdivision.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 is now or shall hereafter become the owner
of any interest in and to any lot or part thereof in Corey Estates and to include all lots or any part thereof now owned and held by the undersigned, we hereby agree among and between ourselves that the lot, lots or any part thereof owned by each of us in Corey Estates, a subdivision of Sylvania 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 or 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 Corey Estates 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 1 1/2 stories, designed for the use of 1 family only, and attached private garages for the sole use of the owner of said premises. Not more than 1 such residence shall be built upon any 1 lot.

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

(c) That the minimum height of any building shall be 15 feet to the main ridge and the maximum height shall not exceed 20 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 the width of all single dwellings and attached garages shall be not less than 75 feet over-all.

(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) Only fences of split rail type such as surround Corey Estates may be erected.

(h) That no building, fence, shed, 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 prepared by a competent architect and built by a competent builder showing the nature, kind, shape, height, materials, floor plans, color, scheme, location and approximate cost of such structure or work to be done and the grading plan of the plot to be built upon shall have been submitted to and approved in writing by Ralph I. Berry and Dorothy M. Berry, grantors, and a copy thereof as finally approved lodged permanently with the grantors. Grantors shall have the right to refuse to approve any such plans or specifications or grading plan which are not suitable or desirable in their 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 grantors.

(ii) That there shall not be erected, permitted or maintained in Corey Estates, Sylvania 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; not 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 3rd day of November 1954.

Signed by Ralph I. Berry and Dorothy M. Berry.
Two witnesses.
Acknowledged November 3, 1954 before a Notary Public, Lucas County, Ohio, (seal).

Received for record November 3, 1954 and recorded in Volume 1697 of Mortgages, page 414.