COUNTRY CLUB ADDITION

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.

WHEREAS, THE SNYDER-ADLER-BARTLEY CONSTRUCTION COMPANY, an Ohio partnership, hereinafter referred to as the owners, own in fee simple, a subdivision known as the COUNTRY CLUB ADDITION, described as follows, to-wit:

1 to 49 inclusive and lots A, B, C, D, E and F in COUNTRY CLUB ADDITION, a Subdivision in ADAMS TOWNSHIP, LUCAS COUNTY, OHIO and recorded in Volume 54 Record of Plats, pages 9 and 10 on the Records of the Recorders Office, Lucas County, Ohio:

WHEREAS, the said owners desire to make known the restrictions, conditions, covenants and agreements subject to which all of the said property hereinbefore described, is now owned by it and subject to which the lots aforesaid are to be conveyed by it.

NOW THEREFORE, the restrictions hereinafter contained are hereby adopted pursuant to a general plan for the better and uniform improvement and development of COUNTRY CLUB ADDITION 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 due to ample protection in the uses and occupancies thereof for the purposes for which it is designed, the said owners hereby declare that said real estate is held by them and shall be conveyed by them subject to all of the restrictions, conditions, covenants and agreements hereinafter set forth.

1. Lots "C", "D", "E" are dedicated to public use as soon as East Country Club Parkway, West Country Club Parkway and Timberlawn Road are extended southeasterly. Lot "B" is dedicated to public use as soon as Tall Oaks Road is extended southwesterly. Lot "A" is dedicated to public use until such time that Tall Oaks Road is
extended southwesterly, after which said lot "A" reverts to lot #36 of this plat. Lot "F" is dedicated to public use until such time that Tall Oaks Road is extended southwesterly, after which said lot "F" reverts to lot #37 of this plat.

2. The owners reserve for themselves, their successors and assigns, the right to use and permit the use of a strip of land, 5 feet in width along the rear of each lot and a strip of land 5 feet in width along the side of each of several lots as shown hereon, for the construction and maintenance of public or quasi-public utilities or functions.

3. Said lots 1 to 49 inclusive shall be used for residence purposes only. Not more than one residence shall be built upon any one lot.

4. There is designated upon the lots shown in the plat recorded in said Volume 54 Record of Plats, pages 9 and 10, a building line. No building or any part thereof shall be erected or maintained closer to any street than the building line so marked and designated thereon; provided, however, unenclosed and unscreened entrance porches may extend no more than seven feet beyond said building line. A minimum of free space of ten feet shall be maintained from each lot side line. No detached garages shall be erected or maintained in said COUNTRY CLUB ADDITION.

5. Residences on any of the lots having a frontage on Heatherdowns Boulevard shall contain a minimum of 1250 sq. feet of habitable space designed for living quarters, excluding area of basement, attic and garage space.

6. No building, fence, wall 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 plans and specifications shall be submitted to The Hugh J. Bartley Company, its successors or assigns and approval thereof.
endorsed thereon in writing and such approval of said plans and
specifications shall be within the absolute discretion of The Hugh J.
Bartley Company, its successors or assigns.

7. All of the restrictions herein contained, shall be
construed together, but if it shall be held that any restrictions
or any part of any restriction, is invalid or unenforceable, for any
reason whatsoever, no other restriction or restrictions or any part
thereof, shall be affected or impaired.

8. These covenants are to run with the land and shall be
binding on said owners, and all persons claiming under or through them
until January 1st 1990 at which time said covenants shall be automatically
extended for successive periods of 10 years each, unless and except
the then owners of the majority of said lots shall agree in writing to
change these covenants in whole or in part.

IN CONSIDERATION WHEREOF, THE SNYDER-ADLER-BARTLEY CONSTRUCTION
COMPANY, does hereby declare and establish the foregoing restrictions
and covenants and execute the same at Toledo, Ohio, this 27th day of
April, 1955.

(Signed) The Snyder-Adler-Bartley
Construction Company,

By Earl S. Snyder, Partner,
By Herbert W. Adler, Partner,
By Hugh J. Bartley, Partner.

Two witnesses.

Acknowledged April 27th, 1955 by said Company, by said
officers, before a Notary Public, Lucas County, Ohio, (Seal).

Received for record April 27th, 1955 at 2:20 P.M., and
recorded in Volume 1725 of Mortgages, page 444.
THE FOLLOWING PAGE WAS RECEIVED BY IMAGE SOURCE INC. IN POOR CONDITION.
THAT LEONARD C. STROBEL, the Grantor, in consideration of one dollar, and other good and valuable consideration to him paid by the Grantee, THE SNYDER-ADLER-BARTLEY CONSTRUCTION COMPANY, an Ohio partnership, the receipt whereof is hereby acknowledged does hereby Bargain, Sell and Convey to the said THE SNYDER-ADLER-BARTLEY CONSTRUCTION COMPANY, an Ohio Partnership, their heirs, successors, and assigns forever, whose mailing address is 225 Erie Street, Toledo, Ohio, the following real estate, to wit:

Those parts of Private Grants five hundred seventy-nine (579) and five hundred eighty (580) in Township three (3), United States Reserve of twelve (12) miles square at the foot of the Rapids of Miami of Lake Erie in Adams Township, Lucas County, Ohio, bounded and described as follows:

Beginning at a point in the center line of Heatherdowns Boulevard (one hundred (100) feet wide) which point is six hundred forty-six (646' 47") feet northerly from the intersection of said center line of Heatherdowns Boulevard with the southwesterly line of said Private Grant five hundred seventy-nine (579); thence southeasterly on a line deflecting to the right at an angle of seventy (70) degrees, seventeen (17) minutes from the last described line, a distance of six hundred thirty-six (636') feet to an iron pipe; thence southerly on a line deflecting to the right at an angle of one (1) degree, thirty-four (34) minutes from the last described line, a distance of eleven hundred seventy-one (1171') feet to an iron pipe; thence northwesterly one (1) line deflecting to the left at an angle of ninety-two (92) degrees, thirty-six (36) minutes, forty (40) seconds from the last described line, a distance of twelve hundred thirty-eight (1238') feet to an iron pipe; thence southerly on a line deflecting to the right at an angle of eighty-nine (89) degrees, forty-five (45) minutes from the last described line, a distance of two hundred twenty-nine (229') feet to an iron pipe; thence northwesterly one (1) line deflecting to the left at an angle of ninety-five (95) degrees, forty-five (45) minutes from the last described line, a distance of one hundred (100) feet wide; thence southeasterly along the center line of Heatherdowns Boulevard.
THE FOLLOWING PAGE WAS RECEIVED BY IMAGE SOURCE INC. IN POOR CONDITION.
Three hundredths (3819.83) feet, a subtended angle of four (4) degrees, no (00) minutes and a tangent of one hundred twenty-three and thirty-nine hundredths (123.39) feet, a distance of two hundred seven and eighty-four hundredths (207.84) feet; said last described are being along the center line of said Heatherdowns Boulevard; thence southwesters along the center line of said Heatherdowns Boulevard, a distance of sixteen hundred sixty-eight and forty-four hundredths (1668.40) feet to the place of beginning.

And all the estate, right, title and interest said grantor has of right to have in and to the above described premises together with the privileges, appurtenances and easements to the same belonging, except a right of way along the northeast line across the northerly three hundred twenty-eight and eighty-five hundredths (328.85) acres of Private Grant five hundred and eighty [580] to a road called No. 291, Subject to legal highways.

Said parcel, above described, is to be used for residential purposes only.

Residences on any lots having a frontage on Heatherdowns Boulevard shall contain a minimum of Twelve Hundred and Fifty (1250) square feet of habitable space designed for living quarters, excluding area of basement, attic and garage space.

The foregoing restrictions are to run with the land and continue until August 14, 1994.


To Have and to Hold the same to THE SEDER - ADLER - BARTLEY CONSTRUCTION COMPANY, an Ohio Partnership, grantees, and to their heirs, successors, and assigns forever; grantor hereby covenant that the title is clear and unencumbered; and that he will warrant and defend the same against all claims whatsoever, except taxes and assessments due and payable after June 20, 1955.

AND, NAOMI R. STROBEL, wife of LEONARD G. STROBEL, in consideration of One Dollar to her paid, do release and quitclaim to the grantees all right, title or otherwise, in and to the above described premises.

IN WITNESS WHEREOF, the said LEONARD G. STROBEL and NAOMI R. STROBEL, have hereunto set their hands this ______ day of February, 1955.

Signed and acknowledged in the presence of:

Mary J. Fletcher

Leonard G. Strobel

Naomi R. Strobel

Herman Wolfe

STATE OF OHIO, COUNTY OF LUCAS SS:

Before me, a notary public, in and for Lucas County and the State of Ohio personally appeared the above named, LEONARD G. STROBEL and NAOMI R. STROBEL, who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Toledo, Ohio, this ___________ day of February, A.D. 1955.

(Notary Public, Lucas County, Ohio)

[Signature]

[Stamp]

RECEIVED and RECORDED at ____________________________

FEB 8 1955

[Stamp]