COUNTRY CLUB ESTATES

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DECLARATION OF RESTRICTIONS
Applicable to Lots in Country Club Estates, a Subdivision in the Village of Sylvania, Lucas County, Ohio.

WHEREAS, the undersigned, Sylvania Estates Co., an Ohio Corporation, the title owner in fee simple of all of the real property embraced in Country Club Estates, a Subdivision in the Village of Sylvania, Lucas County, Ohio; and

WHEREAS, said Sylvania Estates Co. intends to further develop and improve said lands in said Subdivision and is desirous of subjecting the same to certain covenants, agreements, easements, restrictions, provisions, conditions, and charges as hereinafter set forth so as to bind and benefit said lots and lands and all present and future owners and occupants thereof;

NOW, THEREFORE, said Sylvania Estates Co., pursuant to a general plan for better and uniform development of Country Club Estates, a Subdivision in the Village of Sylvania, Lucas County, Ohio, hereby adopts the following restrictions and declares that the lots in said Subdivision held by it shall be conveyed hereafter subject to all of the following:

1. All of the lots in said Subdivision shall be used for private residential purposes only and no building of any kind whatsoever shall be erected or maintained thereon except a single family dwelling, not more than one and one-half (1 1/2) stories in height and with garage, and no dwelling erected on said lots shall be occupied until it is at least ninety percent (90%) completed. All dwellings shall not exceed seventeen (17) feet in height.

2. No building or any part thereof shall be erected or maintained on said lots closer to the street than the building line designated on the plat of said Subdivision. All plans shall be approved by the Building Committee of Country Club Estates.

3. No building, fence wall, walk or other structure shall be erected, constructed or maintained until the plans and the grading plan of the plot to be built upon shall have been submitted to and approved in writing by Country Club Estates Building Committee and a copy thereof, as finally approved, lodged permanently with said Committee. The Committee shall have the right to approve or refuse to approve any such plans or specifications or grading plans, which in its opinion, for aesthetic or other reasons, are not suitable, and in passing upon such plans, specifications or grading plans, it shall have the right to take into consideration the suitability of the proposed building structure, or other work, and of the materials to be used therein to the site upon which it is proposed to erect the same or do such work, the harmony thereof with the surroundings and the effect thereof
from or upon adjacent or neighboring property.

4. **Country Club Estates Building Committee shall** consist of Morton Goldman, Chester Devenow, and B. Bernard Wilson. At any time the record holders of sixty per cent (60%) of the lots in said Subdivision shall have the power, through a duly recorded instrument, to change the membership of the Committee, fill vacancies therein or to withdraw from the Committee, or to restore to it any of its powers and duties herein set forth and defined.

5. There shall not be erected, constructed, suffered, permitted, committed, maintained, used or operated on any land included in said Subdivision any nuisance of any character.

6. Any stable, cattle yard, or pasture, pig pen, fowl yard, pen or house, privy vault or any form of privy, or any vault, cesspool, catch basin or other receptacle for the collection of liquid or other waste material other than a septic tank or receptacle for the underground storage of water, fuel oil or automobile fuel shall be conclusively deemed to be a nuisance.

7. Any plant, manufactory, work shop, store establishment, or structure for the purpose of carrying on any trade or business whatsoever, shall be conclusively deemed to be a nuisance.

8. The determination of the Country Club Estates Building Committee, its successors or assigns, as to what constitutes a nuisance within the meaning of the preceding paragraph shall be conclusive and binding, and no other person shall be entitled to any injunction to prevent the said Committee from determining whether breach of covenants has taken place or to enjoin the abatement thereof.

9. No truck or other commercial vehicle shall be allowed to stand or remain parked upon the premises other than for the purpose of a delivery.

10. Until such time as a public street lighting system shall be established in this Subdivision, each lot owner shall erect and maintain at his expense a post light and adjacent to the street, which shall be in accordance with the plans and specifications approved by the Country Club Estates Building Committee.

11. All restrictions herein 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 restrictions or any part thereof shall be affected or impaired. The aforesaid restrictions shall be in full force and effect until the first day of January 1987, provided that the same may be
extended for an additional period of twenty-five (25) years by an appropriate instrument or instruments in writing consenting to such an extension signed, executed and acknowledged by the owners (not including Mortgagees) of not less than two-thirds (2/3) in area of the Subdivision filed prior to the first day of January 1987. These restrictions or any part thereof or the application thereof to any lot or lots in said Subdivision may be changed or modified at any time by a written instrument or instruments signed, executed and acknowledged by the owners (not including Mortgagees) of all lots in said Subdivision covered by these restrictions.

IN WITNESS WHEREOF, the said Sylvania Estates Co. hereunto sets its hand, by its duly authorized officers, this 28th day of July, 1961.

Sylvania Estates Co.

By: Mort Goldman, 
Its Vice President

By: B. Bernard Wolson, 
Its Secretary

Two witnesses.

Acknowledged July 28, 1961 by said Company, by said Officers, before a Notary Public, Lucas County, Ohio, (seal).

Received for record August 3, 1961 and recorded in Volume 2016 of Mortgages, page 559.
AMENDED DECLARATION OF RESTRICTIONS
Application to Lots in Country Club Estates, a Subdivision in the Village of Sylvania, Lucas County, Ohio

WHEREAS, certain Declarations of Restrictions were filed on August 3, 1961, recorded in Volume 2016 of Mortgages, Page 559, for Country Club Estates, a Subdivision in the Village of Sylvania, Lucas County, Ohio; and

WHEREAS, Sylvania Estates Co., owner of the above described property, desires to amend said Declaration of Restrictions,

NOW, THEREFORE, said Sylvania Estates Co. does hereby amend the Declaration of Restrictions filed August 3, 1961 and recorded in Volume 2016 of Mortgages, page 559, as follows:

A. Omit from Paragraph No. 1 that part of line 4 of said paragraph commencing at "not" and reading "not more than one and one-half stories in height and"

B. Change last line of Paragraph No. 1 of said above described Declaration of Restrictions reading "seventeen (17) feet" to read "Twenty-One (21) feet."

C. All the rest of the said above described Declaration of Restrictions shall remain the same.

IN WITNESS WHEREOF, the said Sylvania Estates Co. hereunto sets its hand, by its duly authorized Officers, this 11 day of October, 1961.

(Signed) Sylvania Estates Co.
By: Mort Goldman, Its Vice President
By: B. Bernard Wilson, Its Secretary

Two witnesses.

Acknowledged October 11, 1961, by said Company, by said Officers, before a Notary Public, Lucas County, Ohio, (seal).

Received for record October 16, 1961 and recorded in Volume 2024 of Mortgages, page 746.

By Instrument dated March 6, 1964, Morton Goldman, Chester Devens and B. Bernard Wilson were removed from Country Club Estates Building Committee referred to in the Restrictions and Amendment thereto set forth above, and the following persons were appointed in their place and stead: Philip Anthony, Dexter Childs and Roger Doxsey.

Received for record March 12, 1964 and recorded in Volume 2106 of Mortgages, page 541.