DAUER GARDENS

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Uniform Plan of Development and Restrictions of DAUER GARDENS, an Addition to the City of Toledo, Lucas County, Ohio, dated December 5, 1940 and recorded in Volume 1163 of Mortgages, page 386, viz:

KNOW ALL MEN BY THESE PRESENTS, That Beatrice E. Bosch and Arnold Bosch, owners of Dauber Gardens, an Addition to the City of Toledo, Lucas County, Ohio, do hereby set forth a uniform plan of development and restrictions pertaining to each and every lot in said Dauer Gardens, said lots being numbered from 1 to 29 inclusive.

(1) Said premises shall be used exclusively for residence purposes.

(2) There shall not be erected, placed or suffered to remain on said premises any building or structure whatever, other than one private dwelling house, designed and intended for the occupancy of one family only, and an adjoining garage must either be built in to the dwelling house, or attached to it by some permanent connecting structure.

No such dwelling house or garage shall be erected, placed or suffered to remain on said premises unless and until the plans and specifications therefor shall have been approved in writing by Arnold Bosch, Building Contractor.

(3) The cost of construction of said dwelling house shall not be less than $4,500.00.

(4) No barn, stable or any other kind of outbuilding shall be erected, placed or suffered to remain on said premises.

(5) No part of said dwelling house or garage shall be constructed closer than 7 feet to either of the side lines of said lots; however, if the garage is built in or attached to the rear side of the dwelling house so that it is necessary to construct a turning driveway, said garage may be built up to 5 feet of the side line of the lot. And the set-back line on the side of corner lots shall be at least 10 feet from the side street.
(6) All dwellings must be built or placed in conformity with the set-back line of the dwelling houses in the 2200 block of Marlowe Road.

(7) The owner expressly reserves the sole and exclusive right to establish the grades and slopes of said premises to the end that all buildings on said premises will conform to a general plan.

No portion of said premises from the street to the set-back line of each lot shall be used for any purpose other than that of a lawn; provided, however, that this covenant shall not be construed to prohibit walks, driveways, trees, shrubbery, flowers or similar ornamentation. No hedge shall exceed 48 inches in height. All fences must be approved by the subdivider in writing, or his assigns.

(8) All driveways shall be built on the east side of each of said lots.

(9) Said premises shall not be used for any purpose or in any way which may endanger the health or unreasonably disturb the quiet of any occupant of adjacent or neighboring premises.

(10) The owners reserve for themselves, their heirs and assigns forever, a sole and exclusive right to use the rear 5 feet of each and all of said lots for the construction and maintenance of sewers, pipes, wires, poles, conduits and all other public utilities.

(11) The owners shall have the right to enforce these covenants against all subsequent grantees, and the cost of enforcing said covenants shall be paid by the person or persons violating them.

The hereinabove enumerated restrictions shall be deemed as covenants and not as conditions hereof, and shall run with the land, and shall bind all grantees until December 31, 1970, in any event, and continuously thereafter unless and until any proposed change shall have been approved in writing by the owner or owners of the legal title to all of the land on both sides of the street within the block which this property composes.