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.
PROTECTIVE COVENANTS FOR DAVIDA PARK, A SUBDIVISION
IN WASHINGTON TWP., LUCAS COUNTY, OHIO

1. All lots in the tract shall be known and described as
residential lots. There shall be only one residence on each lot.

No structure shall be erected, altered, placed or permitted to
remain on any residential building plot other than one detached single-
family dwelling not to exceed two stories in height and a private
garage for not more than 2 cars.

2. No building shall be erected, placed or altered on any
building plot in this subdivision until the building plans,
specifications and plot plan showing the location of such building
have been approved in writing as to conformity and harmony of external
design with existing structures in the subdivision and as to location
of the building with respect to property and setback lines, by a
committee composed of Henry D. Reddatz, Ward K. Bond and George Laskey
or by a representative designated by a majority of the members of said
committee. In the event of death or resignation of any member of said
committee, the remaining member or members shall have full authority
to approve or disapprove such design and location, or to designate a
representative with like authority. In the event said committee, or
its designated representative, fails to approve or disapprove such
design and location within thirty days after said plans and specifications
have been submitted to it or, in any event, if no suit to enjoin the
erection of such building or the making of such alterations has been
commenced prior to the completion thereof, such approval will not be
required and this covenant will be deemed to have been fully complied
with. Neither the members of such committee, nor its designated
representative shall be entitled to any compensation for services
performed pursuant to this covenant. The powers and duties of such
committee and of its designated representative shall cease on and after
January 1, 1969. Thereafter the approval described in this covenant
shall not be required unless, prior to said date and effective thereon,
a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by said committee.

3. No building shall be located on any residential building plot nearer than 30 feet to the front lot line, nor nearer than 10 feet to any side line; no building, except a garage or other outbuilding located 100 feet or more from the front lot line shall be located nearer than 5 feet to any side lot line. Providing however that as to lots 18, 19, 20 and 21 any building erected shall be not nearer than 33 feet to the front line of such lot.

4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 10,000 square feet nor a width of less than 70 feet at the front building set back line as shown on the recorded plat.

5. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

7. No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

8. No dwelling costing less than $2500.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 570 square feet in the case of a one-story structure nor less than 500 square feet in the case of a one and one-half or two-story structure.
9. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

10. Until such a time as a sanitary sewer shall have been constructed in Davida Park Subdivision a sanitary septic tank constructed in accordance with the code of the State of Ohio shall be installed for each dwelling house erected on said premises, and no other sanitary provision or device shall be permitted to remain thereon. The effluent from septic tanks shall not be permitted to discharge directly into a storm sewer, stream, open ditch or drain, but shall be discharged into an approved absorption field.

11. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1st, 1969, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

The restrictions, conditions and covenants herein shall be binding upon all future owners of the lots in this tract, their grantees, heirs and assigns, occupants and tenants of all kinds, without the necessity of inserting same in each deed hereafter conveying title to any of the lots, or part thereof, in this tract.

12. If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the covenants herein, or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

13. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
14. No fences shall be allowed in the front yard of any property excepting however that trellises shall be allowed around flower-beds.

15. No billboards or signs of any kind shall be permitted in this tract.

16. No swine, cattle or other animals shall be permitted on said premises. Dogs and cats shall be permitted.

17. The undersigned hereby reserves to itself, its successors and assigns, the right to change the members of the committee referred to in paragraph 2 above.

18. Davida Park Subdivision is located on part of the following premises, to-wit:

The west 21 1/2 acres of the east 64 1/2 acres of the southwest 1/4 of Section 2, Town 9 South, Range 7 East in Washington Township, Lucas County, Ohio, and each and all of the above restrictions, conditions, covenants and provisions are binding upon and effect only said above described subdivision so located.

In Witness Whereof the undersigned, owner of all the lots herein, for the purpose of making this subdivision more desirable and beneficial to all persons hereinafter residing and for the purpose of imposing reasonable restrictions upon the use, occupancy and enjoyment thereof and to make these restrictions uniform upon all of the lots, the undersigned has hereunto set its hand this 3rd day of October, 1940.

(Signed) The K. D. K. Realty Company,

By Henry D. Raddatz, Its President,

Two witnesses. By Ida C. Raddatz, Its Secretary.

Acknowledged October 16th 1940 by said Company, by said officers, by order of the Board of Directors of said Corporation, before a Notary Public, Lucas County, Ohio, (Seal).

Received for record March 4th 1941 at 1:30 P.M., and recorded in Volume 1167 of Mortgages, page 40.
AMENDMENT TO THE PROTECTIVE COVENANTS
FOR DAVIDA PARK, AN ADDITION IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO

The undersigned, being at least a majority of the owners of the lots of Davida Park Subdivision hereby amend the Protective Covenants for Davida Park, recorded March 4, 1941 at Volume 1167 of Mortgages, page 40.

Paragraph 14 of the Protective Covenants as recorded above provides:

"No fences shall be allowed in the front yard of any property excepting however that trellises shall be allowed around flower beds".

This paragraph shall be amended to provide that:

"No fences shall be allowed in the front yard of any property, excepting however a fence shall be allowed in the front yard of Lot Number Two of this subdivision. Trellises shall be allowed around flower beds in the front yard of any lot in this subdivision."

IN WITNESS WHEREOF, the undersigned, owners of at least a majority of the lots of Davida Park Subdivision have caused the aforesaid amendment to the Protective Covenants for Davida Park, an addition in the City of Toledo, Lucas County, Ohio.
STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by Gerald V. Siebert  

Notary Public
My Commission Expires 11-15-91
Gerald V. Siebert
Dated: 8-5-88

5859

WITNESS:

Jeffy Jones

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by Marilyn D. Siebert  

Notary Public
My Commission Expires 11-15-91
Marilyn D. Siebert
Dated: 8-6-88

5859

WITNESS:

Jeffy Jones

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by Ann H. Gilbert

Notary Public
My Commission Expires 11-15-91
Ann H. Gilbert
Dated: 8-5-88

5860
The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by Robert S. Gilbert Jr.

WITNESS:

[Signature]

Notary Public My Comm. Ex 11-15-91

Robert S. Gilbert Jr.

Dated: 8-5-88

5860

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by Walter F. Swemba

WITNESS:

[Signature]

Notary Public My Comm. Ex 11-15-91

Walter F. Swemba

Dated: 8-5-88

5943

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by Howard Fowl

WITNESS:

[Signature]

Notary Public My Comm. Ex 11-15-91

Howard Fowl

Dated: 8-5-88

5933 Davida
STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by Mary Bowlin.

Mary Bowlin
Dated: Aug. 5, 1988
5935 Davida

WITNESS:

Jeffrey Thus

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 23rd day of Sept., 1988 by David C. Clure.

David C. Clure
Dated: 8/5/88
5845

WITNESS:

Jeffrey Thus

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 29th day of Sept., 1988 by Gloria J. Clurcz.

Gloria J. Clurcz
Dated: 8/5/88
5845

88 1436B02
STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by Genevieve A. Pietrowski.

WITNESS:

[Signature]

Notary Public

[Signature]

LEONARD F. PIOTROWSKI

Dated: 9/6/1988

5960 Davida

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by Leonard F. Pietrowski.

WITNESS:

[Signature]

Notary Public

[Signature]

LEONARD F. PIOTROWSKI

Dated: 9/6/88

5960 Davida

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by Janet L. Weismer.

WITNESS:

[Signature]

Notary Public

[Signature]

JANET L. WEISMER

Sole Owner on Deed

Dated: 9/6/88

5959 Davida
STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 23rd day of Sept., 1988 by ROBIN L. CASIDA.

WITNESS:  

Notary Public  
Comm. Expi. 11-15-89  
ROBIN L. CASIDA  
Dated: 8-6-88  
5951 DAVIDA

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 23rd day of Sept., 1988 by REBECCA A. CASIDA.

WITNESS:  

Notary Public  
Comm. Expi. 11-15-89  
REBECCA A. CASIDA  
Dated: 8-6-88  
5951 DAVIDA

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 23rd day of Sept., 1988 by CLARION FRYMIRE.

WITNESS:  

Notary Public  
Comm. Expi. 11-15-89  
CLARION FRYMIRE  
Dated: 8-6-88  
59527  
88 1436B04
STATE OF OHIO
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 30th day of Sept., 1988 by _________________.

WITNESS:

STATE OF OHIO
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 3rd day of Sept., 1988 by _________________.

WITNESS:

STATE OF OHIO
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 3rd day of Sept., 1988 by _________________.

WITNESS:

88 1436305
STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 29th day of  
Sept. 1988 by Emily Teszmar  

EMILY TESZMAR  
Notary Public  
8-6-88  

WITNESS:  

Dated:  8-6-88  

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 29th day of  
Sept. 1988 by Walter Teszmar  

WITNESS:  

Dated:  8-6-88  

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 29th day of  
Sept. 1988 by Patricia E Doerr  

WITNESS:  

Dated:  8-6-88  

630 Alexis  
additional memo
STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 21st day of Sept., 1988 by Harvey F. Buss.

[Signature]
Notary Public My Commission Expires Nov 15, 1989

WITNESS:

[Signature]

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 23rd day of Sept., 1988 by Leland J. Burr.

[Signature]
Notary Public My Commission Expires Nov 15, 1989

WITNESS:

[Signature]

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 23rd day of Sept., 1988 by Beverly A. Rahman.

[Signature]
Notary Public My Commission Expires April 15, 1989

WITNESS:

[Signature]
STATE OF OHIO  
COUNTY OF LUCAS  
The foregoing instrument was acknowledged before me this 30th day of Sept., 1988 by John W. Rahman.  

WITNESS:  

John W. Rahman  
Dated: Aug. 6, 1988  
5820  

STATE OF OHIO  
COUNTY OF LUCAS  
The foregoing instrument was acknowledged before me this 2nd day of Sept., 1988 by Mary T. Kuzbicki.  

WITNESS:  

James Kuzbicki  
Dated: Aug. 6, 1988  
6003  

STATE OF OHIO  
COUNTY OF LUCAS  
The foregoing instrument was acknowledged before me this 1st day of Sept., 1988 by Mary Kuzbicki.  

WITNESS:  

Mary Kuzbicki  
Dated: Aug. 6, 1988  
6003  

88 1436008
STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this day of _______, 1988 by _________.

WITNESS:

__________________________

Notary Public

Dated: 8-6-88

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this day of _______, 1988 by _________.

WITNESS:

__________________________

Notary Public

Dated: 8-6-88

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this day of _______, 1988 by _________.

WITNESS:

__________________________

Notary Public

Dated: 8-6-88
STATE OF OHIO
   COUNCIL OF LUCAS

The foregoing instrument was acknowledged before me this 28th day
of Sept., 1988 by Elton J. Burnham.

WITNESS:

Elton J. Burnham
Dated: 7-6-88

STATE OF OHIO
   COUNCIL OF LUCAS

The foregoing instrument was acknowledged before me this 29th day
of Sept., 1988 by Lynne M. Burnham.

WITNESS:

Lynne M. Burnham
Dated: 8-6-88

STATE OF OHIO
   COUNCIL OF LUCAS

The foregoing instrument was acknowledged before me this 30th day

WITNESS:

Kenneth S. Antoszewski
Dated: 8-6-88
STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 5th day of Sept., 1988 by CATHY ANTOSZEWSKI.

WITNESS:                  

CATHY ANTOSZEWSKI  
Dated: 8/6/88  
5852

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 2nd day of Sept., 1988 by KEN F. BOWMAN.

WITNESS:                  

KENT F. BOWMAN  
Dated: 8/16/88  
5843

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by MARY T. BOWMAN.

WITNESS:                  

MARY T. BOWMAN  
Dated: 8/16/88  
5843

88 1436B11
STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 23rd day of Sept., 1988 by Stella M. Stacho.

WITNESS:

Stella M. Stacho

Dated: 9-6-88

5844

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by Ernest Jankowski.

WITNESS:

Ernest Jankowski

Dated: Aug 6, 1988

704 Alexis

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by Amelia Jankowski.

WITNESS:

Amelia Jankowski

Dated: Aug 6, 1988

704 Alexis

88 1436B12
STATE OF OHIO
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 29th day
of Sept., 1988 by Eleanor M. Hoddinott.

WITNESS:

Notary Public
My Commission Expires 11-11-88

Dated: 8-6-88

5928

STATE OF OHIO
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 29th day
of Sept., 1988 by ____________________________

WITNESS:

Notary Public

Dated: 8-6-88

5911

STATE OF OHIO
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 29th day
of Sept., 1988 by Sharon S. Smith

WITNESS:

Notary Public
My Commission Expires 11-11-91

Dated: 8-6-88

6017

88 1436 C01
STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1988 by Jeffrey L. Owens.

Witness:  

Jeffrey L. Owens  
Dated: 8-6-88  
6011

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 23rd day of Sept., 1988 by Sandra M. Owens.

Witness:  

Jeffrey L. Owens  
Sandra M. Owens  
Dated: 8-8-88  
6011

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 24th day of Sept., 1988 by Michael W. Sarker.

Witness:  

Michael W. Sarker  
Dated: 8-9-88  
5836

88 1436002
STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 12th day of Sept., 1988 by Dawn L. Smerek.

Dawn L. Smerek
Notary Public

WITNESS:

Jeffery Stutz
Dated: 8-9-88

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 23rd day of Sept., 1988 by Richard Obertacz.

Richard Obertacz
Notary Public

WITNESS:

Jeffery Stutz
Dated: 8-9-88

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 30th day of Sept., 1988 by Elaine R. Obertacz.

Elaine R. Obertacz
Notary Public

WITNESS:

Jeffery Stutz
Dated: 8-9-88

5836

88 1436C03
STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 23rd day of Sept., 1988 by Robert C. Doerr  

Notary Public  
My Commission Expires 11/15/89  

Signature: Robert C. Doerr  

Witness:  

Jeffrey Lloyd  

Dated:  

630 Alexis  

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 23rd day of Sept., 1988 by Beatrice Stively  

Notary Public  
My Commission Expires 11/13/89  

Signature: Beatrice Stively  

Witness:  

Jeffrey Lloyd  

Dated: 9/23/88  

622 W. Alexis Rd  

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 23rd day of Sept., 1988 by Leona M. Bell  

Notary Public  
My Commission Expires 11/15/89  

Signature: Leona M. Bell  

Witness:  

Jeffrey Lloyd  

Dated: 9/23/88  

5325  

88 1436004
STATE OF OHIO
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 2nd day of Sep., 1988 by Charles Winters.

Notary Public

WITNESS:

Dated: 9-22-88

5950 U. A. V.
5949 DAV. N.

STATE OF OHIO
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this ___ day of ____ , 1988 by __________________________.

Notary Public

WITNESS:

Dated: ______

STATE OF OHIO
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this ___ day of ____ , 1988 by __________________________.

Notary Public

WITNESS:

Dated: ______

RECEIVED & RECORDED
SEP 29 1988 7:07 PM

BILL COPELAND
RECORD DEPUTY LUCAS COUNTY OHIO

88 143605