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
FOR
LOTS IN DOUGLAS MEADOWS ESTATES

This declaration, made and entered into by The Title Guarantee and Trust Co., Trustee, an Ohio Corporation, and Mark Homes, Inc., an Ohio Corporation, this 9th day of September, 1960.

WITNESSETH THAT:

Whereas, at the date hereof, The Title Guarantee and Trust Co., Trustee, and Mark Homes, Inc. are the owners of the lots set opposite their respective names, all of which are located in Douglas Meadows Estates, Plat I, a Subdivision in Washington Township, Lucas County, Ohio as follows:

The Title Guarantee and Trust Co., Trustee

- Lots 1, 3, 5, 7, 8, 9, 10, 12, 13, 14, 16, 18, 20 and 21

Mark Homes, Inc.

- Lots 4, 6, 11, 15, 17, 19, and 19

and

Whereas, said parties desire to establish for their own benefit and for the benefit of all future owners or occupants of said lots in Douglas Meadows Estates, Plat I, certain restrictions with respect to the use thereof,

Now therefore, The Title Guarantee and Trust Co., Trustee, and Mark Homes, Inc., as the owners of such real estate and for the purpose aforesaid, hereby declare as follows:

1. Said lots shall be used for residence purposes only. No more than one residence for occupancy by not more than one family shall be built upon any one lot.

2. No building or any part thereof shall be erected or maintained closer to any street than the building line as marked and designated on the recorded plat of Douglas Meadows Estates, Plat I. A minimum free space of five feet shall be maintained from each lot side line.

3. No building, fence, wall, sign, 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 shall be submitted to either Stanley K. Levison, or Irwin Thal or Mervyn J. Kaplen, all of Toledo, Ohio, and approval of one of said parties endorsed thereon in writing. Any two of said three persons or their administrators may by written instrument designate additional person or persons who shall thereupon have full authority to approve said plans and specifications as herein provided.

4. All the restrictions herein contained shall be construed together, but if it shall be held that any restriction, 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.

5. The aforesaid restrictions shall be in full force and effect until the first day of January, 1985.

In Consideration Whereof, The Title Guarantee and Trust Co., Trustee, and Mark Homes, Inc. do hereby declare and establish the foregoing restrictions and covenants and execute the same at Toledo, Ohio this 9th day of September, 1960.

The Title Guarantee and Trust Co., Trustee

By: M. T. Redding, Vice-President
    Victor C. Turf, Secretary

Mark Homes, Inc.

By: Norton Gutowitz, President
    Alphonse Paszczykowski, Secretary

Two witnesses.

Acknowledged September 9, 1960 by The Title Guarantee and Trust Co., Inc., Trustee, by said Officers, by authority of the board of directors, before a Notary Public, Lucas County, Ohio (seal).

Acknowledged September 9, 1960 by Mark Homes, Inc., by said Officers, by authority of its board of directors, before a Notary Public, Lucas County, Ohio (seal).

Received for record September 12, 1960 and recorded in Volume 1984 of Mortgages, page 378.