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DECLARATION OF RESTRICTIONS.

KNOW ALL MEN BY THESE PRESENTS that The Fort Lawrence Title and Trust Company, 
Trustee, is the owner of all lots in East-Hampton Park, Plat Two, City of Oregon, Lucas 
County, Ohio, the same being described as lots 82 to 130 inclusive, and 
WHEREAS, said The Fort Lawrence Title and Trust Company, Trustee, for the mutual 
benefit and protection of itself and of future owners of said lots, desires to establish 
and carry out a general plan of development;

NOW, THEREFORE, in consideration of the premises, The Fort Lawrence Title and Trust 
Company, Trustee, for itself, its successors and assigns, hereby declares and agrees 
that the property hereinbefore described shall be, and is hereby held, and shall be 
conveyed, subject to the following conditions and restrictions:

1. Lots numbers 82 to 130, both inclusive, shall be restricted to one-family 
dwellings and not to exceed a two-car garage or carport for private use. Detached 
garages shall conform architecturally to the residence and shall be located within 5 
feet of the rear lot line; provided however the Architectural Control Committee for 
good reason at its discretion may allow a variation from 5 feet by written consent.

2. All dwellings erected on lots described in paragraph 1 above shall be one 
story, story and a half, split-level or two story and may include attached garages or 
carports not to exceed 24 feet in width. All dwellings on said lot shall have a 
minimum living area of not less than 1,000 square feet except dwellings with an attached 
garage may have a minimum living area of 900 square feet.

3. East-Hampton Development Company may subdivide or convey less than the whole 
of any lot, but no grantee or successor in title shall do so without first obtaining 
the written consent of East-Hampton Development Company.

The minimum dimensions of any building plot shall be 60 feet wide at the building 
set back line, 120 feet in depth and 7,200 square feet of area.

4. All buildings and the locations thereof shall comply with the building code 
and regulations of the City of Oregon and with the recorded plat. All or some buildings
may be located behind setback lines shown on recorded plat if approved by the Architectural Control Committee.

(5) All driveways shall be on the side of the lot approved by the Architectural Control Committee excepting lots with attached garages and excepting all corner lots; provided, however, driveways on all corner lots shall not be closer than 5 feet from the rear property line.

(6) Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

(7) No dwelling, garage, swimming pool, fence, hedge, sign, wall, grading, planting of any character, or other structure shall be commenced, erected, or maintained, nor shall any alteration, addition or change be made on any lot, or to the buildings located on any lot until the plans and specifications of said improvement, or change showing the nature, kind, shape, height, grade, materials, floor plans, driveway location, color scheme, location and approximate cost of such structure or work to be done and grading plan of the lot to be built upon shall have been submitted to and approved in writing by the Architectural Control Committee. The Committee shall have the right to refuse to approve any such plan or specifications or grading plans, which are not suitable or desirable in its opinion for aesthetic or other reasons and in so passing upon such plans, specifications and grading plans, they shall have the right to take into consideration the suitability of the proposed building or other structures and of the materials with which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure on the outlook from the adjacent or neighboring property.

Any and all tanks must be buried below ground level. Architectural Control Committee to set all house grades. All roofs to be of gable or hip type construction with minimum pitch of 3" in 12". Maximum ridge height for two story building to be 25 feet above first floor level. No first floor line shall be more than 24" above average grade of adjoining property.

(8) Said Architectural Control Committee shall be composed of Robert Browning, C. F. Wasserman and Dan Schmidlin until such time as said Owner has conveyed to others 70 per cent of the lots in said Addition, at which time said Committee shall be composed of three Lot owners and Robert Browning, C. F. Wasserman and Dan Schmidlin. East-Hampton
Development Company shall have charge of and keep all records of said Committee. The lot owners to serve on said Committee shall be elected by a vote of the then record owners of a majority of said lots. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor in absence of action by the lot owners.

All Plans and Specifications required to be approved or disapproved by these covenants, shall be submitted to the Committee at the office of the East-Hampton Development Company, 319 United Savings Building, Toledo 4, Ohio. The Committee shall approve or disapprove said Plans and Specifications in writing within 30 days from date of their submission.

(9) No noxious or offensive trade or activity shall be carried on upon any residential lot or part thereof nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(10) No animal, fowl or livestock of any kind shall be kept or harbored on any lot in said Addition. The keeping within any dwelling house of one domestic dog or cat is hereby permitted, so long as such dog or cat does not become a nuisance to the owners or occupiers of lots in the Addition.

(11) No trailer, basement, tent, shed, garage, barn or other outbuilding now on or hereafter erected on any lot shall at any time be used as a residence either temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No dwellings shall be occupied until the exterior thereof has been fully completed.

(12) No debris, garbage or rubbish shall be permitted on any of the lots in said Addition, except as may be stored in an approved container made for that purpose. No junk or inoperative vehicles shall be stored or parked on any lot outside of the buildings.

(13) All clotheslines shall be confined to the yard to the rear of the dwelling.

(14) No sod or earth shall be removed from any lot except to permit building foundations.

(15) No signs shall be permitted on any vacant lot without the approval of East-Hampton Development Company.

(16) No fence, wall, hedge, or mass planting shall be permitted to extend nearer to any street than the minimum building setback line except that nothing shall prevent the erection of a necessary retaining wall, the top of which does not extend above the
finished grade at the back of said retaining wall. No fence within 5' of lot line shall exceed 4' in height.

(17) All the covenants, agreements, easements, reservations, restrictions contained herein are to run with the land and shall be binding on the undersigned and all persons claiming under it until January 1, 1967, after which time said covenants, agreements, easements, reservations and restrictions shall be automatically extended for effective periods of ten (10) years unless waived or modified in writing by the then owners of three-fourths of the lots in the Addition. Said modifications of the restrictions to be effective must be recorded in the Office of the Recorder of Lucas County prior to the expiration date.

(18) East-Hampton Development Company reserves and is hereby granted the right in case of any violation or breach of any of the restrictions, rights, reservations, limitations, agreements, covenants and conditions herein contained, to enter the property, upon or as to which such violation or breach exists, and to summarily abate and remove, at the expense of the owner thereof, any erection, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof as interpreted by East-Hampton Development Company, and East-Hampton Development Company shall not, by reason thereof, be deemed guilty of any manner of trespass for such entry, abatement or removal. A failure of East-Hampton Development Company to enforce any of the restrictions, rights, reservations, limitations, agreements, covenants and conditions contained herein shall in no event be construed, taken or held to be a waiver thereof or acquiescence in or consent to any continuing, further or succeeding breach or violation thereof, and East-Hampton Development Company shall at any and all times have the right to enforce the same.

(19) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions and they shall remain in full force and effect.

IN WITNESS WHEREOF, the said The Port Lawrence Title and Trust Company, Trustees, has caused its corporate name to be signed by its Vice President, and its corporate seal to be affixed and attested by its Secretary, both officers having been hereunto duly authorized this 17th day of January, 1967.
Signed by The Port Lawrence Title and Trust Company, Trustee, by Vincent J. Neyera, Vice President and Maude Hubbard Miles, Assistant Secretary.

Two witnesses.

Acknowledged January 17, 1967 by said Company, as Trustee, by said officers in behalf of said corporation before a Notary Public, Lucas County, Ohio (Seal).