EAST HIGHLAND
1ST EXTENSION

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DECLARATION OF RESTRICTIONS
FOR EASTHIGHLAND FIRST EXTENSION, A SUBDIVISION IN
OREGON TOWNSHIP, LUCAS COUNTY, OHIO.

WHEREAS, THE TITLE GUARANTEE AND TRUST COMPANY, TRUSTEE, a corporation duly organized and existing under and by virtue of the laws of the State of Ohio, is the owner in fee simple of the following described real estate to wit:

Lots numbers sixty (60) to one hundred forty-seven (147) inclusive in EASTHIGHLAND FIRST EXTENSION, a SUBDIVISION IN OREGON TOWNSHIP, LUCAS COUNTY, OHIO.

WHEREAS, the said THE TITLE GUARANTEE AND TRUST COMPANY, TRUSTEE, desires to make known the restrictions, conditions, covenants, charges and agreements, subject to which all of said property hereinabove described is now owned by them, and subject to which the lots aforesaid are to be conveyed by them, respectively,

NOW THEREFORE, in consideration of the mutual execution hereof and of the enhancement of the value of said property to the respective owners thereof, and to afford purchasers of all of said property due and ample protection in the uses and occupancies thereof for the purpose for which it is designed, the said The Title Guarantee and Trust Company, Trustee hereby declares that said real estate is held by them and shall be conveyed by them subject to all of the restrictions, conditions, covenants, charges and agreements hereinafter set forth:

1. Until January 1, 1982, no lot in the herein described subdivision shall be used for other than residential
purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed one and one-half stories in height and a private garage for not more than two cars. Garage shall not exceed 600 square feet in floor area, shall not be over 14 feet maximum from ridge to grade, and shall be used for car garage only.

2. No building shall be erected, placed, moved or altered on any lot until the construction plans and specifications and a plan showing the location of the structure on the lot in duplicate have been submitted and approved by The Title Guarantee and Trust Company, Trustee, as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum set back line unless similarly approved.

3. No dwelling shall be permitted on any lot at a cost of less than $10,000.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and
garages, shall not be less than 950 square feet for a one story or less than 800 square feet for a one and one half story dwelling.

4. No dwelling shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines as shown on the recorded plat. In any event, no building shall be located on any lot nearer than 35 feet to the front lot line or nearer than 25 feet to any side street line. No building shall be located nearer than 5 feet to any side line, except that an 18 inch side yard shall be required for a garage or other permitted accessory building. For the purposes of this covenant steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building to encroach upon another lot.

5. No dwelling shall be erected or placed on any lot of less than 50 feet in width at the minimum building setback line; nor shall any dwelling be erected or placed on any lot having an area of less than 6000 square feet.

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

7. No traffic in liquor nor noxious or offensive activity shall be carried upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building shall
be used on any lot at any time as a residence, either temporarily or permanently.

These covenants are to run with the land and shall bind on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

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.

IN WITNESS WHEREOF, said The Title Guarantee and Trust Company, Trustee has caused its corporate name to be subscribed and its corporate seal to be affixed by its duly authorized officers this 29th day of January, 1957.

THE TITLE GUARANTEE AND TRUST COMPANY, TRUSTEE

By: John F. Landsdier, President

By: Jane E. Welte, Ass't. Secretary

Two witnesses. Acknowledged before a Notary Public in Ohio.

Received for record February 5, 1957 and recorded in Volume 1830 of Linn
page 207.
By Instrument dated May 12, 1959, The Title Guarantee and Trust Company, Trustee, assigned to Central Securities Corporation, any and all rights it may have to enforce the restrictions contained in a Declaration of Restrictions for Easthighland First Extension, a Subdivision in the City of Oregon, Lucas County, Ohio, dated January 29, 1957 and recorded in Volume 1830 of Mortgages, page 207, Lucas County, Ohio Records, and particularly any and all rights it may have by virtue of paragraph 2 of such Declaration of Restrictions.

Received for record May 14, 1959 and recorded in Volume 1922 of Mortgages, page 435.