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DECLARATION OF RESTRICTIONS
for
EASTERN PLAINS A SUB-DIVISION IN
OREGON TOWNSHIP, LUCAS COUNTY, OHIO.

Whereas, the owners of lots in Eastern Plains, subdivision in Oregon Township, Lucas County, Ohio, desire to impose reasonable restrictions upon the manner of use, improvement and enjoyment of said lots, and to maintain and protect said lot owners in order that the value of said lots may not be prejudiced and,

Whereas, the lot owners in said Subdivision who appear and agree to be bound by the restrictions do here by declare that said declaration of Restrictions is a part of a general plan for the improvement of said, Eastern Plains a subdivision in Oregon Township, Lucas County, Ohio.

All lots in subdivision, Eastern Plains shall be used and occupied for ----

I. No illegal business shall be carried on upon any lot in said subdivision.

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

III. No trailer, basement, tent, shack, garage, or barn be used or erected or used as a residence of a temporary character be permitted.

IV. No stable, cattle yard, hog pen, fowl yard, cesspool, privy vault or any form of privy shall be used, erected or maintained on any lot, nor shall live poultry, hog, cattle or other dangerous or
offensive thing be permitted or maintained thereon.

V. No fences or hedges shall be erected or grown upon a lot, having a height that is greater than four (4) feet.

VI. Yards and driveways must be kept uncluttered, weeds kept down, and the beauty of the residence kept in mind at all times, (that is to say), kept painted so as to be a joy to all who look upon it.

VII. New construction shall have a value of not less than $8,000., and shall be completed on the outside, in a reasonable length of time, likewise only new houses can be constructed on remaining vacant lots in Eastern Plains subdivision.

VIII. The covenants and conditions of this declaration, shall run with the land and shall run with the land and shall be binding on each and every person who is an owner of any interest in any lot in said sub-division or any portion thereof.

IX. Any lot owner in said sub-division who has signed, consented to, and agreed to be bound by these restrictions may enforce the same by injunction or any other legal remedy against any other lot owner in said sub-division.

The provisions of this paragraph shall bind and insure to the benefit of and be enforceable by respective heirs, legal representatives, and failure of any lot owner or his heirs, etc., or assigns to enforce any said covenant and restrictions shall not be deemed a waiver of the right to thereafter enforce the same mandatory injunction or otherwise.

Invalidation of any one of the foregoing covenants or restrictions by judgement or court order shall in no way effect any of the others, which shall remain in force and effect.
In witness whereof certain of the lot owners in Eastern Plains, owning lots opposite there names to give their consent and their agreement to be bound by the foregoing restrictions, having signed their names as of May 24, 1955, in the year of our Lord, and these restrictions in Eastern Plains sub-division to remain in force from this date on for twenty-five years to be renewed in the year nineteen eighty, (1980).

Signed and acknowledged May 26, 1955 by Joseph Lazur for the premises in question.

Received for record May 27, 1955 and recorded in Volume 1731 of Mortgages, page 374.