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

WHEREAS, East, Inc. is the owner of all the following described real estate, to-wit:

Eastwyck Plat I and Eastwyck Plat II lots A and B, Lots one (1) through twenty-two (22) inclusive, and lots twenty-three (23) through forty-one (41) inclusive, a subdivision in the City of Oregon, Lucas County, Ohio.

Now, therefore, the Owners in order to establish a general plan for the development of said subdivision, designed to make the said subdivision more attractive and to protect owners of said lots in the enjoyment of their use, and in consideration of the enhancement in value thereof, does hereby declare and stipulate that the above described real estate now owned by it shall hereafter be conveyed subject to the restrictions hereafter set forth.

1. Now, therefore, The neighborhood shopping area designed to support and make the subdivision more attractive be it provided that as to lots A and B no building, fence, or other structure shall be erected, placed, or altered on lot A or B in Eastwyck Plat I, until the building plans, specifications, design and plot plan showing said location of such building structure or other items has been approved in writing by the Architectural Control Committee, hereinafter designated and appointed. The guideline for the Architectural Control Committee, as pertains to Lots A and B, shall be guided in general by the zoning then in force as to Lots A and B.

2. Now, therefore, lots one (1) through twenty-two (22) inclusive in Eastwyck Plats I and Plat II shall hereafter be conveyed subject to the restrictions set forth below.
A. LAND USE AND BUILDING TYPE. No lot shall be used other than for residential apartment purposes. Such apartment buildings may include attached garages or detached garages which conform architecturally to the apartment building. No building located on these lots shall exceed 2 1/2 stories in height without the specific waiver and approval by the Architectural Control Committee.

B. BUILDING LOCATION. No building shall be located on any lot nearer to the front line than the minimum building set back lines as shown on the recorded plat. All or some buildings may be located behind such set back lines shown on recorded plat if the Architectural Control Committee hereinafter designated deems it desirable. No building shall be located nearer to the rear lot line than shall be determined by such Architectural Control Committee.

C. ARCHITECTURAL CONTROL. No apartment building, swimming pool, fence, hedge, sign, wall, grading, planting of any character, or other structure or facility 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 which affects the exterior appearance thereof until the plans and specifications thereof, showing, to the extent applicable, the nature, kind, shape, height, grade, materials, floor plans, garage location and style, parking facilities, landscaping, driveway location, color scheme, architectural style, and location of such structure or work to be done and grading plan of the lot to be built.
upon, showing topographical data and surface drainage, 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 as planned on the outlook from the adjacent neighboring property. The Architectural Control Committee shall set all building grades and all maximum heights.

3. Now, therefore, Lots twenty-three (23) through forty-one (41) inclusive in Eastwyck Plat II, shall hereafter be conveyed subject to the restrictions hereafter set forth.

A. LAND USE AND BUILDING TYPE. No lot shall be used other than for single family residential purposes. Such residential buildings may include attached garages or detached garages which conform architecturally. No building located on these lots shall exceed two stories in height and a private garage for not more than two and one-half cars. No garage shall be erected or maintained nearer any rear or side lot line than three feet.
B. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line than the minimum building setback lines as shown on the recorded plat. All or some buildings may be located behind such setback lines shown on recorded plat if the Architectural Control Committee hereinafter designated deems it desirable. No building shall be located nearer to the rear lot line than shall be determined by such Architectural Control Committee.

C. ARCHITECTURAL CONTROL. No residential building, swimming pool, fence, hedge, sign, wall, grading, planting of any character, or other structure or facility 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 which affects the exterior appearance thereof until the plans and specifications therefor, showing, to the extent applicable, the nature, kind, shape, height, grade, materials, floor plans, garage location and style, parking facilities, landscaping, driveway location, color scheme, architectural style, and location of such structure or work to be done and grading plan of the lot to be built upon, showing topographical data and surface drainage, 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 as planned on the outlook from the adjacent neighboring property. The Architectural Control Committee shall set all building grades and all maximum heights.

4. Now, therefore, lots number one (1) through forty-one (41) in Eastwyck Plat I and Eastwyck Plat II shall hereafter be conveyed subject to the following:

MISCELLANEOUS RESTRICTIONS.

A. No fence of any kind whatsoever shall be permitted to enclose the yard in front of the building line on said plats, and no fence except of an ornamental nature may be used to enclose side and rear areas.

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

C. 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 to the neighborhood.
D. ARCHITECTURAL CONTROL COMMITTEE. The Architectural Control Committee shall consist of two officers of East, Inc. as elected by the shareholders. In the event of death or resignation of either member of the Committee, the remaining member shall have full authority to designate a successor. If at any time a committee fails to exist by reason of the death and/or resignation of both committee members without the appointment of a successor or successors a new committee may be elected by the owners of a majority of the lots in Eastwyck. Plats I and II effective upon the filing for record of a written instrument signed by such owners designating such committee members.

All Plans and Specifications required to be approved or disapproved by these covenants, shall be submitted to the Committee at the residence address of any member in Lucas County, Ohio. The Committee shall approve or disapprove said Plans and Specifications in writing within thirty days from date of their submission.

The members of this Committee shall serve without compensation.

E. Each lot owner shall not later than July 15, 1973, construct, or cause to be constructed on their property a sidewalk conforming to the regulation of the City of Oregon then in effect; upon failure of the lot owner to
so construct, East, Inc., shall by its agents have a
right to come onto or about the premises and so construct
a sidewalk, and to cost of the same shall be a charge
against said real property and/or the owners thereof
and the Corporation shall have a right to file a lien
against the property for the cost of construction of
said sidewalk.

5. Invalidation of any of the restrictions and covenants
herein, by judgement, court order, or otherwise shall in nowise
affect any of the other provisions contained in this Declaration
of Restrictions, which shall remain in full force and effect.

These covenants are to run with the land and shall be
binding on all parties and all persons claiming under them for a
period of thirty 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.

Signed by, East Inc. by Richard V. Balas, President, and by
Robert William McDoole, Treasurer.

Two witnesses.

Acknowledged August 19, 1970, by said Corporation, by said
Officers by authority of its Board of Directors, before a Notary
Public, Lucas County, Ohio, (Seal).

Received for record August 20, 1970, and recorded in Volume 2325
of Mortgages, page 615.