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
ECHO MEADOWS  FLAT TWO

WHEREAS, Oregon Development Corporation, 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 7 to 33 inclusive, in ECHO MEADOWS, FLAT TWO,
a Subdivision in the City of Oregon, Lucas County, Ohio.

WHEREAS, the said Oregon Development Corporation desires to
make known the restrictions, conditions, covenants, charges and
agreements, subject to which all of said property hereinafter described
is now owned by it and subject to which the lots aforesaid are to be
conveyed;

NOW THEREFORE, in consideration of the enhancement of value
of said property 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 Oregon Development Corporation
hereby declares that said real estate is held by it and shall be con-
veyed by it subject to all of the restrictions, conditions, covenants,
charges and agreements hereinafter set forth:

1. Until January 1, 1986, 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 a single family dwelling to be of ranch type,
one and one-half story, two story, or split level design and a private
garage for not more than two cars. However, nothing herein contained
shall be construed to prevent the purchase of less than one lot or
more than one lot or portions of adjacent lots and the erection of a
dwelling on or about the center of the building site, except that no
building shall be erected on any building site unless said site
shall have a frontage (as measured along the front building line) of
at least 50 feet except Lot 23.

2. No building, structure, or basement shall be erected,
placed or altered on any such residential lot numbered above until
the building plans and specifications and a plot plan showing the
location of such building has been approved in writing by Oregon
Development Corporation, 2020 Woodville Rd., Oregon, Ohio, or its
successors and/or assigns, as to the architectural design, size,
quality and cost of such building and as to its location with respect
to topography and finished ground elevation. No addition shall be
made to any residence and no swimming pool shall be installed on any
lot in said subdivision until the plans, specifications and a plot
plan showing the location of such addition or swimming pool shall
have been approved in writing by, Oregon Development Corporation,
Oregon, Ohio, or its successors and/or assigns. No porch or structural
change shall be made unless approved in writing by Oregon Development
Corporation, Oregon, Ohio, or its successors and/or assigns. The
approvals set forth in this paragraph shall be required for a period
of five years from the date hereof.

3. No dwelling shall be permitted on any building site at
a cost of less than $18,000.00 based upon cost levels prevailing on
the date these covenants are recorded, it being the intention and
purpose of the covenant to assure that all dwellings shall be of qualit.
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 1,000 square feet for
a one story, or less than 800 square feet for a one and one-half and
a two story dwelling.

4. Easements for installation and maintenance of utilities
and drainage facilities are reserved as shown on the recorded plat.
5. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

6. Said premises shall not be used for the storage of scrap, building materials, paper, glass or any reclamation product or material, except that during the period a structure is being erected upon any building site, building materials may be stored thereon. However, any building material not incorporated in said structure with ___90 days after its delivery to the building site shall be removed therefrom. Structures shall be completed by an owner within 9 months of the beginning of construction.

7. Any tent, housecar, trailer or boat, if stored on the premises shall be housed within the garage.

These covenants are to run with the land and shall be binding on Oregon Development Corporation and on all persons claiming under or through them until January 1, 1986, after which time said covenants shall be automatically extended for successive periods of 10 years, unless, by the then owners of a majority of the lots, it is agreed to change said restrictions in whole or in part. Such changes shall be in writing and filed for record with the Recorder of Lucas County, Ohio, prior to January 1, 1986 or prior to the termination of the successive periods mentioned herein and shall be effective and operate to affect such change from and after the termination of such period as follows the date of filing thereof for record.

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, Oregon Development Corporation has caused its corporate name to be subscribed to these presents by its President and Secretary this 15th day of June, 1964.

Oregon Development Corporation
Fred C. Hall, President
Emma Sue Hall, Secretary

Two witnesses.
Acknowledged June 15, 1964 by said Company, by said Officers, before a Notary Public, Lucas County, Ohio, (Seal).

Received for record June 22, 1964 and recorded in Volume 2117 of Mortgages, page 304.