EXTENSION OF COUNTRY CLUB ADDITION

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DECLARATION OF RESTRICTIONS

WHEREAS, THE SNYDER-ADLER-BARTLEY CONSTRUCTION COMPANY, an Ohio Partnership, hereinafter referred to as the owners, own in fee simple, a Subdivision known as the EXTENSION of COUNTRY CLUB ADDITION, described as follows, to-wit:

Lots fifty (50) to one hundred twelve (112) inclusive in the EXTENSION OF COUNTRY CLUB ADDITION, a Subdivision in Adams Township, Lucas County, Ohio.

WHEREAS, the said owners desire to make known the restrictions, conditions, covenants, and agreements subject to which all of the said property hereinbefore described, is now owned by it, and subject to which the lots aforesaid are to be conveyed by it.

NOW THEREFORE, the restrictions hereinafter contained are hereby adopted pursuant to a general plan for the better and uniform improvement and development of the Extension of Country Club Addition and for the benefit and protection of all persons who may hereafter become owners of lots therein. In consideration of the mutual execution hereof and the enhancement of value of said property due and ample protection in the uses and occupancies thereof for the purposes for which it is designed, the said owners hereby declare that said real estate is held by them, and shall be conveyed by them subject to all of the restrictions, conditions, covenants, and agreements hereinafter set forth.

1. The owners reserve for themselves, their successors and assigns, the right to use and permit the use of a strip of land 5. feet in width, along the rear of each lot, and a strip of land, 5. feet in width, along the side of each of several lots as shown on the Plat of the Extension of Country Club Addition, for the construction and maintenance of public or quasi-public utilities or functions.

2. Said Lots fifty (50) to one hundred twelve (112) inclusive, shall be used for residence purposes only. Not more than one residence shall be built upon any one lot.
3. There is designated upon the lots shown on the Plat of the Extension of Country Club Addition a building line. No building or any part thereof shall be erected or maintained closer to any street than the building line so marked and designated thereon; provided, however, unenclosed and unscreened porches may extend no more than seven feet beyond said building line. A minimum of free space of ten feet shall be maintained from each lot side line. No detached garages, shall be erected or maintained in said Extension of Country Club Addition.

4. No building, fence, wall, or other structure shall be erected or maintained on said lots unless erected or maintained in accordance with plans and specifications showing the nature, kind, shape, type, material, color scheme, location, and grade of such structure which plans and specifications shall be permitted to The Hugh J. Bartley Company, its successors or assigns, and approval thereof endorsed thereon in writing, and such approval of said plans and specifications shall be within the absolute discretion of The Hugh J. Bartley Company, its successors or assigns.

5. All of the restrictions herein contained, shall be construed together, but if it shall be held that any restriction, or any part of any restriction, is invalid or unenforceable, for any reason whatsoever, no other restriction or restrictions, or any part thereof, shall be affected or impaired.

6. These covenants are to run with the land and shall be binding on said owners, and all persons claiming under or through them until January 1, 1990 at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless and except the then owners of the majority of said lots agree in writing to change these covenants in whole or in part.

IN CONSIDERATION WHEREOF: THE SNYDER-ADLER-BARTLEY CONSTRUCTION COMPANY, does hereby declare and establish the foregoing restrictions and covenants and execute the same at Toledo, Ohio, this 6th day of July 1956.

By: Earl S. Snyder, President,

By: Herbert W. Adler, Partner,

By: Hugh J. Bartley, Partner.

Two witnesses.

Acknowledged July 6, 1956 by Earl S. Snyder, Herbert W. Adler, and Hugh J. Bartley, all Partners doing business as The Snyder-Adler-Bartley Construction Company, before a Notary Public, Lucas County, Ohio (Seal).

Received for record July 6, 1956 at 9:46 A.M. and recorded in Volume 1800 of Mortgages, page 323.