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DECLARATION OF RESTRICTIONS
FOR
FLORAL VALLEY, PLAT SIX

WHEREAS, the undersigned, The Port Lawrence Title and Trust Company, Trustee, (an Ohio corporation), and Ryan Homes, Inc. (a Pennsylvania corporation), are the present owners of all the lots to wit, lots numbers 125 to 143, both inclusive, in the following subdivision:

"Floral Valley, Plat Six, a Subdivision in the City of Maumee, Lucas County, Ohio."

WHEREAS, it is desirable and necessary that reasonable restrictions be imposed upon the manner of use, improvements to and enjoyment of said subdivision by the undersigned and by all or the future purchasers, owners, tenants, devisees, or occupants, of any lot located in said subdivision in order to provide a uniform general plan for the improvements, development, use, occupancy and enjoyment of said subdivision as an architecturally harmonious, artistic and desirable residence district.

NOW, THEREFORE, the undersigned in consideration of the benefits accruing to the undersigned and for the mutual benefit and protection of each and every person who shall hereafter become the owner of any interest in and to any lot or part thereof in said subdivision do hereby declare that all the lots in said subdivision will be subject to the following covenants and restrictions:

1. Said lots and any combination thereof shall be used exclusively for residence purposes. Not more than 1 residence for occupancy by not more than 1 family shall be erected or suffered to remain on any 1 lot or combination thereof.

2. No building, fence, wall, sign, or other structure, shall be erected or maintained on any of said lots unless erected or maintained in accordance with plans and specifications showing the
nature, kind, shape, type, material, color scheme, and location of such structure, which plans and specifications have been submitted to and approval thereof in writing endorsed thereon by Fairwood Building Corp. (hereinafter called Fairwood), or by its nominee. Such nominee may be designated at any time hereafter by Fairwood and after the designation of such nominee by Fairwood, all such approvals or disapprovals shall thereafter be made by such nominee. In the event Fairwood, or its nominee, fails to approve or disapprove the same within 30 days after plans and specifications have been submitted to Fairwood, or its nominee, then the same shall be deemed approved.

3. No building, fence, or wall, or any part thereof, shall be erected or maintained on any part of said lots closer to any street than the building line designated on the recorded plat of said subdivision, provided, however, that unenclosed porches may extend not more than 10 feet beyond said building lines, provided that the extension of such unenclosed porches does not violate any code of the City of Maumee or any building inspection or planning commission requirements of the City of Maumee.

4. No animal, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept bred, or maintained for any commercial purpose, and these household pets are restricted within the lot limits of their respective owner's property.

5. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste materials shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
6. No signs of any character shall be erected, posted, pasted or displayed upon or about any lot in or part of said subdivision without the written permission of Fairwood, or its nominee, and it shall have the right, in its uncontrolled discretion to prohibit or to restrict and control the size, construction, material wording, location, and height of all signs, and may summarily remove and destroy all unauthorized signs.

7. No trailer of any type shall be parked, kept or stored on any lot in said subdivision unless the same be parked, kept or stored in a garage or other building which has been erected with the consent and approval of Fairwood, or its nominee.

8. No dwelling house on any lot shall be used at any time as a residence or for living quarters for any person, temporarily or otherwise, unless and until completely finished both exterior and interior, according to the approved plans and specifications, with the exception of such items as grading, exterior painting, and concrete work, the completion of which weather conditions may not permit.

9. No building shall be erected upon any of said lots except a private residence and garage, provided, however, that the contractor, while erecting a dwelling house or garage may place a tool house temporarily upon the property during the erection of said building or garage. No residence shall be erected on any of said lots unless the living area thereof shall have at least 1,000 square feet, exclusive of any porches, and any garage.

10. Any residence or garage, the construction of which has been commenced on any of said lots, shall be completed within six months after the date of the commencement of construction of such residence or garage, provided, however, this shall not apply to the painting of the exterior and the installation of concrete work, the completion of which is prevented by weather conditions.

11. No nuisance of any character shall be suffered, permitted, constructed, or maintained upon any of said lots and the decision of
of Fairwood, or its nominee, shall be final as to what constitutes a nuisance. Upon failure of the owner of any of said lots to abate and remove any nuisance upon written notice to do so by Fairwood, or its nominee, Fairwood, or its nominee, may summarily abate such nuisance, using such force as may be necessary and enter upon the property which such nuisance exists, to abate and remove the same and neither Fairwood, or its nominee, shall be liable for damages in any action or suit, by reason thereof. In addition to the foregoing, Fairwood, or its nominee, may take such other action, legal or equitable, as may be permitted by law to abate and remove such nuisance, and in the event any such action shall be taken, the owner of the premises on which such nuisance exists, shall be liable to Fairwood, or its nominee, for all costs and expenses, including, but not excluding others, attorneys fees, incurred or expended in abating and removing such nuisance. The foregoing remedy of Fairwood, or its nominee, shall not be exclusive, but shall be in addition to any and all remedies which Fairwood, or its nominee, or any lot owner, in said subdivision might have to abate and remove such nuisance.

12. No grass shall be permitted to grow on any of said lots to a length (not height) in excess of six inches.

13. Enforcement of any one or more of the restrictions hereby imposed may be enforced by the undersigned, or by Fairwood, or its nominee, or by any owner of any one or more lots in said subdivision who acquires title thereto hereafter.

14. If any of the foregoing covenants and restrictions shall be held to be invalid by judgment or court order, such judgment or court order shall in no manner affect any of the other covenants and restrictions not declared to be invalid by such judgment or court order, and they shall remain in full force and effect.

15. All the foregoing covenants and restrictions are to run with the land and shall be binding upon the undersigned and all persons
claiming title or interest in any of said lots under or through the undersigned and shall remain in full force and effect until January 1, 1990, and they shall be automatically extended for a successive period of 10 years, unless terminated, or modified, by a majority of the owners of the lots in said subdivision. Such modification or termination shall be by written instrument recorded with the Recorder of Lucas County, Ohio, and such modification or termination shall become effective on January 1, 1990, if recorded before said date, and at the end of the 10 year extension period during which said written instrument is filed with said Recorder if recorded after January 1, 1990.

16. The designation of its "nominee" by Fairwood, as mentioned above, shall be by written instrument recorded in the office of the County Recorder of Lucas County, Ohio.

IN WITNESS WHEREOF, The Port Lawrence Title and Trust Company, Trustee, has caused its corporate name to be subscribed and its corporate seal to be affixed to this instrument by its President and Secretary and Ryan Homes, Inc., has caused its corporate name to be subscribed and its corporate seal to be affixed by its Vice-President and Assistant Secretary this 20th day of February, 1968.

Signed by The Port Lawrence Title and Trust Company by J. Albert Laskey, President, by Maude Hibbard Niles, Assistant-Secretary and by Ryan Homes, Inc., by F. E. Harmon, Vice-President and Herbert Jones, Assistant-Secretary.

Four witnesses, two as to each signature.

Acknowledged February 20, 1968 by said Corporations, by said Officers, by authority of their Board of Directors, before a Notary Public, Lucas County, Ohio (Seal).

Received for record February 21, 1968 at 8:45 A.M., and recorded in Volume 2239 of Mortgages, page 153.