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, the undersigned, hereinafter referred to as the owner, holds title in fee simple to the following described parcel of land situated in Adams Township, Lucas County, Ohio:

Lots numbered 9 to 41, both inclusive, in the Subdivision of Lot number 73 in GARDEN LANE, Adams Township, Lucas County, Ohio

AND WHEREAS, said owner desires to establish restrictions upon the manner of use, improvements and enjoyments of the above described lots numbered 9 to 41, both inclusive, in the Subdivision of Lot #73 Garden Lane, the following restrictions are hereby imposed:

NOW, THEREFORE, in consideration of the premises and of the enhancement in value thereof, and to afford purchasers due and ample protection in the use and occupancy thereof for the purposes for which the same are designated, and to provide a general plan for the development of said addition designed to make the same more attractive for residential purposes, the undersigned owner for itself, its successors or assigns, hereby declares and stipulates that each of said lots shall hereafter be conveyed by it, its successors or assigns, subject to the restrictions hereinafter set forth:

1. These covenants are to run with the land and shall be binding on said owner and all persons claiming under or through it until 35 years from date hereof, at which time said covenants shall be automatically extended for successive period of 10 years each, unless and except the then owners of the majority of said lots shall agree in writing to change these covenants in whole or in part.

2. If the owner, its successors or assigns, shall violate any of these covenants, it shall be lawful for any person, persons, firm or corporation owning or having any interest in any part of said tract,
or any association not for profit, composed of owners of parcels, lots
or portions of said lots, to prosecute proceedings at law or in equity
against the person, persons, firm or corporation violating or attempting
to violate these covenants, and either to prevent him or them from so
acting or to recover damages for such violations.

(3) The invalidation of any one or more of these covenants
by judgment or other court order shall in no way affect any of the
other provisions which shall remain in full force and effect.

(4) All of said lots shall be known as residential lots and
no lot having a frontage of less than 60 feet and a depth of less than
135 feet shall be used for building purposes with the exception of lot
number 39 with a frontage of 40 feet, lot number 40 with a frontage of
45 feet, and lot number 41 with a frontage of 50 feet, each of the last
three mentioned lots having a depth of 170 feet.

(5) No structure shall be erected on lots numbers 9 to 15
both inclusive, and lots numbers 26 to 38 both inclusive, in the
Subdivision of lot number 73 in GARDEN LAND, other than as hereinafter
stipulated:

   a-One (1) story ranch style having a minimum frontage
      of forty (40) feet, exclusive of garage, and having
      a height of no more than seventeen (17) feet from the
      grade line to the roof ridge;

   b-One and one-half (1½) story dwelling having a minimum
      frontage of thirty-two (32) feet, exclusive of garage,
      and having a height of no more than twenty-one (21) feet
      from the grade line to the roof ridge.

(6) No structure shall be erected on lots numbers 16 to 25
both inclusive, in the Subdivision of lot number 73 GARDEN LAND other
than as hereinafter stipulated:

   c-One (1) story ranch style having a minimum frontage
      of thirty-eight (38) feet, exclusive of garage, and
      having a height of no more than seventeen (17) feet
      from the grade line to the roof ridge;
d-One and one-half (1½) story dwelling having a minimum frontage of twenty-eight (28) feet, exclusive of garage, and having a height of no more than twenty-one (21) feet from the grade line to the roof ridge.

(7) No split level designed home shall be erected on lots numbers 9 to 38 both inclusive, in the Subdivision of lot number 73 in GARDEN LAWN other than as hereinafter stipulated:

a-A minimum frontage of forty (40) feet, either with or without built-in or attached garage, and having a height of no more than twenty (20) feet from the grade line to the roof ridge.

(8) No structure shall be erected on lots numbers 39, 40 and 41 in the Subdivision of lot number 73 in GARDEN LAWN other than as hereinafter stipulated:

f-A minimum frontage of thirty (30) feet, either with or without built-in or attached garage.

(9) In no case shall detached garages be erected to accommodate more than 3 passenger cars. All detached garages must be uniform in height and erected no closer than 5 feet to the rear lot line.

(10) No structure shall be erected nearer than 35 feet to the front line and there shall be a side yard of not less than 10 percent of the width of the lot on each side of the structure with the following exceptions:

g-lots numbers 20 and 21 on which no structure shall be erected nearer than 10 feet to the south lot line;

h-lot number 41 on which no structure shall be erected nearer than 10 feet to the east lot line;

Notwithstanding the restrictions stipulated herein, all structures must be erected in conformity to the regulations prescribed by the county and township with reference to the number of feet a structure must be erected from the lot line.

(11) No building shall be erected, placed or altered on any building plot until the building plans, specifications and plot plans showing the location of such building on said lot have been approved in writing by Fersonco Realty, Inc. or a committee to be
appointed by Perensoo Realty, Inc. when 50% of said lots have been sold.
All buildings erected must be in conformity and harmony in external
design with existing structures as to location of the building with
respect to topography and finished ground elevation. In the event
Perensoo Realty, Inc. or such committee fail to approve or disapprove
such design and plans within 30 days after the same have been submitted,
then such approval will not be required, providing however that the
design of the structure and its location on the lot or building site
conform to and harmonize with existing structures in said subdivision,
and under such circumstances only this covenant will be deemed to be
in compliance. The members of such committee, its designated agent
or any successors shall not be entitled to compensation for services
performed pursuant to this covenant. Upon the election of a new
committee hereunder, a written instrument must be executed by the record
owners of a majority of the lots and duly filed with the Recorder of
Lucas County, Ohio setting forth the names and addresses of the persons
serving on said committee together with their Chairman and representing
which persons shall thereafter constitute such committee provided for
hereunder.

(12) No noxious or offensive trade or activity shall be carried
on upon any part of said subdivision nor shall anything be done thereon
which may be or become an annoyance or nuisance to the owners of lots
numbers 9 to 41 both inclusive, in the Subdivision of lot number 73 in
GARDEN LAWN, Adams Township, Lucas County, Ohio.

(13) No trailer, basement, tent, shack, garage, barn, housacar
or other temporary shelter shall be maintained or used as a residence
temporarily or permanently on said tract. No building erected on said
tract shall be used as a residence until the exterior thereon has been
completed as specified and called for in the plans and specifications,
(14) No part of said tract shall be used or occupied for the following purposes: dog, cat or animal hospital, kennel or house for keeping any animal, fowl or bird which may cause a nuisance; storage of trailers, automobiles, scrap iron, wood, building material, paper, glass or any reclaimed product; nor shall said premises be used for any business purposes whatsoever; nor shall any noxious, dangerous, or offensive things be permitted or maintained thereon. Nor shall any mercantile, manufacturers storage, boarding house, rooming house, hotel, inn, public or private hospital or infirmary or any other use except single family residential purposes, providing however, nothing contained herein shall prohibit the keeping of 2 house dogs and 1 house cat.

(15) No sign shall be displayed on any building site, home or lot other than the following: A "For Sale" sign not to exceed 2 feet by 4 feet in size, placed at least 50 feet from the center line of the road upon which premises front.

IN CONSIDERATION of the premises and of the enhancement in value of lots numbers 9 to 41 both inclusive, in the subdivision of lot number 73 GARDEN LANE, hereinafore described, the undersigned do hereby declare and establish the foregoing restrictions and covenants, and execute the same at Toledo, Ohio this 4th day of June 1958.

Signed by: PERSONCO REALTY INC., By W. J. Perry, Pres., Wilfred J. Perry, Jr., Owner Lot #34; Joanne H. Perry, Owner Lot #34; Alfred H. Lepper, Owner Lot #36; Betty Lou Lepper, Owner Lot #36.

Two witnesses.

Received for record June 10th 1958 at 2:35 P.M., and recorded in Volume 1888 of Mortgages, page 348.
the undersigned owners of lots numbered nine (9) to forty-five (45), both inclusive, in the Subdivision of Lot 77 in Garden Land, Adams Township, Lucas County, Ohio, are desirous of amending Item Number Ten (10) of the Declarations of Restrictions recorded June 10, 1950 in Volume 1888 of Mortgages, page 348, Lucas County records, as hereby amended and item Number Ten (10) as recorded and establish the following restrictions:

10 branched: No structure shall be erected nearer than thirty (30) feet to the front line and there shall be a side yard of not less than 10 per cent of the width of the lot on each side of the structure on Lots numbered fourteen (14) to twenty-two (22), both inclusive, with the following exceptions:

- Lots numbered twenty (20) and twenty-one (21) on which no structure shall be erected nearer than ten (10) feet to the south lot line.

No structure shall be erected on Lots numbered nine (9) to thirteen (13), both inclusive, and Lots numbered twenty-three (23) to forty-six (46), both inclusive, nearer than thirty-five (35) feet to the front line and there shall be a side yard of not less than 10 per cent of the width of the lot on each side of the structure on said lots, with the following exceptions:

- Lot numbered forty-three (43) on which no structure shall be erected nearer than ten (10) feet to the east lot line.

Notwithstanding the restrictions stipulated herein, all structures not be erected in conformity to the restrictions prescribed by the county and town, to wit, reference to the number of feet a structure must be erected from the lot line.

Dated at Toledo, Lucas County, Ohio this 0th day of May, 1950.

JOSEPH Wetzler

Witnesses:

Mary A. Clark

Gerald L. Smith

WITNESSED:

Lillian Kukla

MACDONALD

WITNESSED: