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

PART A: PREAMBLE

WHEREAS, The ST. LAWRENCE DEVELOPMENT CORPORATION, an Ohio Corporation, hereinafter referred to as the owners, own in fee simple, a Subdivision known as GLEN ARBOR, PLAT TWO (2), described as follows, to-wit:

Lots numbered forty-two (42) to sixty-one (61), inclusive, in Glen Arbor, Plat Two (2), a Subdivision in the City of Toledo, Lucas County, Ohio, and recorded in Volume 57 Record of Plats, page 68, on the Records of the Recorder of 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 hereinafter 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 GLEN ARBOR, PLAT TWO (2), 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 purpose for which it is designed, the said owner hereby declares that said real estate is held by it, and shall be conveyed by it, subject to all the restrictions, conditions, covenants, and agreements hereinafter set forth.
PART B. AREA OF APPLICATION

B-1. The owner reserves for itself and its 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 along the southerly line of Lot 361, and a strip of land 1 foot in width along the side of each of several lots as designated by the Plat of Glen Arbor Plat Two (2), hereinbefore referred to, for the construction and maintenance of public or quasi-public utilities or functions.

B-2. The residential area covenants in Part C in their entirety shall apply to lots numbered 42 to 61, inclusive.

PART C. RESIDENTIAL COVENANTS.

C-1. Land use and Building Type. Said lots 42 to 61, inclusive, shall be used only for residential purposes and for no other purposes. No more than one residence shall be built upon any one lot. No building shall be erected, altered, placed or permitted except one single family dwelling and an attached garage.

C-2. No building, fence, sign, wall, or other structure shall be erected, placed, altered, or maintained on any lot until plans and specifications and a plan showing the location of the structure have been approved by The Hugh J. Bartley Company, or its successors or assigns, as to kind, shape, workmanship, material, design, color scheme, and location with respect to position, topography, and grade elevation; the approval of the Hugh J. Bartley Company, its successors or assigns, shall be endorsed upon said plans and specifications in writing and such approval or disapproval shall be within the sole and absolute discretion of the Hugh J. Bartley

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Company, its successors and assigns.

C-3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines, as shown on the recorded plat; however, unenclosed and unscreened porches may extend no more than seven feet beyond said minimum building setback lines. No building shall be located nearer than 10 feet to an interior side lot line.

PART D. GENERAL PROVISIONS.

D-1. Term. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1992, after which time said covenants shall be automatically extended for successive periods of 10 years and unless and except 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.

D-2. All of said covenants shall be construed together; however, if any one of these covenants, or part thereof, shall be held invalid or unenforceable, all other provisions shall remain in full force and effect.

PART E. ATTEST.

In consideration whereof, St. LAWRENCE DEVELOPMENT CORP. does hereby declare and establish the foregoing restrictions and covenants and execute the same at Toledo, Ohio, this 19th day of March, 1959.
IN WITNESS WHEREOF, ST. LAWRENCE DEVELOPMENT CORP. has caused its corporate name to be subscribed and its corporate seal to be affixed to these presents by its President, Emery K. Bridge, and its Secretary, Walden H. Schultz, this 19th day of March, 1959.

ST. LAWRENCE DEVELOPMENT CORP.

By: Emery K. Bridge,
President.

Walden H. Schultz,
Secretary.

(With corporate seal).

Two witnesses.

Acknowledged March 19, 1959 by said Company, by said Officers and by authority of its Board of Directors before a Notary Public, Lucas County, Ohio, (seal).

Received for record May 7, 1959 and recorded in Volume 1928 of Mortgages, page 254.