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, GLENBRYNE CO., a Corporation organized and existing under the Laws of the State of Ohio, is the owner of all property described hereon and,

WHEREAS, said owner and the B.A.O. COMPANY, Mortgagor, desire to make known the restrictions, conditions, covenants and agreements subject to which all of the said property hereinafore described, is now owned by it and subject to which the lots aforesaid are to be conveyed by it.

NOW THEREFORE, we hereby adopt this subdivision into lots as shown, together with the easements, set back line, and rights of way, as shown thereon. The restrictions hereinafter set forth are adopted pursuant to a general plan for the uniform improvement and development of Glenbryne Center for the benefit and protection of all persons who may hereafter become owners of lots therein, and to provide for the architectural harmony of the buildings to be located thereon. In consideration of the enhancement of the value of said property, said owner hereby declares that said real estate is held by it and shall be conveyed by it subject to the restrictions, covenants, conditions, and agreements hereinafter set forth, which restrictions, covenants, conditions and agreements shall be for the use and benefit of anyone relying thereon:

1. All of said lots shall be used for commercial purposes only with the exception of 1 to 10, both inclusive, which shall be used for single family residential purpose only. Said commercial lots shall be used only for purposes ordinarily associated with a shopping center.

2. No building, fence, wall, sign, other structure, walk, driveway or parking area shall be erected, installed or maintained on said lots numbers 1 to 22, both inclusive, unless erected, installed or maintained in accordance with plans and specifications, showing nature, kind, shape, type, material, color scheme and location of such improvements, which shall be submitted to a committee of 3 appointed by Glenbryne Co., and approval by a majority of said committee endorsed thereon in writing. No sign shall be erected upon said premises except at the entrances to said center and these signs shall be only for the purpose of identifying the shopping center. All signs on buildings or attached marquees must be limited to identification of the business and not the product, subject to the approval of the committee as hereinbefore required.
Glenbyrne Park, Plat Two, a Subdivision is laid out on part of Lot "A" in a survey of Fractional Section 19, and the South 1/2 of the Southeast 1/4 of Fractional Section 18, in Town 3 of the United States. Reserve of 12 miles square at the foot of the Rapids of the Miami of Lake Erie in Adams Township, Lucas County, Ohio, as recorded in Volume 3, Page 22 of Plats in County Surveyor's Office, Lucas County, Ohio.

Lots numbered from 81 to 97, both inclusive, and lettered Lot "A".

Adoption of the Plat of Glenbyrne Park, Plat Two.

Whereas, Loans & Service, Inc. and The B. A. O. Company, corporations organized and existing under the laws of the State of Ohio, are the owners in fee simple of all the property described hereon.

Now Therefore, we hereby adopt this subdivision into lots as shown and dedicate for public use the ways hereon shown, except that part thereof which is designated as Buffer Lot "A", which is dedicated conditionally until part of the adjoining land is dedicated for the purpose of extending the public way hereon shown. We hereby reserve for ourselves, our 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 side of each of several lots, as shown hereon, for the construction and maintenance of public or quasi-public utilities or functions, and we hereby establish the building lines as shown hereon.

Signed by Loans & Service, Inc., by George D. Lehmann, President, by Emil J. Knierim, Secretary; The B. A. O. Company, by George D. Lehmann, President, by Emil J. Knierim, Secretary.

Received for record October 31st 1955 at 8:55 A.M., and recorded in Volume 55 of Plats, pages 1 and 2.

NOTE: Certain territory including the premises in question was annexed to the City of Toledo on February 17th 1959.


Glenbyrne Center is laid out on and comprises all of Lot number 93 in Glenbyrne Park, Plat Two, in the City of Toledo, Lucas County, Ohio, excepting therefrom the northerly 110 feet of the Easterly 125 feet thereof. Lots are numbered from 1 to 22 inclusive.
3. No building or any part thereof shall be erected or maintained closer to any street than the building line so marked and designated herein. No area designated as a building area on said Plat shall be used for driveways or parking except during the process of construction.

4. The owners of Lots 11 to 22, both inclusive, their lessees, tenants, clients, customers and guests, shall have the right and privilege to use the driveways, service areas and parking spaces as now located thereon on said Lots 11 to 22, for their respective intended uses and such uses shall be reciprocal. The owner of each of said Lots 11 to 22, both inclusive, shall furnish the lighting for the parking area on his lot in accordance with a uniform plan to be established by Glenbyrne Co.

5. An Association is hereby created to be known as Glenbyrne Center Association, consisting of all the owners of Lots 11 to 22, both inclusive, in Glenbyrne Center. Any owner may designate his tenant or lessee to represent him in said Association, but the owner shall be liable for the observance of the restrictions herein contained.

   a. Said Association shall have the right, legal duty and authority to supervise the landscaping and planting and the maintenance of the parking areas, planting, lighting and sewage disposal plant on said Lots 11 to 22, both inclusive, including cleaning and snow removal, marking of parking spaces, regulation of traffic and the posting of traffic and parking signs. To accomplish these purposes the Association shall have the right to assess each of said lots for its pro-rated share of the cost of providing said services, based upon the square foot area of each lot benefited and said assessment shall be a lien on each lot so assessed until paid.

6. The aforesaid restrictions shall be in full force and effect until the 1st day of January, 2000, and will be automatically extended thereafter unless modified or amended by a majority of the owners at that time.

IN WITNESS WHEREOF, Glenbyrne Co., by Harvey P. Steinbauer, its President, and Karl J. Pankratz, its Secretary, has set its hand; and the B. A. G. COMPANY, by Emil J. Knierim, its President and Reul T. Brown, its Secretary, has set its hand this 31st day of May, 1960.

Signed by GLENBYRNE CO., by Harvey P. Steinbauer, Pres., and Karl J. Pankratz, Secretary; THE B. A. G. COMPANY, by Emil J. Knierim, Pres., and Reul T. Brown, Secretary.
Received for record June 30th 1960 at 11:25 A.M., and recorded in Volume 53 of Plats, Pages 54 and 55.