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 by Great Lakes Housing, Inc., dated March 2, 1954, filed for record March 3, 1954 and recorded in Volume 1657 of Mortgages, page 536 affecting premises in caption and more land, as follows:

In order to create a more harmonious development, we, Great Lakes Housing, Inc., as owners of all the lots in Great Lakes Homes Plat I, as recorded in Volume 51 of Plats, pages 58 and 59, of Lucas County, Ohio Records do hereby declare the following restrictions on the use and occupancy of said lands:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed one story in height and a private garage for not more than two cars.

2. No dwelling shall be permitted on any lot having a ground floor area of less than 750 square feet exclusive of open porches and shall not cost less than $3000.00 based upon the cost levels prevailing on the date of these covenants being recorded.

3. No residence shall be located nearer to the front lot line than the building line indicated on the recorded plat. Open porches and terraces are excluded from this regulation. Nor shall the residence be built nearer to the side lot line than 5 feet except on lots 6, 7 and 18 where the residence shall be located 5 feet from the northwesterly lot line nor nearer than 10 feet to the southeasterly lot line.

4. No out-buildings shall be erected on any lot, except a one or two car garage which may be built of wood or masonry, but which must be built not less than three feet nor more than five feet from the side and rear lot lines.

5. All driveways, except lots 6, 7 and 18 shall be on the kitchen side of the house, on lots 6, 7 and 18 the drive shall enter from Meadow Avenue and the garage shall be so situated for this purpose.
6. No signs shall be permitted on any lot or house built thereon except as may be necessary for the sale of the premises.

7. No fence shall be constructed forward of the main rear house line, and any fence shall be constructed of decorative material as chain link or wood picket.

8. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless 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.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.