GREENBUSH KNOLLS
1ST AND 2ND EXT.

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DECLARATION OF RESTRICTIONS FOR
GREENBUSH KNOLLS FIRST EXTENSION AND
GREENBUSH KNOLLS SECOND EXTENSION

WHEREAS, The Title Guarantee and Trust Company, Trustee, is
the owner of the property herein referred to as and described as
Greenbush Knolls First Extension and Greenbush Knolls Second Extension,
and said property is comprised of lots numbers 54 to 63 both inclusive,
in Greenbush Knolls First Extension, and lots numbers 64 to 83 both
inclusive in Greenbush Knolls Second Extension, Washington Township,
Lucas County, Ohio.

WHEREAS, the said owner desires to make known the restrictions, conditions, protective covenants, and agreements, subject to which all of the said property referred to herein is now owned by it respectively.

NOW THEREFORE, it hereby adopts these subdivisions into lots as shown and dedicates for public use the ways as shown on said plats.
It hereby reserves for itself, 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 a strip of land 5 feet in width along the side of each of several lots as shown on said plats for the construction and maintenance of public or quasi public utilities or plan for the better and uniform improvement and development of the above described real estate 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 enhancement of value of said property to the respective owners thereof and to afford purchasers of all said property to ample protection in the uses and occupancies thereof for the purposes for which it is designed and shall be conveyed by it subject to all restrictions, conditions, protective covenants and agreements hereinafter set forth:

1. Said lots shall be used for residence purposes only. No building shall be erected, altered, placed or permitted to remain on any lot other than a 1 detached single family dwelling, or a 1 single family dwelling with attached garage not to exceed 1 1/2 stories in height, and a private garage for not more than 2 cars.

2. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by The Title Guarantee and Trust Company, Trustee, as to the quality of the workmanship and materials, harmony of external design with existing structures and to the location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than a minimum building set back line unless similarly approved.

3. No dwelling shall be permitted on any lot at a cost of less than $12,000.00 based upon cost levels prevailing on the date
these covenants are recorded; it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded stated herein for the minimum permitted dwelling size: The ground floor area of the main structure, exclusive of 1 story open porches and garages, shall be not less than 752 square feet for a 1 1/2 story dwelling, and not less than 864 square feet for a one story dwelling.

4. No building shall be located on any lot nearer than the minimum building setback lines for front lot lines and side street lines as shown on the recorded plats. In any event no building shall be located on any lot nearer than 30 feet of the front lot lines or nearer than 25 feet of any side street lot line. No building shall be located nearer than 5 feet to any interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 5 or more feet from minimum building setback lines, except as required by local authorities. No dwelling shall be located on any interior lot nearer than 40 feet to the rear lot line. For the purpose of this covenant eaves, steps, and open porches shall not be considered as a part of a building, provided however, that this shall not be construed to permit a portion of a building on a lot to encroach upon another lot.

5. No building site shall be less than 50 feet in width and shall have no less than a minimum area of 3300 square feet. No dwelling erected in these subdivisions shall have an area less than 752 square feet.

6. 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 a nuisance to the neighborhood.

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

8. All restrictions herein contained shall be construed together, but if it shall be held any restriction, or any part of any restriction is invalid or unenforceable for any reason whatever, no other restriction or any part thereof, shall be effected or impaired.

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

10. The aforesaid restrictions shall be in full force and effect until the first day of January, 1990.

IN WITNESS WHEREOF, The Title Guarantee and Trust Company, Trustee, by its President and its Secretary, thereunto duly authorized,
has hereunto set its hand this 2nd day of August, 1957.

THE TITLE GUARANTEE AND TRUST COMPANY,
TRUSTEE.

(With corporate seal)
By: John F. Landwehr, President
By: C. H. Barsch, Secretary

Two witnesses.

Acknowledged August 2, 1957 by said Company, as Trustee,
by said Officers, by authority of the Board of Directors, before a
Notary Public, Lucas County, Ohio (seal).

Received for record August 2, 1957 and recorded in Volume
1854 of Mortgages, page 489.