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DECLARATION OF RESTRICTIONS
GROSSE POINTE MANOR

Declaration of restrictions for Grosse Pointe Manor, a Subdivision in Washington Township, Lucas County, Ohio, duly executed November 1, 1956 by the Manor Construction Company, and Reuben W. Allen and Zora L. Allen, the then owners of said premises, provides as follows:

WHEREAS, Manor Construction Company, a corporation duly organized and existing under and by virtue of the laws of the State of Ohio and Reuben W. Allen and Zora L. Allen, are the owners in fee simple of the following described real estate, to wit:

Lots Numbers one (1) to eleven (11), both inclusive, in Grosse Pointe Manor, a Subdivision in Washington Township, Lucas County, Ohio:

WHEREAS, the said Manor Construction Company and Reuben W. Allen and Zora L. Allen desire to make known the restrictions, conditions, covenants, charges and agreements, subject to which all of said property hereinabove described is now owned by them, and subject to which the lots aforesaid are to be conveyed by them, respectively,

NOW, THEREFORE, in consideration of the mutual execution hereof and of the enhancement of value of said property to the respective owners thereof, and to afford purchasers of all of said property due and ample protection in the uses and occupancies thereof for the purposes for which it is designed, the said Manor Construction Company and Reuben W. Allen and Zora L. Allen hereby declare that said real estate is held by them and shall be conveyed by them subject to all of the restrictions, conditions, covenants, charges and agreements hereinafter set forth:

1. Until November 1, 1981 no lot in herein described
subdivision shall be used for other than residential purposes. No building shall be erected, altered, placed or permitted to remain in any lot other than one detached single family dwelling not to exceed one and one-half stories in height and a private garage for not more than two 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 Manor Construction Company Improvements Committee, hereinafter described, as to quality of workmanship and materials, harmony of external design with existing structures, and as to 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 the minimum building setback line unless similarly approved.

3. No dwelling shall be permitted on any lot at a cost of less than $15,000.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1000 square feet for a one story or less than 720 square feet for a one and one-half story dwelling.

4. No dwelling shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 7 feet to any side street line, collateral and arterial
streets. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory buildings. For the purposes 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 any portion of a building to encroach upon another lot.

5. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area less than 6,000 square feet.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 5 feet of each lot.

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

8. 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.

9. The architectural control committee is composed of Joann E. Ach, 3504 Woodley Road; Arthur P. Ach, 3504 Woodley Road, Toledo, Ohio; and Thomas J. Mattimoe, 1111 Edison Building, Toledo, Ohio. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of
lots shall have the power through a recorded written instrument to change
the membership of the committee or to withdraw from the committee or
restore to it any of its powers and duties.

The committee's approval or disapproval as required in these
covenants shall be in writing. In the event the committee, or its
designated representative fails to approve or disapprove within 30 days
after plans and specifications have been submitted to it, or in any
event, if no suit to enjoin the construction has been commenced prior
to the completion thereof, approval will not be required and the related
covenants shall be deemed to have been fully complied with.

10. 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 25 years from the date these covenants are recorded, after which
time said covenants shall be automatically extended for successive
periods of 10 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 effect any of the other provisions which
shall remain in full force and effect.

Signed by Manor Construction Company, by Arthur P. Ach, Presi-
dent.

Two witnesses.

Signed by Reuben W. Allen and Zora L. Allen.

Two witnesses.
Acknowledged November 21, 1956, by Manor Construction Company, by said President by authority of its Board of Directors, before a Notary Public, Lucas County, Ohio (seal)

Acknowledged November 20, 1956, by Reuben W. Allen and Zora L. Allen, before a Notary Public, Lucas County, Ohio (seal).

Received for record November 23, 1956 and recorded in Volume 1822 of Mortgages, page 453.