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, THE SYLVANIA SAVINGS BANK CO., TRUSTEE, is the owner of the following described real estate, to wit:

Lots No. 1 through No. 63 inclusive, in GROVE-BEL ESTATES, PLAT I, a SUBDIVISION in the CITY of SYLVANIA, LUCAS COUNTY, OHIO;

Recorded in Volume 60, page 1 of the Plat Records of Lucas County, Ohio; and

WHEREAS, THE SYLVANIA SAVINGS BANK CO. is a mortgagee of the described premises;

and

WHEREAS, TREVA GROVE LAWRENCE is a mortgagee of said described premises; and

WHEREAS, THE SYLVANIA SAVINGS BANK CO., TRUSTEE, THE SYLVANIA SAVINGS BANK CO., mortgagee, and TREVA GROVE LAWRENCE, mortgagee, desire to establish a general plan for the development of GROVE-BEL ESTATES, PLAT I, which will be for its own benefit and the benefit of all future owners or occupant of all or any part of said premises - cf any lot, lots or part thereof, located and situated in GROVE-BEL ESTATES Addition, PLAT I, and in order to perpetuate such Subdivision as an architecturally harmonious, artistic and desirable district, and to continue to maintain and perpetuate the general plan as originally made effective upon the platting of said Subdivision;

NOW THEREFORE, the owner and the said mortgagees in consideration of the enhancement in the value of said property and of the benefits accruing to the future owners of said lots, and for the mutual benefit and protection of each and every person who now is or shall hereafter be the owner of any interest in and to any lot, or part thereof in GROVE-BEL ESTATES Addition, PLAT I, and by reason of the adoption of the Restrictions hereinafter set forth, does for itself, its successors and assigns, and for herseif, her heirs and assigns, hereby declare and stipulate that said lots shall be conveyed subject to the Restrictions hereinafter declared and that the same shall run with the land.

DURATION OF RESTRICTIONS

1. These covenants and restrictions shall bind and run with the land and shall be binding upon said owner and all persons claiming under or through it, said owner and/or
mortgages, until twenty-five (25) years from the date hereof, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless by the then owners of a majority of the lots in PLAT I it is agreed to change said restrictions and covenants in whole or in part. Such changes shall be by instrument setting forth said changes and acknowledged by at least the then owners of a majority of said lots, which instrument shall be recorded in the Office of the Recorder of Lucas County, Ohio, previous to the termination of the successive periods mentioned herein and shall be effective and operative to effect such change from and after the termination of such successive period as follows the date of the filing thereof for record with the Recorder of Lucas County, Ohio.

LAND USE AND BUILDING TYPE

2. No lot shall be used except for residential purposes and only one residence for occupancy by a single family may be erected. Such single family dwellings to be erected shall be confined to one (1) story, one and one-half (1-1/2) story, and two (2) story buildings, and shall include a two or three car attached garage for private use only, and said garage shall conform architecturally to the dwelling house. A house situated on Erie Street shall have a minimum square footage on the foundation, of livable area, exclusive of porches of:

- Twelve Hundred (1200) square feet for 1-story house
- One Thousand (1000) square feet for 1-1/2 story house
- Eight Hundred (800) square feet for 2-story house

Lots in said Subdivision not situated on Erie Street shall have a minimum square footage on the foundation, of livable area, exclusive of porches, of:

- Fifteen Hundred (1500) square feet for 1-story house
- Thirteen Hundred (1300) square feet for 1-1/2 story house
- One Thousand (1000) square feet for 2-story house

and no other buildings shall be permitted thereon without prior written approval of Architectural Control and Plan Approval Committee.

BUILDING LOCATION SET BACKS

3. No building shall be located on any lot nearer to the front lot line than the minimum building set back lines as shown on the recorded plat of said Subdivision. No building shall be located nearer to the rear lot line than shall be approved in writing by said Architectural Control and Plan Approval Committee. No one or one and one-half story building shall be nearer than ten per cent (10%) of total lot width to any side yard lot line. No two-story building shall be nearer than fourteen per cent (14%) of total lot width to any side yard lot line.
LOT USE

4. No portion of any lot nearer to any street than the building set back line or lines shown upon the recorded plat of said Subdivision shall be used for any purpose other than that of a lawn; provided, however, that nothing contained herein shall be construed to prevent the use of such portion of said lot for walks, drives, trees, shrubbery, flowers, flower beds, ornamental plants, statuary, fountains or similar ornamentations for the purpose of beautifying said lot, but shall be construed to prohibit the planting or growing of vegetables and grains thereon and the construction or planting of a fence of any kind. No weeds, underbrush or other unsightly growths shall be permitted to grow or remain anywhere upon such lot and no unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon, and failing in which Developers may cause same to be cut or removed at expense of said lot owner. No fence, hedge, wall or enclosure of any kind shall be erected, placed or suffered to remain upon said lots, unless and until the written consent of SYLVAN BEL ESTATES CO. and/or Architectural Control and Plan Approval Committee shall have been first obtained therefor, which consent may specify in writing the type, height, width, color, upkeep and any general conditions pertaining thereto.

ARCHITECTURAL CONTROL AND PLAN APPROVAL COMMITTEE

5. No dwelling, swimming pool, fence, hedge, sign, wall, grading, planting of any character, or other structure shall be commenced, erected, or maintained, nor shall any alteration, addition or change be made on said lot, or to the buildings located on said lot until the plans and specifications of said improvement, or change showing the nature, kind, shape, height, grade, materials, floor plans, driveway location, color scheme, location and approximate cost of such structure or work to be done and grading plan of the lot to be built upon shall have been submitted to and approved in writing by the Architectural Control Committee. The Committee shall have the right to refuse to approve any such plan or specifications or grading plans, which are not suitable or desirable in its opinion for aesthetic or other reasons and in so passing upon such plans, specifications and grading plans, they shall have the right to take into consideration the suitability of the proposed building or other structures and of the materials with which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure as planned on the outlook from the adjacent or neighboring property. Any and all tanks must be buried below ground level. Architectural
Control and Plan Approval Committee shall determine and set all house grades. All roofs to be of gable or hip type construction with minimum pitch of 3″ in 12″. Maximum ridge height for two-story building shall be twenty-two (22) feet above first floor level, or may be varied with written approval of Architectural Control and Plan Approval Committee.

6. Said Architectural Control and Plan Approval Committee shall at all times be composed of four (4) members appointed by the developer, SYLVAN BEL ESTATES CO., who shall be empowered to fill vacancies upon said Committee. The original members of said Committee shall be Lee Cox, Louie Johnston, Wallace Johnston and Al Young.

When seventy per cent (70%) of the lots in said Plat I shall have been sold, said Committee shall be increased to a membership of seven (7). The additional three (3) members thereof shall be lot owners in said Plat I and shall be named and elected by a majority vote of the then lot owners who shall have authority to fill lot owner member vacancies on said Committee. In the event said lot owners do not by majority vote fill said vacancy within two (2) weeks after occurrence, the remaining lot owner Committee members shall have power of appointment to fill said vacancies.

Until such time as said lot owners shall become members of said Committee, the approval in writing of any two (2) members of said Committee, of four (4) as originally constituted, shall be sufficient for the approval of plans and specifications which may come within the purview of said Committee. After said Committee increases to a membership of seven (7), a majority of the members of said Committee shall be necessary for approval of such plans and specifications as may come within the purview of said Committee.

NOXIOUS USES, ETC.

7. No portion of any residential lot or structure thereon shall be used or permitted to be used for any business purpose whatsoever, nor shall any noxious, offensive, unhealthful or unreasonably disturbing activity be carried on upon any part of said GROVE-BEL ESTATES PLAT I, nor shall anything be done thereon which may be or become an annoyance or nuisance in said GROVE-BEL ESTATES PLAT I. No well for gas, water, oil or other substance shall at any time, whether intended for temporary or permanent purpose, be erected, placed, or suffered to remain upon any of said residential lots. No pole, or overhead or exposed wires, whether for use in connection with radio, telephone, television, electric light or any other purpose, and no advertising sign, billboard or other advertising device whether for the purpose of advertising the sale of said premises or otherwise, shall be erected,
placed or suffered to remain upon any lot or upon or visible from the outside of any dwelling thereon without the written consent of SYLVAN BEL ESTATES CO., the developer. This proviso does not apply to television antennas.

8. All Plans and Specifications required to be approved or disapproved by these covenants, shall be submitted to the Architectural Control and Plan Approval Committee at the office of SYLVAN BEL ESTATES CO. at 2001 Toledo Trust Building, Toledo, Ohio. The Committee shall approve or disapprove said Plans and Specifications in writing within thirty (30) days from date of their submission, and SYLVAN BEL ESTATES CO., the developer, shall keep records thereof.

UTILITY EASEMENTS

9. The SYLVANIA SAVINGS BANK CO., Trustee, reserves to itself, its successors and assigns, a perpetual easement in, through, under and/or over those portions of the rear and sides of each lot, as shown on the plat of GROVE-BEL ESTATES, PILOT I, designated as utility rights-of-way, for the construction, operation and maintenance of electric lights, telephone and telegraph poles, lines and conduits, and for water, gas and sewer lines, and conduits, or any other public utility facilities, together with the necessary or proper incidents and appurtenances; and no building or other structure, or any part thereof, shall be erected or maintained upon any part of the property in GROVE-BEL ESTATES, PILOT I, over or upon which easements for the installation and maintenance of public utilities and storm sewers will be or have been granted.

MUNISANCES

10. No animals, rabbits, or poultry of any kind, character or species of fowl or livestock, shall be kept or maintained upon any part of any lot or tract. The SYLVANIA SAVINGS BANK, TRUSTEE, and the Architectural Control and Plan Approval Committee reserve the right to adopt reasonable regulations governing the keeping within any dwelling house of domestic dogs, cats or other household pets, calculated not to become and not becoming a nuisance to the owners or inhabitants of GROVE-BEL ESTATES, PILOT I. The keeping within any dwelling house of two (2) domestic dogs or cats is hereby permitted, so long as such dogs or cats do not become a nuisance to the owners or occupiers of lots in said Addition.

TEMPORARY STRUCTURES

11. No structure of a temporary character, trailer, basement, tent, shack, garage or other outbuilding shall be used on any lot in this Addition as a residence.
OFFICES

12. No office, whether commercial or professional, shall be erected or maintained in any residence in said Addition, but the same shall be used for residential purposes only and not otherwise.

LIGHT POST: MAIL BOX

13. Each lot owner shall maintain an ornamental post light of uniform design, the location of which upon each lot shall be set and determined by the Architectural Control and Plan Approval Committee, and each lot owner shall maintain a mail box of uniform design, the location of which shall be set and determined by the said Committee.

TEMPORARY STORAGE

14. No boats, trucks or trailers, etc. shall be stored or parked in the yards or on the driveways of any of said lots in said Addition.

15. No existing building may be brought from another location and moved upon any lot in said Subdivision for any purpose whatever, including remodeling, it being the intent of these restrictions that all construction in said GROVE-BEL ESTATES PIAT I Subdivision shall be new and not remodeled construction.

DEBRIS AND RUBBISH

16. No debris, garbage or rubbish shall be permitted to be stored on any lot in said Subdivision except such as may be stored in a garage, basement or underground containers and all houses shall have a garbage disposal unit therein.

LAUNDRY

17. No clothes, sheets, blankets or other articles shall be hung out or exposed on any part of said premises except in the rear yards on portable laundry dryers. No laundry shall be hung for drying on Sundays or other legal Holidays.

18. Any fence to be installed on any lot in said PIAT I shall have the prior approval of the Architectural Control and Plan Approval Committee, in writing. Fences from the setback line along the side lot line to the rear of the premises shall not be over four (4) feet high and along the rear of said premises shall not be over six (6) feet in height.

ENFORCEMENT

19. The SYLVANIA SAVINGS BANK CO., TRUSTEE, its successors and assigns, reserves and is hereby granted the right in case of any violation or breach of any of the restrictions, rights, reservations, limitations, agreements, covenants and conditions herein contained,
to enter the property, upon or as to which such violation or breach exists, and to sum-
marily abate and remove, at the expense of the owner thereof, any erection, thing or condition
that may be or exist thereon contrary to the intent and meaning of the provisions hereof
as interpreted by The SYLVANIA SAVINGS BANK CO., TRUSTEE, and The SYLVANIA SAVINGS BANK CO.,
TRUSTEE, shall not, by reason thereof, be deemed guilty of any manner of trespass for such
entry, abatement or removal. A failure of The SYLVANIA SAVINGS BANK CO., TRUSTEE, its
successors and assigns, to enforce any of the restrictions, rights, reservations, limitations,
agreements, covenants and conditions contained herein shall in no event be construed,
taken or held to be a waiver thereof or acquiescence in or consent to any continuing,
future or succeeding breach or violation thereof, and The SYLVANIA SAVINGS BANK CO.,
TRUSTEE, its successors and assigns, shall at any and all times have the right to enforce
the same.

**RIGHT TO MODIFY**

20. In connection with the provisions herein contained and with special reference
to the Architectural Control and Plan Approval Committee, its duties and functions, it is
hereby provided that if, in the opinion of SYLVANIA SAVINGS BANK CO., the developer, and The
SYLVANIA SAVINGS BANK CO., TRUSTEE, by reason of the site, shape, dimensions or topography of
the premises herein described, or by reason of the type of dwelling to be erected thereon,
or for any other reason satisfactory to it, the endorsement of the provisions of said
section would work a hardship, SYLVANIA SAVINGS BANK CO., developers, or The SYLVANIA SAVINGS
BANK CO., TRUSTEE, may modify such provisions so as to permit variations in cost, size,
type, location or otherwise that will not, in its judgment, do material damage to any
abutting or adjacent property.

**HARDSHIPS**

21. The Architectural Control and Plan Approval Committee as hereinbefore constitu-
tued in addition to the foregoing, may, with the consent of three-fourths (3/4) of the
owners of record of said lots in said Subdivision, annul, waive, change or modify any of
the covenants, reservations and restrictions herein contained as to any lot in said Addition,
which will not, if such action be taken, materially injure or damage any lot in said Sub-
division. The provisions of this Item No. 21 shall not be construed or interpreted to
authorize any change from the declared intentions and sense of these restrictions of keeping
and maintaining this Subdivision as a highly restricted and desirable residential Sub-
division for single family residences only.
SUB-DIVIDING LOTS

22. No grantee or successor in title shall subdivide or convey less than the whole of any lot without first obtaining the written consent of developer, SYLVAN BEL ESTATES CO.

FAILURE TO ENFORCE

23. No restrictions imposed hereby shall be abrogated or waived by any failure to enforce the provisions hereof, no matter how many violations or breaches may occur.

VARIANCES

24. In all instances where plans and specifications are required to be submitted to the Architectural Control and Plan Approval Committee as hereinbefore set forth and are regularly approved in writing, and if subsequent thereto there shall be any variance in the actual construction and location of any alteration or addition, fence, wall, hedge, or roadway, any such variance from said written approval shall be deemed a violation of these restrictions, and shall be the subject of an action to abate as heretofore provided, by The SYLVANIA SAVINGS BANK CO., TRUSTEE, its successors and assigns, or by SYLVAN BEL ESTATES CO., the developer.

IN WITNESS WHEREOF, TREVA GROVE LAWRENCE, as mortgagee, has hereunto set her hand, this 16th day of October 1962.

IN WITNESS WHEREOF, THE SYLVANIA SAVINGS BANK CO., TRUSTEE, and THE SYLVANIA SAVINGS BANK CO., mortgagee, has caused this Declaration to be signed by its Officers, by authority of its Board of Directors, this 24th day of September, 1962.

(SIGNED) The Sylvania Savings Bank Co., Trustee by D. W. Beveridge, President S. R. Besselbart, Asst. Secretary

The Sylvania Savings Bank Co., as Mortgagee by D. W. Beveridge, President S. R. Besselbart, Asst. Secretary Treva Grove Lawrence, Mortgagee

Four witnesses, two as to each signature.

Acknowledged September 24, 1962 by said Company, as Trustee, by said Officers, by authority of its Board of Directors, before a Notary Public, Lucas County, Ohio, (seal).

Acknowledged October 1, 1962 by Treva Grove Lawrence, mortgagee, in Lucas County, Ohio, before a Notary Public, State of Ohio, (seal).

Received for record October 2, 1962 and recorded in Volume 2057 of Mortgages, page 542.