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.
Building Restrictions

Applicable to Harvest Lane Home Sites, an Addition in Washington Township, Lucas County, Ohio, owned by The Suburban Home Site Company, and represented by an accepted unrecorded plat of a parcel of land in Washington Township, Lucas County, Ohio, described as follows:

HARVEST LANE HOME SITES, an Addition is laid out on and comprises all of that part of the west 1/2 of the west 1/2 of the southeast 1/4 of Section 18, Town 9 South, Range 7 East in Washington Township, Lucas County, Ohio, bounded and described as follows:

Beginning at the center of the said Section 18; thence easterly, along the east and west center line of the said Section 18, a distance of 660.38 feet, more or less, to the northwesterly corner of WILLIS PLACE, as recorded in the office of the Lucas County Recorder; thence southerly along the westerly line of the said plat of WILLIS PLACE, a distance of 1703.05 feet, more or less, to its intersection with the center line of Violet Street; thence northwesterly, along the said center line of Violet Street, a distance of
740.00 feet, more or less, to its intersection with the north and south center line of the said Section 18, (center line of Harvest Lane); thence northerly along the said north and south center line of Section 18, a distance of 1355.96 feet, more or less, to the place of beginning; EXCEPTING THEREFROM, however, the westerly 330.0 feet thereof.

1. No structure shall be erected, altered, placed or permitted to remain on any lot, a part of the above described properties herein, other than one detached single family dwelling, not to exceed two stories in height and a private garage for not more than 3 cars.

2. No building shall be erected, placed or altered on any building lot in these properties until the building plans, specifications and sketch showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the properties, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Henry Sigg, Nellie A. Zeigler and a third member to be selected by Henry Sigg, and Nellie A. Zeigler from among property owners owning property in said addition or by a representative designated by a majority of the members of said committee. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approve, disapprove or modify such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve, disapprove or modify such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building, or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its
designated representatives shall be entitled to any compensation for services performed pursuant to this Covenant. The powers and duties of such committee, and its designated representative shall cease on and after January 1, 1985. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in these properties and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by, said committee.

3. No residence shall be located nearer front property line of any lot facing Foxglove Road than 35 feet, or 50 feet on Violet Street.

4. No residential structure shall be erected or placed on any lot facing Violet Street which has an area of less than 11340 square feet or a width of less than 70 feet at rear property line, or less than 78 feet on front lot line, or on any lot facing Foxglove Road with less than 66 feet at front lot line or less than 62.46 feet at rear property line.

5. No residential structure shall be placed on lots 2, 22, 23 and 44 nearer the side lot line than 10 feet or on the remaining lots nearer the side lot line than 8 feet.

6. No garage or other out-building shall be placed or built nearer rear lot line than 5 feet, or nearer side lot line than 3 feet.

7. No garage or other out-building shall be placed or built on lot no. 2 or lot no. 44 nearer to Foxglove Road than the front building setback line on Foxglove Road.

All driveways to detached garages on lots no. 3 through lot no. 43 shall be on the south side of lot, except on lots no. 22 and 23, where the driveway shall be from Quinton Avenue. Driveway to a detached garage on lot no. 1 shall be on the west side of the lot, and on lot no. 45 on the east side of the lot. Lots no. 2 and 44 the driveway must be from Foxglove Road.
8. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to the neighborhood.

9. No trailer, basement, tent, shack, garage, barn or other out building erected on the properties herein described shall at any time be used as a residence, temporary or permanently, nor shall any structure of a temporary character be used as a residence.

10. No dwelling costing less than $7,500.00 or with a floor area of less than 960 square feet in case of a one story residence, or less than 676 square feet on the first floor in case of a one and one-half story residence shall be permitted, on lots Nos. 1, 2, 14, and 45.

No dwelling costing less than $5,000.00 shall be permitted on any lot facing on Foxglove Road or any dwelling with a floor area of less than 748 square feet in case of a one story dwelling, or less than 625 square feet on the first floor in case of a one and one-half story residence, or less than 484 square feet on the first floor in case of a two story dwelling.

11. No poultry enclosure shall be erected nearer any property line than 3 feet.

12. No storage tanks for the storage of gasoline, oil, or other fuel shall be permitted on any lot described herein.

13. No fence of any kind whatsoever shall be erected to enclose the yard in front of the building line provided herein.

14. No outside toilets may be used. All residences constructed must be equipped with a modern sanitary system, connected to a private septic tank or public sanitary sewer.

The above and foregoing Building Restrictions, applicable to an addition known as "Harvest Lane Home Sites" are hereby adopted, confirmed and accepted as to each and every lot and parcel of land in said Addition, as laid out and numbered in a certain plat heretofore accepted by the properly authorized officers of Lucas County, Ohio and
the City of Toledo, Ohio, which said plat is to be immediately recorded in Lucas County, Ohio, and contains therein a reference to the within Building Restrictions, as herewith recorded by volume and page thereof.

In Witness Whereof, the owners of "Harvest Lane Home Sites Addition" in Washington Township, Lucas County, Ohio, to-wit: The Suburban Home Site Company, an Ohio Corporation, have hereunto subscribed their hands as officers of said Company, and have hereunto affixed the seal of said Corporation, this 28th day of May, A. D. 1946.

(Signed) The Suburban Home Site Company,
   By Nellie A. Zeigler, President,
   By Nellie A. Zeigler, Secretary.

Acknowledged May 28th 1946 before a Notary Public, Lucas County, Ohio, (Seal).

Received for record June 5th 1946 at 2:42 P.M., and recorded in Volume 1303 of Mortgages, page 346.
BUILDING RESTRICTIONS

Applicable to Harvest Lane Home Sites, an Addition in Washington Township, Lucas County, Ohio, owned by The Suburban Home Site Company, and represented by an accepted unrecored plat of a parcel of land in Washington Township, Lucas County, Ohio, described as follows:

HARVEST LANE HOME SITES, an addition, is laid out on and comprises all of that part of the West half (1/2) of the West half (1/2) of the Southeast quarter (1/4) of Section 18, Town 9 South, Range 7 East, in Washington Township, Lucas County, Ohio, bounded and described as follows:
Beginning at the center of the said Section 18; thence easterly, along the east and west center line of the said Section 18, a distance of 690.38 feet, more or less, to the northwesterly corner of WILLIS PLACE, as recorded in the office of the Lucas County Recorder; thence southerly along the westerly line of the said plat of WILLIS PLACE, a distance of 1703.05 feet, more or less, to its intersection with the center line of Violet Street; thence northwesterly, along the said center line of Violet Street, a distance of 740.00 feet, more or less, to its intersection with the north and south center line of the said Section 18, (center line of Harvest Lane); thence northerly along the said north and south center line of Section 18, a distance of 1355.96 feet, more or less, to the place of beginning;
EXCEPTING THEREFROM, however, the westerly 330.0 feet thereof.

1. No structure shall be erected, altered, placed or permitted to remain on any lot, a part of the above described properties herein, other than one detached single family dwelling, not to exceed two stories in height and a private garage for not more than three (3) cars.

2. No building shall be erected, placed or altered on any building lot in these properties until the building plans, specifications, and sketch showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the properties, and as to location of the building with respect to topography and finished ground elevation by a committee composed of Henry Sigg, Nellie A. Zeigler, and a third member to be selected by Henry Sigg and Nellie A. Zeigler from among property owners owning property in said addition or by a representative designated by a majority of the members of said committee. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approve, disapprove or modify such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative fails to approve, disapprove, or modify such design and location within thirty (30) days after said plans and specifications have been submitted to it or, if no suit to enjoin the erection of such
building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representatives shall be entitled to any compensation for services performed pursuant to this Covenant. The powers and duties of such committee, and its designated representative, shall cease on and after January 1, 1985. Thereafter the approval described in this Covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in these properties, and duly recorded, appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

3. No residence shall be located nearer front property line of any lot facing Foxglove Road than 35 feet, or 50 feet on Violet Street.

4. No residential structure shall be erected or placed on any lot facing Violet Street which has an area of less than 1130 square feet or a width of less than 70 feet at rear property line, or less than 78 feet on front lot line, or on any lot facing Foxglove Road with less than 66 feet at front lot line or less than 62.85 feet at rear property line.

5. No residential structure shall be placed on Lots 2, 22, 23 and 44 nearer side street lot line than 10 feet or on the remaining lots nearer the side lot line than 8 feet.

6. No garage or other out-building shall be placed or built nearer rear lot line than 5 feet, or nearer side lot line than 3 feet.

7. No garage or other out-building shall be placed or built on Lot No. 2 or Lot No. 44 nearer to Foxglove Road than the front building set-back line on Foxglove Road.

All driveways to detached garages on Lots No. 3 through Lot No. 43 shall be on the South side of lot, except on Lots No. 22 and 23, where the driveway shall be from Quinton Avenue. Driveway to a detached garage on Lot No. 1 shall be on the West side of the lot, and on Lot No. 45 on the East side of the lot. Lots No. 2 and 44 the driveway must be from Foxglove Road.

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

9. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the properties herein described shall, at any time, be used as a residence, temporary or permanently, nor shall any structure of a temporary character be used as a residence.
10. No dwelling costing less than $7,500.00 or with a floor area of less than 960 square feet in case of a one story residence, or less than 676 square feet on the first floor in case of a one and one-half story residence, or less than 552 square feet on first floor of a two story residence shall be permitted.

No dwelling costing less than $6,000.00 shall be permitted on any lot facing on Foxglove Road or any dwelling with a floor area of less than 748 square feet in case of a one story dwelling, or less than 625 square feet first floor in case of a one and one-half story residence, or less than 484 square feet on first floor in case of a two story dwelling.

11. No poultry enclosure shall be erected nearer any property line than 3 feet.

12. No person, other than of the Caucasian race, shall be permitted to buy, own, or occupy any dwelling or other buildings on the above described property.

13. No fence of any kind whatsoever shall be erected to enclose the yard in front of the building line provided herein.

14. No outside toilet may be used. All residences constructed must be equipped with a modern sanitary system, connected to a private septic tank or public sanitary sewer.

The above and foregoing Building Restrictions, applicable to an addition known as "Harvest Lane Home Sites," are hereby adopted, confirmed and accepted as to each and every lot and parcel of land in said Addition, as laid out and numbered in a certain plat heretofore accepted by the properly authorized officers of Lucas County, Ohio and the City of Toledo, Ohio, which said plat is to be immediately recorded in Lucas County, Ohio, and contains therein a reference to the within Building Restrictions, as herewith recorded by volume and page thereof.

Signed and acknowledged May 28, 1946 before a Notary Public, Lucas County, Ohio. SEAL.

The above restrictions were filed for record June 5, 1946 at 2:42 P.M. and recorded in Volume 1300 of Mortgages, page 320.

NOTE: A modification of above restrictions was filed for record June 5, 1946 at 2:42 P.M. and recorded in Volume 1303 of Mortgages, page 346. Said instrument modifies paragraph 10 of said restrictions to read as follows:

"10. No dwelling costing less than $7,500.00 or with a floor area of less than 960 square feet in case of a one story residence, or less than 676 square feet on the first floor in a one and one-half story residence, or less than 552 square feet on first floor of a two story residence shall be permitted on Lots Nos. 1, 2, 44 and 45."