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.
Haughton Acres.

DECLARATION OF RESTRICTIONS

WHEREAS, Grace E. Haughton, an unmarried woman, is the owner, in fee simple of the following described parcel of land located in Sylvania Township, Lucas County, Ohio:

The East 1/2 of the South-east 1/4 of Section 24, Town 9 South, Range 6 East, said parcel of land being located at the intersection of Central Avenue and Talmadge Roads, Lucas and

WHEREAS, said Grace E. Haughton, as such owner of the said parcel of land has prepared and submitted a Plat of part of said parcel of land to the proper authorities of Lucas County, Ohio for their approval and allowance as a plat in said County, and State. And, whereas, said allotment or addition as shown by said submitted plans will, upon acceptance by proper authorities of Lucas County, Ohio, be known as Lots Number 1 to 55 inclusive in Haughton Acres, a subdivision in Sylvania Township, Lucas County, Ohio;

Now, therefore, Grace E. Haughton, the owner of the land described and covered by the unrecorded Plat of Haughton Acres, a subdivision in Sylvania Township, Lucas County, Ohio in order to establish a general plan for the development of said subdivision designed to make the said lots in said contemplated addition more attractive for residential purposes and to protect the owners of said lots in the enjoyment of their use for residential purposes, and in consideration of the enhancement in value thereof, said
Grace E. Haughton, for herself, her heirs and assigns hereby
declares and stipulates that that part of the above real
property which will be known as Lots 5 to 55 inclusive as shown
by the unrecorded Plat of Haughton Acres, and Addition in Sylvania
Township, Lucas County, Ohio, now owned by her, shall hereafter
be conveyed by her, her heirs and assigns subject to the re-
strictions hereinafter set forth:

1. These covenants and restrictions are to run with
the land and shall be binding upon said Grace E. Haughton and
all persons claiming under or through her until the 1st day of
March, 1977, at which time said covenants and restrictions shall
be automatically extended for successive periods of 10 years
unless by a majority of the then owners of said lots 5 to 55
inclusive in Haughton Acres, it is agreed to change said re-
strictions and covenants in whole or in part. However, such
changes shall be by instrument setting-forth said changes and
acknowledged by at least 26 owners of said lots Five to Fifty-
five inclusive, which instrument shall be filed for record with
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 Lucas County Recorder.

2. Invalidation of any of the restrictions and covenants
herein by judgment, Court order, or by act of the owners as provided
in Section 1 above shall in no wise affect any of the other pro-
visions contained in this declaration of restrictions, which
shall remain in full force and effect.
3. No liquor, whether spirituous, vinous or fermented shall be sold or be allowed to be sold on said premises.

4. Said premises shall not be used or be permitted to be used for any business purposes or purpose and no noxious or offensive activity shall be carried on upon any part of said premises nor shall anything be done thereon which may be or become an annoyance or nuisance to the owners of adjacent property.

5. Lots five to fifty-five inclusive in Haughton Acres shall be described and known as residential lots; no structure shall be erected on any one residential lot other than 1 detached single family dwelling or/and a private garage building of not more than 3 car capacity. This restriction shall be construed to prohibit the erection of a duplex, income bungalow, tenement, flat or other building designed or altered to be occupied by more than 1 family or/and the maintenance or use of an outdoor privy or any other buildings other than a single family residence and a private garage of not more than 3 car capacity.

6. No building, structure or basement shall be erected, placed or altered on any building residential lot in said Haughton Acres until the building plans, specifications and plot plan showing the location of such building have been approved in writing by the building committee, designated herein, as to location of the building with respect to topography and finished ground elevation and the cost thereof. Such committee shall be composed of Grace E. Haughton and Smith W. Haughton until such time as the lot owners in such addition shall elect a committee. Such new committee shall act only after the filing with the recorder of
Lucas County, Ohio of an instrument proving their election by a majority of the owners of said lots. Neither members of said committee or its duly designated representative shall be entitled to compensation. In the event any such committee fails to approve or disapprove such design, cost and location within 30 days after such plans and estimates have been submitted to it, then such approval will not be required provided the design and location on the plot conforms to and is in harmony with existing structures in this addition and the restrictions imposed by this declaration of restrictions.

7. No garage building shall be placed nearer than 75 feet to any street, road or avenue, except that if said garage building is made an integral part of the main residence structure the same may be located not nearer than 50 feet from any street, avenue, or road. No garage building shall be set nearer than 20 feet to the line of any adjoining lot unless such adjoining owner shall grant permission in writing to the placing of said garage within 20 feet of a line of his or her lot. Such written consent shall be placed of record with the recorder of Lucas County, Ohio previous to such garage building be built.

8. No residence shall be erected on any of said lots which shall cost, together with landscaping, garages, drives, appurtenances and building fees, less than $6,000.00.

9. The ground floor area of the main residence structure built on any of said lots shall, exclusive of any one story open porches and garages, be not less than 750 square feet in the case of one story structures, nor less than 600 feet in the case of one and one-half, two or two and one-half story structures.
10. No residence shall be erected on any of said lots which shall be located nearer than 50 feet from the street, road or avenue upon which it fronts or nearer than 20 feet from either side line of said lots.

11. Not more than 1 single family dwelling shall be erected on any one lot as shown by the plat of said addition.

12. Other than 2 house dogs, 1 house cat, and birds maintained within the dwelling, the maintenance or harboring of any other animal, bird, or fowl is expressly prohibited, in said addition.

13. Said premises shall not be used for any mercantile, manufacturing, storage or business purpose, nor same be used for a boarding house, rooming house, public or private hospital or for any infirmary purposes, said premises being herein expressly restricted to single family residential purposes only.

14. Said premises shall not be used for the storage of automobiles, trailers, scrap, scrap iron, wood, building materials, paper, glass or any reclamation product or material, except that during the period a building is being erected upon any such lot, building materials may be stored thereon. However, any building material not incorporated in said building with 90 days after its delivery to such lot shall be removed therefrom.

15. No trash burner, outdoor fireplace or other device expelling gases shall be placed within 20 feet of any line of ad-joining lots.

16. No fence, hedge or wall shall be maintained within 20 feet of any line of said lot that is more than 5 feet in height;
and any fence, hedge or wall that is placed within 50 feet of any street, avenue or road shall be of an ornamental nature and shall not be more than 4 feet in height.

17. No porch or veranda shall be placed on said lots so that any part thereof shall be nearer than 40 feet to any street, avenue or road.

18. No portion of any lot within 50 feet of any road, avenue or street, exclusive of porches, shall be used for any purpose other than that of lawn, provided however, this covenant shall not be construed to prohibit walks, drives, shrubs, shrubbery, ornamental plants, flowers, flower beds, statuary, trees, fountains and similar ornamentation, nor an ornamental fence, hedge or wall not over four feet in height, but shall be construed to prohibit the planting or maintaining of vegetables, grains or weeds thereon.

19. No weeds, underbrush or unsightly objects of any kind shall be placed or suffered to remain upon any part of said premises.

20. The grantor reserves to herself, her heirs and assigns, the perpetual easement over the rear 5 feet of each lot as shown by said unrecorded plat of said sub-division for a right-of-way for telephone lines, service lines, electric lines and other public utility facilities, both below and above the ground, for the use and benefit of adjacent and neighboring premises together with the right to enter upon said premises for the purpose of laying, installing, repairing, relaying, and maintaining the same.

21. No sod, dirt or gravel shall be removed from said premises without the written approval of the committee designated in number 6 herein.
22. No cess-pool, privy vault or open cistern shall be maintained on said premises, nor any pool which may be a menace to the health of adjoining lot owners.

23. No tent, housecar, trailer, or other similar housing device shall be used for living purposes on said premises.

24. Any tent, housecar, trailer or other similar housing device if maintained on said premises shall be housed within a garage building.

25. Omitted.

26. That all transfers and conveyances of the lots herein mentioned shall be made subject to these covenants and restrictions.

27. That these restrictions and covenants shall be operative upon said premises the same as if the said unrecorded plat has been placed of record previous to the time of the recording of this declaration of restrictions.

IN WITNESS WHEREOF, the said Grace E. Haughton sets her hand this 4th day of March A.D. 1942.

Grace E. Haughton

Two witnesses.

Acknowledged March 4, 1942 in Lucas County, Ohio, before a Notary Public, State of Ohio, (seal).

Received for record March 9, 1942 and recorded in Volume 1191 of Mortgages, page 539.
SUPPLEMENTAL DESIGNATION OF BUILDING COMMITTEE TO DECLARATIONS OF
RESTRICTIONS RECORDED IN VOLUME 1191 OF MORTGAGES, PAGE 539, AND
VOLUME 1371 OF MORTGAGES, PAGE 169, RESPECTIVELY.

Smith W. Haughton and Edna Guilder Baer, being the owners
of a majority of the lots in Haughton Acres, and Haughton Acres, First
Extension, Subdivisions in Sylvania Township, Lucas County, Ohio, do
hereby certify that on August 20, 1951, at a meeting of the Lot Owners
in said Subdivisions, John W. Arnold, Orville J. Foreman and Russell
Winters were elected by a majority of the owners of lots in said
Subdivisions to succeed Grace E. Haughton and Smith W. Haughton as
Members of the Building Committee provided for in Declarations of
Restrictions recorded in Volume 1191 of Mortgages, page 539, and
Volume 1371 of Mortgages, page 169, Lucas County, Ohio Records.

Two witnesses.

Smith W. Haughton
Edna Guilder Baer

I, John K. Arnold, hereby certify that the foregoing is
a true statement of the action taken at a meeting of a majority of the
owners of lots in Haughton Acres and Haughton Acres, First Extension,
Subdivisions in Sylvania Township, Lucas County, Ohio, on August 20,
1951, for which I was appointed Secretary Pro Tem.

John K. Arnold
Secretary Pro Tem

Received for record February 16, 1954 and recorded in Volume
1656 of Mortgages, page 184.
Haughton Acres.

By Instrument dated February 3, 1942, The Toledo Edison Company was granted the right and easement to construct, relocate, operate and maintain electrical transmission lines in, through, over, under and upon the lands, situate in the Township of Sylvania, County of Lucas, State of Ohio, and being a part of Section 24, Town 9 South, Range 6 East, more fully described as follows, to wit:

Being the rear 5 feet of Lots 1 to 55 inclusive and the south 5 feet of Lots 5 and 34 all in Haughton Acres, an addition in said Section 24.

Also the right and easement to construct, relocate, operate and maintain, at this time or at such time or times in the future as the company desires, a line or lines, for the transmission and distribution of electric energy for any and all purposes for which electric energy is now, or may hereafter be used, with all necessary poles, wires, cables, guy wires, stubs, anchors, fixtures and appliances, in, through, over, under and upon the following described roads or public highways, namely, the roads and public highways, as now constructed or as same may be constructed, by widening or improving in the future, included in or upon which any part of said lots abut or adjoin.

Said roads and public highways being: Central Avenue, Torquay Avenue, Tiverton Avenue, Carskaddon Avenue, Talmadge Road, Scarsborough Road & Westchester Road.

Also the right and easement to overhang 3 feet of any part of the above described lots, adjoining and/or abutting upon the aforesaid roads and public highways, as now constructed or as same may be constructed, by widening or improving in the future.

Together with the rights of ingress and egress and the right to remove obstructions.

Received for record February 25, 1942 and recorded in Volume 1066 of Deeds, page 250.