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.
ADOPTION of "HAWTHORNE HILLS"
and DECLARATION of RESTRICTIONS THEREFOR

This Declaration, made and entered into by BAILEY DEVELOPMENT CORPORATION, an Ohio Corporation, this 4 day of June, 1970, WITNESSETH:

WHEREAS, Bailey Development Corporation is the owner of the following described real estate, situated in the City of Toledo, Lucas County, Ohio, viz:

Lots Numbers 186 through 256 inclusive in "HAWTHORNE HILLS", a subdivision in the City of Toledo, Lucas County, Ohio all of which real estate is hereinafter for convenience referred to as "Hawthorne Hills";

and

WHEREAS, Bailey Development Corporation desires to establish for its own benefit and for the benefit of all future owners or occupants of all or any part of Hawthorne Hills, certain easements and rights in, over and to Hawthorne Hills, and certain restrictions with respect to the use thereof,

NOW, THEREFORE, Bailey Development Corporation as the owner of such real estate and for the purpose aforesaid, hereby declares as follows:

ARTICLE ONE

Section 1. No dwelling or any addition thereto or any alteration thereof shall be erected, reconstructed, placed or suffered to remain upon said premises, unless nor until the size, location, type, style of architecture, use, the materials of construction thereof, the color scheme thereof, the grading plan of the lot, including the grade elevations of said dwelling, the plot plan showing the proposed location of said dwelling upon said premises and the plans, specifications and details of said dwelling shall have been approved in writing by Bailey Development Corporation, its successors or assigns, and a true copy of said plans, specifications and
details shall have been lodged permanently with Bailey Development Corporation, and no dwelling except such as conforms to said plans, specifications and details shall be erected, reconstructed, placed or suffered to remain upon said premises.

Section 2. Said premises shall be used and occupied solely and exclusively for private residence purposes by a single family, including their family servants, and no other than one single family, private residence purpose building, hereinafter for convenience called "dwelling" shall be erected, reconstructed, placed or suffered to remain thereon.

Section 3. No dwelling shall be erected, reconstructed, placed or suffered to remain upon said premises, nearer the front or streetline or lines than the building set-back line or lines shown upon the plat of said subdivision nor nearer to any side line or rear line than shall be determined by Bailey Development Corporation, in writing at the time of the approval of the plans and specifications for said dwelling. This restriction as to the distance at which said dwelling house shall be placed from the front, side, and rear lines of said premises, shall apply to and include porches, verandas, portes cochere, and other similar projections of said dwelling. The parcel of land upon which a dwelling is to be constructed and/or maintained together with the land adjacent thereto and used in conjunction therewith may include one lot or part of one, two or more lots delineated on the recorded plat of Hawthorne Hills, but only with the written consent of Bailey Development Corporation.

Section 4. No garage or any addition thereto or alteration thereof shall be erected, reconstructed, placed or suffered to remain upon any such lot except for the exclusive use of the family occupying said dwelling and the servants thereof, nor unless such garage be made an integral part of said dwelling, nor unless nor until the size, location, type, style of architecture, cost, use, the materials of construction thereof, the color scheme therefore, the grade elevation thereof, and the plans, specifications and details of said garage, including the driveway
approach, and garage entrance shall have been first approved in writing by Bailey Development Corporation, and a true copy of said plans, specifications and details of said garage shall have been lodged permanently with Bailey Development Corporation, and no garage except as conforms to said plans, specifications and details shall be erected, reconstructed, placed or suffered to remain upon said lot. Such garage, being an integral part of said dwelling, shall be subject to all of the covenants, rights, terms, reservations, limitations, agreements and restrictions at any point herein made applicable to said dwelling.

Section 5. The location of any and all driveways shall be and remain as now established upon said lots, or, if not now established, as shall be determined by Bailey Development Corporation in writing at the time of the approval of the plans and specifications for said dwelling. No driveway shall be located, relocated or suffered to remain upon said lots except as now located or determined in writing by Bailey Development Corporation. Complete specifications for construction of driveway shall be submitted to Bailey Development Corporation and its approval thereof endorsed thereon in writing.

Section 6. No portion of the within described premises nearer to any highway than the building set-back line or lines shown upon the plat of said subdivision shall be used for any purpose other than that of a lawn; nothing herein contained however, shall be construed as preventing the use of such portion of said lots for walks (and drives if otherwise permitted), the planting of trees or shrubbery, the growing of flowers or ornamental plants, or for statuary, fountains and similar ornamentations, for the purpose of beautifying said premises, but no vegetables, so-called, nor grains of the ordinary garden or field variety shall be grown upon such portion thereof; and no weeds, underbrush or other unsightly growths, shall be permitted to grow or remain anywhere upon said premises, and no mailbox or any unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. No fence, hedge,
wall, or enclosure of any kind, for any kind, for any purposes, shall be erected, placed or suffered to remain upon said premises, nor shall a hedge be erected, placed or suffered to remain upon said premises until the written consent of Bailey Development Corporation shall having been first obtained therefor; and to be subject to the terms and conditions of consent as to its type, height, width, color, upkeep and any general conditions pertaining thereto that said consent may name.

Section 7. In connection with the provisions contained in Section 4 above, it is hereby provided that if, in the opinion of Bailey Development Corporation by reason of the 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, Bailey Development Corporation 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.

Section 8. The Bailey Development Corporation reserves the exclusive right to grant consents for the construction, operation and maintenance of electric light, telephone and telegraph poles, lines and conduits, and for water, gas, sewer and pipes and conduits or any other public utility facilities, together with the necessary or proper incidents and appurtenances, in, through, under and/or upon any and all highways, now existing or hereafter established, upon which any lot or portion thereof of said premises may now or hereafter front or abut.

Section 9. The Bailey Development Corporation 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 Hawthorne Hills, designated as utility rights-of-way, for the construction, operation and maintenance of electric lights, telephone 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 Hawthorne Hills, over or upon which easements for the installation
and maintenance of public utilities and storm sewers will be or have been
granted.

Section 10. No spirituous, vinous or fermented liquors of any kind shall
be manufactured or sold, either at wholesale or retail, upon said premises,
and no industry, business or trade, occupation or profession of any kind
shall be conducted, maintained or permitted upon said premises. 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 said premises; nor shall the premises be used in any way
or for any purpose which may endanger the health or unreasonably dis-
turb the quiet of the owner or owners of any adjoining land. No pole,
or overhead or exposes wires, whether for use in connection with radio,
telephone, television, electric light or any other purpose, and no adver-
tising 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 said premises or upon or visible from
the outside of said dwelling without the consent of Bailey Development
Corporation first having been obtained. The right is reserved by Bailey
Development Corporation to erect small structures and place signs on any
unsold lot or improvements thereon.

Section 11. No animals, rabbits or poultry, or any kind, character or
species of fowl or livestock, shall be kept upon or maintained on any part
of any lot or tract. The Bailey Development Corporation reserves the right
to adopt reasonable regulations governing the keeping within any dwelling of
domestic dogs, cats or other household pets, calculated not to become and
not becoming a nuisance to the owners or inhabitants of Hawthorne Hills.

Section 12. No clothes, sheets, blankets or other articles shall be hung
out or exposed on any part of said premises, except in the rear yards and
then only on portable laundry dryers of a revolving type not higher than
seven feet from the ground. No more than one dryer may be used for each dwelling house. No laundry shall be hung for drying on Sundays or holidays. No laundry of any kind, or other articles, shall be exposed or hung for drying at any time on any front porch or in the front of any building. No yard equipment, including power mowers, power shears and similar equipment shall be used by anyone on Sundays or holidays from May 1st to October 1st of each year prior to ten o'clock A.M.

Section 13. The Bailey Development Corporation reserves the sole and exclusive right to establish grades and slopes on the premises herein described, and to fix the grade at which any dwelling shall hereafter be erected or placed thereon, so that the same may conform to a general plan.

Section 14. All rubbish and debris, combustible and non-combustible, and all garbage shall be stored in underground containers or stored and maintained in containers, entirely within the garage or dwelling. Additional regulations for the storage, maintenance and disposal of rubbish, debris, leaves and garbage may, from time to time, be established by Bailey Development Corporation.

Section 15. The Bailey Development Corporation 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 summarily 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 thereof as interpreted by Bailey Development Corporation and Bailey Development Corporation shall not, by reason thereof, be deemed guilty of any manner of trespass for such entry, abatement or removal. A failure of Bailey Development Corporation 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, further or succeeding breach or violation thereof, and Bailey Development
Corporation shall at any and all times have the right to enforce the same.

Section 16. No grantee or successor in title shall subdivide or convey less than the whole of any lot without first obtaining the written consent of Bailey Development Corporation.

Section 17. In all instances where plans and specifications are required to be submitted to and are approved by Bailey Development Corporation, if subsequent thereto there shall be any variance in the actual construction and location of any addition, fence, wall, hedge, or roadway, any such variance shall be deemed a violation of these restrictions.

Section 18. Whenever any of the foregoing covenants, reservations, agreements, or restrictions provide for any approval, designation, determination, modification, consent or any other action by Bailey Development Corporation, any such approval, designation, determination, modification, consent or any other such action by any attorney authorized to sign deeds on behalf of Bailey Development Corporation and approved by the written powers of attorney of Bailey Development Corporation, as then recorded in the records of Lucas County, Ohio, shall be sufficient.

ARTICLE TWO

Section 1. Upon the completion and sale of not less than forty residences in said Hawthorne Hills, the Bailey Development Corporation may cause to be incorporated a non-profit corporation under the State of Ohio, to be called "Hawthorne Hills Property Owners' Association", or a name similar thereto, and upon the formation of such association, every owner (meaning a full building site) shall become a member thereof, and each such owner, including Bailey Development Corporation, shall be entitled to one vote on each matter submitted to a vote of members for each lot owned by him or it; provided, however, that where title to a lot is in more than one person, such co-owners acting jointly shall be entitled to but one vote.

Section 2. The association, by vote of 2/3s of its members may adopt such reasonable rules and regulations as it may deem advisable for the
maintenance, conservation and beautification of the property, and for
the health, comfort, safety, and general welfare of residents on said
property and all parts of said property shall at all times be maintained
subject to such rules and regulations.

Section 3. The Bailey Development Corporation, may, by an instrument
in writing, in the nature of an assignment, vest the association, if and
when formed, with the rights, privileges and powers herein retained
by the said Bailey Development Corporation which said assignment shall
be recorded in the office of the recorder of Deeds, of Lucas County,
Ohio.

ARTICLE THIRD

Section 1. Each grantee of Bailey Development Corporation, by the
acceptance of a deed of conveyance, accepts the same subject to all
restrictions, conditions, covenants, reservations, easements, and
the jurisdiction, rights and powers of Bailey Development Corporation
and the association, created or reserved by this Declaration or by Plat
or Deed restrictions herefore recorded, and all easements, rights,
benefits and privileges of every character hereby granted, created,
reserved or declared and all impositions and obligations hereby imposed,
shall run with the land and bind every owner of any interest therein,
and inure to the benefit of such owner, in like manner though the pro-
visions of this Declaration were recited and stipulated at length in
each and every deed of conveyance. The violation of any restriction
or condition, or the breach of any covenant or provision herein con-
tained shall give Bailey Development Corporation or its successors or
assigns or the association, the right (a) to enter upon the land upon which,
or as to which, such violation or breach exists, and to summarily abate
and remove, at the expense of the owner of said lot or lots any structure,
thing or condition that may exist thereon contrary to the intent and
meaning of the provisions hereof, and Bailey Development Corporation
or its successors or assigns, or the association, or its agents, shall
not thereby be deemed guilty of any manner of trespass; or (b) to enjoin, abate or remedy by appropriate legal proceedings, either in law or equity, the continuance of any breach.

Section 2. The several restrictions, covenants, conditions, agreements, and other provisions herein contained shall run with all the land in said Hawthorne Hills, and shall be binding upon all persons (whether natural, corporate or otherwise) their heirs, executors, administrators, successors and assigns, who hold any interest whatsoever in said Hawthorne Hills, regardless of how or in what manner said interest is acquired.

Section 3. 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.

Section 4. The invalidity of any restriction hereby imposed, or of any provisions hereof, or of any part of such restriction or provision, shall not impair or affect in any manner the validity, enforceability or effect of the rest of this Declaration.

Section 5. A violation of any of the rules and regulations adopted by Bailey Development Corporation, or by the Community Association shall be deemed a violation of this Declaration and may be enjoined as herein provided.

Section 6. The rights, privileges and powers herein retained by Bailey Development Corporation shall be assignable to, and shall inure to the benefit of its successors and assigns.

IN WITNESS WHEREOF, Bailey Development Corporation has caused this Declaration to be signed by its President and Secretary on the day and year first above written.

Witnesses:

[Signatures]

BAILEY DEVELOPMENT CORPORATION

[Signatures]
The State of Ohio } as
County of Lucas }

Before me, a Notary Public, in and for said County, personally appeared

Dean Bailey, President and Dorothy F. Bailey, Secretary

of said

BAILEY DEVELOPMENT CORPORATION

who acknowledged that they did sign said instrument as President and
Secretary of said Bailey Development Corporation, in behalf of said
corporation and by authority of its Board of Directors, and that said
instrument is the voluntary act and deed of the said Dean Bailey and
Dorothy F. Bailey as such officers and the voluntary act and deed of
said corporation for the uses and purposes therein expressed.

In Testimony Whereof, I have hereunto subscribed my name and affixed
my official seal this 4 day of June, 1970.

This instrument was prepared

by Dean Bailey

Received for record

Recorded in Volume

Page

LOUISE H. BRUGGEMAN
Notary Public, Lucas County, Ohio

RECEIVED &Recorded
JUN 5 1970 4:30 P.M.
GERALD J. CULLEN
RECORDER, LUCAS COUNTY, OHIO

See Vol 2339 Page 123
DISCLAIMER AND RENUNCIATION OF CERTAIN RIGHTS
UNDER DECLARATION OF RESTRICTIONS
FOR HAWTHORNE HILLS

Bailey Development Corporation, an Ohio corporation (hereafter "Bailey") is the assignee of all rights, privileges, and powers under the Declaration of Restrictions for Hawthorne Hills, (hereinafter the "Declaration of Restrictions") which Declaration of Restrictions was recorded in Volume 2319 of Mortgages, Page 177 Lucas County, Ohio, by virtue of a certain instrument entitled Adoption of "Hawthorne Hills" and Declaration of Restrictions Therefor dated June 4, 1970.

RECITALS: WHEREAS,

A. Pursuant to the Declaration of Restrictions, at Section 5 of ARTICLE THREE, there is a reservation of ". . . the right to change, modify, alter, or rescind any of the restrictions and covenants herein contained, except those set forth in Section 5 of Article One."

B. Bailey, as the assignee of all rights, privileges, and powers under the Declaration of Restrictions, desires to disclaim and renounce any such reserved rights.

C. Pursuant to the Declaration of Restrictions, at Section 7 of ARTICLE THREE, "The rights, privileges and powers herein retained by Bailey Development Corporation shall be assignable to, and shall inure to the benefit of their successors and assigns."

D. Bailey intends that Bailey Development Company, as grantee shall have standing to, and the right to, enforce the rights, benefits, privileges, and restrictions, running with the land and inuring to the benefit of said Bailey Development Company, as provided at Section 7 of ARTICLE THREE of the Declaration of Restrictions.

NOW, THEREFORE, Bailey, in consideration of the sum of $1.00 and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, and in consideration of the mutual benefits to be provided to Bailey Development Company, does hereby agree as follows:

1. The above recitals are incorporated herein by reference and made a part of this instrument.

2. Bailey hereby irrevocably disclaims and renounces the provisions of Section 5 of ARTICLE THREE of the Declaration of Restrictions which reserve the right to change, modify, alter, or rescind any of the restrictions and covenants therein contained.

3. The provisions of this instrument are binding upon the undersigned, its heirs, successors, and assigns and shall inure to the benefit of the Bailey Development Company, their heirs, successors, and assigns, and shall run with the real property affected thereby.

IN WITNESS WHEREOF, Bailey Development Corporation, has caused this Agreement to be signed in multiple copies, each to constitute an original, on this 15th day of December, 1981.

WITNESSED:

[Signature]

BAILEY DEVELOPMENT CORPORATION

[Signature]
DISCLAIMER AND RENUNCIATION OF CERTAIN RIGHTS
UNDER DECLARATION OF RESTRICTIONS
FOR HAWTHORNE HILLS

Bailey Development Corporation, an Ohio corporation (hereafter "Bailey") is the assignee of all rights, privileges, and powers under the Declaration of Restrictions for Hawthorne Hills, (hereinafter the "Declaration of Restrictions") which Declaration of Restrictions was recorded in Volume 2919 of Mortgages, Page 170, Lucas County, Ohio, by virtue of a certain instrument entitled Adoption of "Hawthorne Hills" and Declaration of Restrictions Therefor dated June 4, 1970.

REQUITALS: WHEREAS,

A. Pursuant to the Declaration of Restrictions, at Section 5 of ARTICLE THREE, there is a reservation of "... the right to change, modify, alter, or rescind any of the restrictions and covenants herein contained, except those set forth in Section 3 of Article One."

B. Bailey, as the assignee of all rights, privileges, and powers under the Declaration of Restrictions, desires to disclaim and renounce any such reserved rights.

C. Pursuant to the Declaration of Restrictions, at Section 7 of ARTICLE THREE, "The rights, privileges and powers herein retained by Bailey Development Corporation shall be assignable to, and shall inure to the benefit of their successors and assigns."

D. Bailey intends that Bailey Development Company, as grantee shall have standing to, and the right to, enforce the rights, benefits, privileges, and restrictions, running with the land and inuring to the benefit of said Bailey Development Company, as provided at Section 7 of ARTICLE THREE of the Declaration of Restrictions.

NOW, THEREFORE, Bailey, in consideration of the sum of $1.00 and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, and in consideration of the mutual benefits to be provided to Bailey Development Company, does hereby agree as follows:

1. The above recitals are incorporated herein by reference and made a part of this instrument.

2. Bailey hereby irrevocably disclaims and renounces the provisions of Section 5 of ARTICLE THREE of the Declaration of Restrictions which reserve the right to change, modify, alter, or rescind any of the restrictions and covenants therein contained.

3. The provisions of this instrument are binding upon the undersigned, its heirs, successors, and assigns and shall inure to the benefit of the Bailey Development Company, their heirs, successors, and assigns, and shall run with the real property affected thereby.

IN WITNESS WHEREOF, Bailey Development Corporation, has caused this Agreement to be signed in multiple copies, each to constitute an original, on this 26th day of May, 1982.

WITNESSED:

[Signature]

BAILEY DEVELOPMENT CORPORATION

By: [Signature]
DISCLAIMER AND RENUNCIATION OF CERTAIN RIGHTS
UNDER DECLARATION OF RESTRICTIONS
FOR HAWTHORNE HILLS

Bailey Development Corporation, an Ohio corporation (hereafter "Bailey") is the assignee of all rights, privileges, and powers under the Declaration of Restrictions for Hawthorne Hills, (hereinafter the "Declaration of Restrictions") which Declaration of Restrictions was recorded in Volume 2319 of Mortgages, Page 185, Lucas County, Ohio, by virtue of a certain instrument entitled Adoption of "Hawthorne Hills" and Declaration of Restrictions Therefor dated June 4, 1970.

RECITALS: WHEREAS,

A. Pursuant to the Declaration of Restrictions, at Section 5 of ARTICLE THREE, there is a reservation of "... the right to change, modify, alter, or rescind any of the restrictions and covenants herein contained, except those set forth in Section 5 of Article One."

B. Bailey, as the assignee of all rights, privileges, and powers under the Declaration of Restrictions, desires to disclaim and renounce any such reserved rights.

C. Pursuant to the Declaration of Restrictions, at Section 5 of ARTICLE THREE, "The rights, privileges and powers herein retained by Bailey Development Corporation shall be assignable to, and shall inure to the benefit of their successors and assigns.

D. Bailey intends that Bailey Development Company, as assignee shall have standing to, and the right to, enforce the rights, benefits, privileges, and restrictions, running with the land and inuring to the benefit of said Bailey Development Company, as provided at Section 7 of ARTICLE THREE of the Declaration of Restrictions.

NOW, THEREFORE, Bailey, in consideration of the sum of $1,000 and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, and in consideration of the mutual benefits to be provided to Bailey Development Company, does hereby agree as follows:

1. The above recitals are incorporated herein by reference and made a part of this instrument.

2. Bailey hereby irrevocably disclaims and renounces the provisions of Section 5 of ARTICLE THREE of the Declaration of Restrictions which reserve the right to change, modify, alter, or rescind any of the restrictions and covenants herein contained.

3. The provisions of this instrument are binding upon the undersigned, its heirs, successors, and assigns and shall inure to the benefit of the Bailey Development Company, their heirs, successors, and assigns, and shall run with the real property affected thereby.

IN WITNESS WHEREOF, Bailey Development Corporation, has caused this Agreement to be signed in multiple copies, each to constitute an original, on this 16th day of December, 198_.

WITNESSED:

[Signature]

BY:

[Signature]