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.
DECLARATIONS OF RESTRICTIONS
AS TO
HICKERY ACRES SUBDIVISION

A Subdivision in the City of Sylvania, Lucas County, Ohio

THIS DECLARATION, made and entered into by Sunrise Construction Company, hereinafter called "Developer," this 1st Day of November, 1990.

Whereas, Developer desires to establish, for its own benefit and for the benefit of all future owners and occupants of all or any part of Hickery Acres, certain restrictions upon the manner of use, improvement and enjoyment of the lots in Hickery Acres Subdivision.

ARTICLE I
USE OF LAND

1. Residential Lots. No dwelling shall be erected, reconstructed, placed or suffered to remain upon said lots having a floor area, excluding garage, porches and basement, less than 1,400 square feet. No dwelling shall be erected, reconstructed, placed or suffered to remain upon said premises unless, in addition to the floor area above specified and required, said dwelling shall include an attached two-car garage of not less than 440 square feet.

2. Miscellaneous. Any boat, bus, tent, mobile home, trailer or other similar housing device, if stored on any residential lot in the Subdivision, shall be suitably housed within a garage building. All rubbish, debris and garbage shall be stored within the garage.

ARTICLE II
ARCHITECTURAL CONTROL

1. Location of Structures. No dwelling shall be erected, reconstructed, placed or suffered to remain upon any lot, nearer the front or street line or lines than the building set back lines as shown on the recorded plat nor nearer to any side line or rear line as shown on the recorded plat.

2. Swimming Pools Above Ground. No above ground swimming pool shall be permitted installed or maintained on any lot unless plans and specifications are submitted to the Developer and the approval is granted in writing.

3. Driveway. All driveways shall be asphalt, or concrete.

4. Mailbox and/or Paper Delivery. The owner of a residential lot shall maintain the mailbox and/or paper delivery box and replace when necessary with a mailbox and/or paper delivery box of similar type, look and quality.
5. **Fencing.** All fences shall comply with the City of Sylvania Zoning Code.

6. **Clothes Poles.** No clothes, sheets, blankets or other articles shall be hung out or exposed on any part of any lawn, except in the rear yard.

**ARTICLE III**  
**ENFORCEMENT OF RESTRICTIONS**

The violation of every restriction or condition or the breach of any covenant or provision herein contained shall give Developer, its successors and assigns, the right:

A. To enter upon the land 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 or thing, or condition that may exist thereon contrary to the intent and meaning of the provision hereof, and Developer shall not thereby be deemed guilty of any manner of trespass; or

B. The continuance of any breach may be enjoined, abated or remedied by appropriate legal proceedings, either at law or in equity, by Developer, its successors and assigns. Costs, legal or otherwise, incurred by the Developer in enforcing these restrictions shall be borne by the lot owner against whom enforcement is sought.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of April, 1991.

Signed and acknowledged in the presence of:

[Signatures]

Ronald H. Peatee, Owner  
SUNRISE CONSTRUCTION CO.

Velma J. Peatee  
(Pointing Party, only)

STATE OF OHIO  
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 11th day of April 1991, by Ronald H. Peatee and Velma J. Peatee, husband and wife.

Nancy Caba  
Notary Public

RECEIVED &Recorded  
APR 15 1991  
SUE RIOUX  
RECORDER, LUCAS COUNTY, OHIO  
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