Second Amendment
Highland Acres
Lots 1 through 14

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.
SECOND AMENDMENT TO RESTRICTIONS FOR LOTS 1 THROUGH 14
HIGHLAND ACRES

Whereas, the undersigned are nine (9) of the owners of lot numbers (1) through (14) in
Highland Acres, a subdivision in the City of Sylvania, Lucas County, Ohio in accordance with
Volume 1402 of Plat, Page 441;

Whereas, the developer of Highland Acres caused to be filed a certain Declaration of
Restrictions which was recorded on September 29, 1948 in Volume 1402 of Plat, Page 411 (the
"Declaration") and an Amendment of Declarations of Restrictions filed for record July 26,
1954, in Volume 1679, Page 386 (the "Amended Declaration"), both of which are attached
hereto as Exhibits "A" and "B" respectively, and

Whereas, pursuant to Section 1 of the Declarations, the undersigned majority owners of
lots in Highland Acres wish to amend Section Nine (9) Amended of the Amended Declaration
as is more fully set forth herein;

Now, therefore, in consideration of these premises and in consideration of the benefits
accruing to the current and future owners of lots in Highland Acres, the undersigned majority of
owners in Highland Acres hereby amend Section Nine (9) Amended of the Amended Declaration
as follows:

Section Nine (9) Amended:

All outside walls of any residence buildings erected on any said lot shall be
constructed preferably of natural stone or clay brick. A wall veneered with
natural stone or clay brick shall be considered a full compliance with theirma
herein expressed. No residence building shall be erected having less than 1500
square feet of floor area exclusive of utility room, porches or unfinished floor area
of any nature. An attached garage which does not consist of more than 240 square
feet may be included in said square footage if said garage entrance is not visible
from the street on which said house faces. In no event shall any building be built
closer than 4 feet from either side line of said lots regardless of whether or not
adjoining lot owners consent thereto.

In all other respects, the remaining provisions of the Declarations and the Amended
Declaration which are enforceable in law or equity shall remain the same and be in full force and
effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this ___ day of ___
2006, by Martin F. Dietz, Jr., Trustee.

This instrument was prepared by:
Shawn M. Tracey, Esq.
SAYTMAN & SMITH LTD.
One SeaGate, 24th Floor
P.O. Box 10032
Toledo, OH 43666-0032
(419) 241-6000

Notary Public
My Commission Expires:__ /__/____
Notary Public, State of Ohio
Notary Public, State of Ohio
Section 16.19 R.C.
This Instrument was Prepared By:
Shawn M. Tracey, Esq.
EASTMAN & SMITH LTD.
One SeaGate, 24th Floor
P. O. Box 1662
Toledo, Ohio 43699-0602
(419) 241-6000
STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 15th day of August 2005, by John A. Bomleys, Co-Trustee.

Notary Public
My Commission Expires: 12/31/2005

7120 Monroe Street, Sylvania, Ohio

John A. Bomleys, Co-Trustee

STATE OF OHIO  
COUNTY OF LUCAS  

The foregoing instrument was acknowledged before me this 15th day of August 2005, by Kathleen J. Bomleys, Co-Trustee.

Notary Public
My Commission Expires: 12/31/2005

7120 Monroe Street, Sylvania, Ohio

Kathleen J. Bomleys, Co-Trustee

Prepared By:

EASTMAN & SMITH LTD.
One SeaGate, 24th Floor
P. O. Box 10032
Toledo, Ohio 43690-0032
(419) 241-6099
STATE OF OHIO
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 30 day of Aug., 2005, by John C. Ellenwood.

(SEAL)

Stephanie M. Woodworth
Notary Public
My Commission Expires:

STATE OF OHIO
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 30 day of Aug., 2005, by Audrey E. Ellenwood.

(SEAL)

Stephanie M. Woodworth
Notary Public
My Commission Expires:

This Instrument Was Prepared By:
Shawn M. Tracey, Esq.
EASTMAN & SMITH LTD.
One SeaGate, 24th Floor
P. O. Box 10032
Toledo, Ohio 43699-0032
(419) 241-6000

7019 Erie Street, Sylvania, Ohio

John C. Ellenwood

7019 Erie Street, Sylvania, Ohio

Audrey E. Ellenwood
STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 16th day of August 2005, by Leonard J. Hansen.

(Seal)

7050 Monroe Street, Sylvania, Ohio

Leonard J. Hansen

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 10th day of August 2005, by Paula F. Hansen.

(Seal)

7050 Monroe Street, Sylvania, Ohio

Paula F. Hansen

This Instrument Was Prepared By:
Shawn M. Tracey, Esq.
EASTMAN & SMITH LTD.
One SeaGate, 24th Floor
P. O. Box 10032
Toledo, Ohio 43699-0032
(419) 241-6000

(Seal of instrument attached)
STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 28th day of July, 2005, by Jan A. Watkins F/K/A Jan E. Alspaugh.

Jan A. Watkins
Notary Public
My Commission Expires: 10/15/2009

5665 Parkwood Ave, Sylvania, Ohio

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 28th day of July, 2005, by John K. Watkins, II.

John K. Watkins, II
Notary Public
My Commission Expires: 10/15/2009

5665 Parkwood Ave, Sylvania, Ohio

[Stamp]

Document Was Prepared By:
Shawn M. Tracey, Esq.
EASTMAN & SMITH LTD.,
One SeaGate, 24th Floor
P. O. Box 10032,
Toledo, Ohio 43699-0032
(419) 241-6000
STATE OF OHIO
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 15th day of August, 2006, by Sally Hobbie Rumman, Trustee.

Notary Public
My Commission Expires: 11-24-06

This instrument was prepared by:
Shawn M. Tracey, Esq.
EASTMAN & SMITH LTD.
One Seatitee, 25th Floor
P. O. Box 10932
Toledo, Ohio 43694-0932
(419) 241-6000
לא ניתן לקרוא את התוכן המוצג על המショップ这张.