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.
By Deeds dated May 12th 1932, Agricultural Investors, Inc., conveyed Lot No. 490 Howard Farms Plat 5, and other property, including all streets, drives, roads, bayous, lagoons or canals in Howard Farms, Plat V, an Addition in Jerusalem Township, Lucas County, Ohio, to The Commerce Guardian Bank, Trustee, together with all the privileges and appurtenances to the same belonging, and "does hereby give and grant to the said Grantee herein, its successors and assigns, the same rights and privileges over and upon Lots Numbered 119 and 158 in Howard Farms Plat II as are granted to the owners of lots in said Howard Farms Plat II by the Grantor herein."

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever, subject, however, to and upon the covenants, agreements, easement, restrictions, provisions, conditions and charges hereinafter set forth which it is agreed shall benefit and be binding upon all of the above described real estate and shall benefit and be binding upon the present and future owners and occupants of all of the aforesaid premises, said Grantor hereby covenanting that the title so conveyed is free, clear and unencumbered except as to taxes, assessments and reservations shown on the recorded plat of said addition; that it will warrant and defend the same against all claims whatsoever excepting said taxes, assessments and reservations aforesaid.

The covenants, agreements, easements restrictions, provisions, conditions and charges hereinbefore referred to and which shall benefit and be binding upon said premises and the owners and occupants thereof except as hereinbefore stated are as follows:

First: That until January 1st, 1941, the said premises shall be used for residence purposes only.

Second: That no building shall be moved or erected on said premises other than a single residence designated and constructed for
the use of a single family, and private garage for the sole use of the
owner of the premises, or fences or hedges not over thirty inches in
height from the level of the land, and no building shall be erected
without first submitting a plan to Agricultural Investors, Inc., or its
successors or assigns, and securing the written consent thereto endorsed
on said plans.

Third: That any residence shall be set back twenty feet from
front street line of the lot and not nearer than five feet from the
side lines of said lot.

Fourth: That all sewage shall be disposed of by a septic tank.

Fifth: It is further understood and agreed that no dedication
of any streets, or ways has been made on said plat or is hereby intended,
the Grantor hereby only giving and granting to said Grantee, its
successors and assigns, the right to use such streets and ways shown on
said plat as may be necessary for reasonable and convenient ingress and
egress to and from the land belonging to such Grantee, its successors
and assigns, and that said Grantor does hereby also give and grant to
said Grantee, its successors and assigns the right to use in common with
others, lots numbered 119 and 158, Plat II, Howard Farms, for recreative
and similar purposes.

It is further understood and agreed that the herein described
property shall be subject to an annual management and maintenance charge
of $4.00 per lot, payable on the second day of January each year in
advance to the Grantee herein, its successors and assigns. Said fund
to be applied to maintenance and management expenses incurred for the
following purposes: Payment of taxes on land used for common benefit,
for maintenance and operating drainage system, and for constructing,
maintaining and improving breakwaters for the protection of the property.

Received for record May 14th 1932 and recorded in Volume 832 of
NOTE I: In a Deed of lots in Howard Farms Plat II, received for record November 18, 1921 and recorded in Volume 566 of Deeds, page 24, grantee, its successors and assigns, acquired the right to use in common with others, lots numbered 119 and 158 on said plat for recreative and similar purposes.

NOTE II: In Cause No. 171055, Common Pleas Court, Lucas County, Ohio, on May 17, 1949 Decree entered wherein the court accepted the resignation of Agricultural Investors, Inc., as agent and manager of the maintenance and management fund of Howard Farms Plat V and appointed Arthur F. Custer; Stephen Evanoff; Earl M. Shupe; Clarence F. Ehram and George W. Frank, successor Trustees to perform and carry out all the terms, provisions and conditions of said trust.

July 19, 1950, Motion filed by the Board of Trustees to fill the vacancy caused by the death of Trustee, Clarence F. Ehram.

July 19, 1950, Journal Entry filed appointing John L. Szymanski as successor Trustee to fill the vacancy on said board.

April 16, 1964 Motion filed by the Board of Trustees to fill vacancies caused by the deaths of Arthur F. Custer and Stephen Evanoff and the resignation of Earl M. Shupe.

April 16, 1964 Journal Entry filed appointing Sixto Candelario, Ralph Quetschke and Tom Liggett as successor Trustees to fill the vacancies on said board.

No further entries appear on the docket of the above proceedings.