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.
DECLARATION OF RESTRICTIONS

WHEREAS, Samuel W. Scouten and Thelma A. Scouten, husband and wife, are the owners of Lots 1 through 23 inclusive, and 25 and 26 in Indian Ridge, a Subdivision in Sylvania Township, Lucas County, Ohio, and

WHEREAS, James R. Young and Sandra A. Young, husband and wife, are the owners of Lot 24 in said Indian Ridge, a Subdivision in Sylvania Township, Lucas County, Ohio, and

WHEREAS, said Samuel W. Scouten and Thelma A. Scouten, and James R. Young and Sandra A. Young desire that reasonable restrictions upon the manner of use, improvement and enjoyment of said lots be imposed upon the same and desire to make known said restrictions subject to which said lots owned by the respective parties hereto will hereafter be conveyed by them;

NOW, THEREFORE, in consideration of the premises, Samuel W. Scouten and Thelma A. Scouten, husband and wife, as owners of Lots 1 through 23 inclusive, and 25 and 26 in Indian Ridge, a Subdivision in Sylvania Township, Lucas County, Ohio, and James R. Young and Sandra A. Young, husband and wife, as owners of Lot 24 in said Indian Ridge, said Samuel W. Scouten and Thelma A. Scouten, and James R. Young and Sandra A. Young, being the owners of all of the lots in said Indian Ridge, and being desirous of establishing restrictions upon said lots, and in consideration of the enhancement in value thereof, and to afford purchasers due and ample protection in occupancy and in possession thereof, for the purposes for which said lots are designed, hereby declare that said lots now owned by them shall be hereafter conveyed by them subject to the restrictions hereinafter set forth:

1. All lots shall be known and described as residential lots and no dwelling shall be erected on any of said lots other than a detached single family ranch style dwelling not to exceed fifteen feet in height.

2. No part of any such residence including steps, open porches and terrace erected upon said lots shall be placed nearer than fifty feet from the front line of said lots and nearer than 10% of the width of any lot to the sides of said lots, except that on Lot 1 no building shall be erected nearer than twenty-five feet to the west line of said lot, and except that on Lots 13 and 23, no building shall be erected nearer than twenty-five feet to the east line of said lots. No building shall be erected nearer than twenty-five feet to the rear line of said lots. This paragraph shall not prohibit the location of a single family dwelling on parts of two adjoining lots.

3. No lot shall be re-subdivided.

4. There shall not be erected, constructed, suffered, permitted, committed, maintained, used or operated on any of said lots any nuisance of any character.

5. No stable, cattle yard, chicken yard or hog pen shall be erected, permitted or maintained on said lots, nor shall any horses, cattle, chickens or hogs or any noxious, dangerous or offensive thing be permitted or maintained thereon.
6. No building or other structures shall be erected, located, moved or maintained on any of said lots, except in accordance with plans or specifications showing the nature, kind, shape and type of such structure, which have not been approved by endorsement thereof, in writing, by Samuel W. Scouten or Thelma A. Scouten, or agent appointed by them. Any such agent appointed by said Samuel W. Scouten and Thelma A. Scouten, shall continue to function with power to appoint successors after said Samuel W. Scouten and Thelma A. Scouten are no longer living. Any determination made by said Samuel W. Scouten and Thelma A. Scouten shall be binding upon all parties in interest and said Samuel W. Scouten and Thelma A. Scouten shall have power to appoint successor agents.

7. No trailer, tent, barn or other outbuilding shall be located or erected on said lots, and no garage shall, at any time, be used as a residence, temporary or permanently, nor shall any residence of a temporary character be permitted.

8. No signs of any character shall be erected, posted or otherwise displayed on or about said lots without the permission of said Samuel W. Scouten and Thelma A. Scouten, or agent appointed by them, who shall have the right in their discretion to prohibit, restrict and control the size, construction, material, wording, location and height of all such signs.

9. A perpetual easement is reserved over the rear five feet of each lot for utility installation and maintenance.

10. No residence shall be erected upon any of said lots which shall have less than 1350 square feet of ground floor area.

11. No wines, liquors, beers or other intoxicants shall be manufactured or sold on any lot.

12. Until such time as a sanitary sewage system can be installed, there must be provided for each house a sanitary septic tank, which sanitary septic tank must be constructed according to the laws and regulations of the State of Ohio and of its duly authorized Subdivision and/or health authorities. No other sanitary arrangement shall be installed or permitted to remain in use upon any lot.

13. The above covenants and restrictions shall run with the land and shall be binding on each and every person who shall hereafter become the owner of any interest in any lot or part of lot until January 1, 1955, at which time said covenants and restrictions shall continue unimpaired thereafter until a majority of the owners of said lots shall abrogate the same.

14. Any violation or attempt to violate any of the foregoing covenants or restrictions shall be unlawful. Any person or persons owning any lot may prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any of the foregoing covenants or restrictions to prevent or enjoin him or them from so doing or to recover damages or other dues for such violation.

15. Invalidation of any of the foregoing covenants or restrictions by judgment or court order shall in no wise affect any of the others which shall remain in full force and effect.

Executed June 20, 1955 by Samuel W. Scouten, Thelma A. Scouten, James R. Young and Sandra A. Young.

Received for record June 20, 1955 and recorded in Vol. 1735 of Mortgages, page 548.
AMENDMENT TO DECLARATION OF RESTRICTIONS

WHEREAS, on June 20, 1955, Samuel W. Scouten and Thelma A. Scouten, husband and wife, as the then owners of lots 1 through 23 inclusive, and 25 and 26 in Indian Ridge, a Subdivision in Sylvania Township, Lucas County, Ohio, and James R. Young and Sandra A. Young, husband and wife, as owners of lot 24 in said Indian Ridge, a Subdivision in Sylvania Township, Lucas County, Ohio, executed a Declaration of Restrictions covering said lots in said Indian Ridge, which Declaration of Restrictions was recorded in Volume 1735, page 548 of Mortgage Records of Lucas County, Ohio, and

WHEREAS, the following named persons are now the owners of the lots in said Indian Ridge set opposite their names:

<table>
<thead>
<tr>
<th>Owners</th>
<th>Lots Numbers</th>
</tr>
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<tbody>
<tr>
<td>Samuel W. Scouten and Thelma A. Scouten, husband and wife.</td>
<td>1, 4, 5, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 24, 25</td>
</tr>
<tr>
<td>James F. Schmitz &amp; Patricia J. Schmitz, husband and wife.</td>
<td>2</td>
</tr>
<tr>
<td>Harry Essenheimer and Genevieve Essenheimer, husband and wife.</td>
<td>3</td>
</tr>
<tr>
<td>Albert W. Kleine, Jr. and Nancy C. Kleine, husband and wife.</td>
<td>6</td>
</tr>
<tr>
<td>William J. Deeg and Jeanne V. Deeg, husband and wife.</td>
<td>7</td>
</tr>
<tr>
<td>Robert J. Saam and Dorothy H. Saam, husband and wife.</td>
<td>8, 9</td>
</tr>
<tr>
<td>Joseph S. Davis and Ramona J. Davis, husband and wife.</td>
<td>20</td>
</tr>
<tr>
<td>Gerald W. Krueger and Marilyn Krueger, husband and wife.</td>
<td>21</td>
</tr>
</tbody>
</table>
Louis B. Beckmann and Ruth E.
Beckmann, husband and wife.

James R. Young and Sandra A.
Young, husband and wife.

WHEREAS, it is the desire of all of said owners to amend
said Declaration of Restrictions by changing said Section 1.

NOW, THEREFORE, in consideration of the premises and in
the enhancement of value to said lots, all of said owners recited
above, being owners of all of the lots in said Indian Ridge, hereby
declare that Section 1 of the Declaration of Restrictions referred
to above shall be and hereby is amended to read as follows:

1. All lots shall be known and described as residential
lots and no dwelling shall be erected on any of said lots other
than a detached single family ranch style dwelling or a detached
single family split-level style dwelling either of which shall not
exceed 20 feet in height.

Said Declaration of Restrictions shall otherwise remain
in full force and effect and all lots in said Indian Ridge shall
hereafter be conveyed subject to the restrictions set forth in
the Declaration of Restrictions as amended hereby.

IN WITNESS WHEREOF, the said Samuel W. Scouting and Thelma
A. Scouting, husband and wife; James F. Schmitz and Patricia J.
Schmitz, husband and wife; Harry Essenheimer and Genevieve
Essenheimer, husband and wife; Albert W. Kleine, Jr. and Nancy C.
Kleine, husband and wife; William J. Deeg and Jeanne V. Deeg,
husband and wife; Robert J. Saam and Dorothy H. Saam, husband and
wife; Joseph S. Davis and Ramona J. Davis, husband and wife; Gerald
W. Krueger and Marilyn Krueger, husband and wife; Louis B. Beckmann
and Ruth E. Beckmann, husband and wife; and James R. Young and Sandra
A. Young, husband and wife, have signed their names hereto or have
caused their names to be signed thereto, this ___ day of ______,
1957.

Samuel W. Scouten,
Thelma A. Scouten,
James F. Schmitz,
Patricia J. Schmitz,
Harry Essenheimer,
Genevieve Essenheimer,
Albert W. Kleine, Jr.,
Nancy C. Kleine,
William J. Deeg,
Jeanne V. Deeg,
Robert J. Saam,
Dorothy H. Saam,
Joseph S. Davis,
Ramona J. Davis,
Gerald W. Krueger,
Marilyn Krueger,
Louis B. Beckmann,
Ruth E. Beckmann,
James R. Young,
Sandra A. Young.

Acknowledged March 3, 1957 in Lucas County, Ohio, before
a Notary Public, State of Ohio (seal).

Received for record March 15, 1957 and recorded in Volume
1835 of Mortgages, page 499.