INVERNESS PLACE
(LOTS 4-98)

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DECLARATION OF RESTRICTIONS FOR LOTS
FOUR (4) TO NINETY-EIGHT (98) BOTH
INCLUSIVE, INVERNESS PLACE, AN
ADDITION IN ADAMS TOWNSHIP, LUCAS
COUNTY, OHIO.

Whereas, Clifford A. Schoen, of Toledo, Ohio, Thelma B.
Johns and Olive N. Hansen are the record owners in fee simple of
Lots Four (4) to Ninety-eight (98) both inclusive, in Inverness
Place, an Addition in Adams Township, Lucas County, Ohio, and

Whereas, there are no restrictions upon the manner of use,
improvement and enjoyment of said lots in said addition owned by
the aforesaid Clifford A. Schoen, Thelma B. Johns and Olive N.
Hansen, and,

Whereas, it is desirable that reasonable restrictions upon
the manner of use, improvement and enjoyment of said lots and parts
of lots be imposed upon the same; and that said restrictions be
made known to all future purchasers of said lots, or parts thereof.

Now, therefore, in consideration of the premises, the afore-
said Clifford A. Schoen, Thelma B. Johns and Olive N. Hansen, being
the owners of Lots Four (4) to Forty-eight (48) both inclusive, and
Lots Eighty-two (82) to Ninety-four (94) both inclusive, and Lots
Ninety-seven (97) and Ninety-eight (98) all in Inverness Place, an
Addition in Adams Township, Lucas County, Ohio, being desirous of
establishing restrictions on said lots, and in consideration of the
enhancement in value thereof and to afford purchasers due and ample
protection in the use and occupancy thereof, for the purposes for
which the same were designed, hereby declare that said lots, above
described, in said Inverness Place, are held by them and shall be
hereafter conveyed by them, subject to the restrictions hereinafter
set forth, which covenants and restrictions shall run with the land and be binding upon all the parties hereto and all parties claiming by, through or under them until January 1, 1990.

A. Pertaining to Lots 4 to 48 both inclusive, of Inverness Place, the undersigned hereby adopt as above set forth, the following covenants and restrictions:

1. Said lots shall be divided into parcels numbered 1 to 22 as shown on sales plat prepared and surveyed by Louis H. Lewandowski, July 24, 1945.

2. All the above-numbered lots and/or parcels shall be known and described as residential lots and/or parcels and shall be used for residential purposes only and private garages, and not more than one one-family residence shall be built upon any one of the twenty-two said parcels.

3. No building shall be erected on any parcel nearer than sixty-five feet to the front line except as follows:
   a. On parcels 1 to 4 both inclusive, and 22, no buildings shall be erected nearer than one hundred feet to the front lot line.
   b. On Parcels 6 to 12, both inclusive, and 15 and 16, due to the irregularity of the terrain, the building line shall be determined by the Grantors and the purchasers upon the submission of building and plot plan as hereinafter referred to.

4. No building shall be erected on any lot until the design and location have been approved in writing by the Grantors or the committees hereinafter referred to. However, in the event that the Grantors or the committee hereinafter referred to shall fail to approve or disapprove this design or location within forty-five days, then such approval will not be required, provided the design and location conform to and are in harmony with existing structures in the tract, and with the specific requirements set forth in these restrictions. In such case, however, no dwelling shall be permitted which shall have
less than 900 sq. ft. ground floor area in the case of a two-story structure, exclusive of garage and porch, nor less than 1750 sq. ft. ground floor area in the case of a one-story structure, including garage but exclusive of porch.

5. A Sanitary septic tank constructed in accordance with the specifications of the Lucas County, Ohio, Board of Health, shall be installed for each dwelling erected, and no other sanitary provision or device shall be permitted to remain thereon.

6. If any owner, or owners, their heirs and assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1990, it shall be lawful for any other person or persons owning any other lots in said development or addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction, and either to prevent him or them from so doing or to recover damages or other dues for such violations. On or after January 1, 1990, these restrictions may be renewed, modified or amended by agreement of two-thirds of the lot owners at that time.

8. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
9. When two-thirds of the lots in said Addition have been sold by the original Grantors, said Grantors may appoint or designate a committee of lot owners, preferably residents in said Addition, which committee shall pass upon those matters referred to in restrictions three to six.

DECLARATION OF RESTRICTIONS FOR LOTS EIGHTY-TWO (82) TO NINETY-FOUR (94) BOTH INCLUSIVE, NINETY-SEVEN (97) AND NINETY-EIGHT (98) INVERNESS PLACE, AN ADDITION IN ADAMS TOWNSHIP, LUCAS COUNTY, OHIO.

Pertaining to Lots Numbers Eighty-two (82) to Ninety-four (94) both inclusive, Ninety-seven (97) and Ninety-eight (98) Inverness Place, an Addition in Adams Township, Lucas County, Ohio. Said restrictions shall run with the land and be binding upon all parties hereto and all parties claiming under them until January 1, 1990.

1. Said premises shall be used for residential and gardening purposes only and shall not be resubdivided into parcels having less than 200 feet frontage on Richards Road; and not more than one one-family residence shall be built on any such parcel, except however, that two one-family residences may be built on the South 230 feet of said premises, and located as follows: said residences must be located not nearer than 300 feet to Richards Road; one of the same facing east and the other facing north; the residence facing north must be at least 125 feet south of the north line of said parcel; and the distance between said residences must be at least 150 feet.

2. On the South 630 feet of Lots Ninety-seven (97) and Ninety-eight (98), no building shall be erected nearer than 300 feet to Richards Road, nor within 40 feet of either side line. On the North 661.89 feet of lots Ninety-seven (97) and Ninety-eight (98), due to the irregularity of the terrain, the building line shall be determined between the Grantors and the Purchasers upon the submission of building and plot plan. And for all practical purposes,
said building shall be erected as near as possible to the Ravine on the West of said premises.

3. No building shall be erected on the premises herein described or on any resubdivision thereof until the design and location have been approved in writing by the Grantors or the committee hereinafter referred to. However, in the event that the Grantors or the committee hereinafter referred to shall fail to approve or disapprove this design or location within forty-five days, then such approval will not be required, provided the design and location conform to and are in harmony with existing structures in the tract, and with the specific requirements set forth in these restrictions. In such case, no dwelling shall be erected which shall have less than 800 sq. ft. ground floor area, in the case of a two-story structure, exclusive of garage and porch, nor less than 1800 sq. ft. ground floor area in the case of a one-story structure, including garage.

4. A sanitary septic tank constructed in accordance with the specifications of the Lucas County, Ohio Board of Health, shall be installed for each dwelling erected, and no other sanitary provision or device shall be permitted to remain thereon.

5. At no time shall the premises herein described or any resubdivision thereof or any building or other structure, improvement, or thing thereon, be occupied by any Negro or person partly of Negro extraction, any Mongolian or person partly of Mongolian extraction, or any Semetic or person partly of Semetic extraction. This prohibition is not intended to include occupancy by such person as a domestic servant or while employed in or about the premises by the owner or occupant of any land included in said Addition.

6. If any owner or owners, their heirs and assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1990, it shall be lawful for any other
person or persons owning any other lots in said development or
Addition to prosecute any proceedings at law or in equity against
the person or persons violating or attempting to violate any such
covenant or restriction, and either to prevent him or them from
so doing or to recover damages or other dues for such violation.
On or after January 1, 1980, these restrictions may be renewed,
modified or amended by agreement of two-thirds of the lot owners
at that time.

7. Invalidation of any one of these covenants by judgment
or court order shall in no way affect any of the other provisions
which shall remain in full force and effect.

8. When two-thirds of the premises herein described have
been sold by the original Grantors, said Grantors may appoint or
designate a committee of lot owners, preferably residents in said
Addition, which committee shall pass upon those matters referred to
in restriction numbers two and three hereof.

(Signed by) Clifford A. Schoen
Catherine M. Schoen
Thelma B. Johns
Russell B. Johns
Olive M. Hansen
Harry N. Hansen.

Received for record January 23, 1946 and recorded in Volume
1286 of Mortgages, page 326.

REMARKS: Filed with above restrictions and made a part
thereof appears copy of survey wherein the premises in question
are designed as Parcel No. _____.