INVERNESS PLACE
(LOTS 49-60)

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DECLARATION OF RESTRICTIONS FOR
LOTS FORTY-NINE (49) TO SIXTY
(60) BOTH INCLUSIVE IN INVERNESS
PLACE, AN ADDITION IN ADAMS
TOWNSHIP, LUCAS COUNTY, OHIO.

A. Pertaining to lots forty-nine (49) to sixty (60) both
inclusive, of Inverness Place, the undersigned hereby adopt as
above set forth, the following covenants and restrictions, said
lots being inadvertently omitted from the Declaration of
Restrictions then decided upon, which were recorded January 23,

1. Said lots shall be divided into parcels numbers twenty-
four (24) to twenty-eight (28) inclusive, as shown on sales plat

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 six parcels.

3. No building shall be erected on any parcel nearer than
fifty-five feet to the front line, except as follows:

   a. On parcels twenty-four (24), twenty-six (26), twenty-
      seven (27) and twenty-eight (28), 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 location plan
as hereafter 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 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, however, no dwelling shall be permitted which shall have less than 1050 square feet ground floor area in the case of a two-story structure, exclusive of garage and porch, nor less than 2000 square feet ground 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. [Text partially hidden or obscured.]

7. 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.

Signed: C. A. Schoen

Received for record July 10, 1950 and recorded in Volume 1475 of Mortgages, page 254.