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:

DECLARATION OF RESTRICTIONS ON THE USE OF LOTS IN JACKSON PARK,
AN ADDITION IN SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO.

Wm. B. Barendt Company, a corporation duly organized and
existing under and by virtue of the laws of the State of Ohio, and
pursuant to the order of its board of directors and by its duly
authorized officers, does hereby make declaration as follows:

That it is the owner of all of the lots in Jackson Park, an
Addition in Sylvania Township, Lucas County, Ohio, the plat of which
is recorded in Volume 44, page 29 and 30, of the Record of Plats, of
Lucas County, Ohio, and which plat contains numbers from 1 to 82 both
inclusive.

That for the use and benefit of said Wm. B. Barendt Co., its
successors and assigns and of every other person who shall become the
owner of, or have any title derived immediately or remotely from,
through or under said Wm. B. Barendt Co., its successors and assigns,
to any lot or parcel of land situated in said Addition or any subdivision
thereof the use of said lot or land shall be restricted as follows:

1. Excepting lots No. 1, 2 and 3, all of said lots shall be
   used exclusively for residential purposes.

2. Lots 1, 2 and 3 only may be used for business or commercial
   purposes.

3. There shall not be erected, placed, or suffered to remain
   on any of said lots No. 4 to 81 inclusive or any subdivision of lot
   No. 82, any building or structure whatever designed or intended for
   or used for any other purpose than as a dwelling house or for residential
   purposes, together with garage or any other out-buildings erected,
   placed, located, and used in accordance with the restrictions herein
   enumerated.
4. The costs of construction of such dwelling house inclusive of garage and out-buildings shall not be less than $2,500.00.

5. No part of such dwelling house exclusive of open porches shall be erected, placed or suffered to remain on said premises nearer to the line of said lot fronting on the street than 30 feet, excepting on lots 1 to 8 inclusive on which no such dwelling house shall be erected nearer than the building line as shown on the plat of said addition. No part of such dwelling house shall be erected, placed, or suffered to remain on said premises within 5 feet on either side line of any of said lots excepting lots No. 1, 2 and 3.

6. No barn or stable, and no billboards, sign or advertising device of any kind other than "for sale" or "for rent" sign shall be erected, placed or suffered to remain on any of said lots or any building or dwelling house erected thereon.

7. No garage or other out-buildings, unless attached to the dwelling house shall be erected, placed or suffered to remain on said premises within 75 feet of the front line of the lot fronting on the street, nor without the written consent of the owner thereof within 2 feet of the side line of any contiguous premises, and no garage or out-building shall at any time be used for residential purposes.

8. No intoxicating liquor shall be sold or manufactured on said premises.

9. Said premises shall not be used for any purpose or in any way which may endanger the health or unreasonably disturb the quiet of any occupant of adjacent or neighboring premises.

10. No portion of said premises within 20 feet of the street or highway on which said premises front shall be used for any other purposes than that of lawn, provided however this restriction shall not be construed to prohibit walks, driveways, trees, shrubbery, plants, flowers, statuary, fountains and similar ornamentations, but no vegetables
or grains shall be suffered to remain thereon. No weeds, brush, or unsightly objects "or" kind may be placed or suffered to remain on any part of said premises.

11. Said premises shall not be re-subdivided into a lot or parcel of less than 40 feet in width and 130 feet in depth.

12. No building of any kind shall be erected within 5 feet of the rear line of any lot. The said 5 rear feet shall be reserved for public utilities such as electric light and power lines, telephone lines, sewer and water lines, and such other public utilities as may be for the benefit of all lot owners.

13. No dwelling house, garage or any out-building shall be erected, placed or suffered to remain on any lot or portion thereof, the exterior of which is any other material than brick, stone, stucco, plaster or steel, painted with at least two coats of paint if wood or steel.

15. No vault, or out-building other than garage shall remain or be erected in any corner lot within 40 feet of the side line of said lot on the side street.

IN WITNESS WHEREOF, The Wm. B. Barendt Company has caused its signature and official seal to be affixed by its duly authorized officers and by order of its board of directors, this 20th day of June, 1927.

Signed by Wm. B. Barendt Company, by Wm. B. Barendt, President and Edgar M. Flowers, Secretary, with corporate seal.

Two witnesses.
Acknowledged June 20th, 1927 by The Wm. B. Barendt Company, by Wm. B. Barendt, President and Edgar M. Flowers, Secretary, before a Notary Public, Lucas County, Ohio, (Seal).

Received for record June 22" 1927 and recorded in Volume 721 of Deeds, page 405.