KING ADDITION

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5205

King Addition
City of Oregon, Ohio

Restrictions, limitations, and reservations as to use and occupancy of land and appurtenances in King addition Flo Dr., Oregon, Ohio.

Residential Lots
Single-Family Residence

1. All building and/or setback line shall be 50 ft. from the street right-of-way.

2. All lots sizes to have 24,390 sq. ft. more or less.

3. All lots shall be graded the same as lot #1.

4. No lot from 2 through 6 will have a basement. #1 lot being the only lot with a basement.

5. All buildings will be brick veneer or cedar siding ranch with garage attached.

6. All driveways shall be surfaced with asphalt or concrete.

7. All single-family dwellings shall have a minimum square footage of livable area on the foundation exclusive of porches and garages of 1300 sq. ft.

8. No metal out buildings shall be erected.

9. No trailer, shack, housecar or other temporary shelter or housing device shall be maintained or used as a residence, temporarily or permanently, in said.
sub-division.

10. No residence shall be used until the exterior has been completed in accordance with the detailed plans and specifications approved.

11. Any truck, boat, bus, housecar, camper, trailer or other similar housing device, if stored on any said lot, shall be housed within a garage building.

12. Any tanks for the storage of propane gas, fuel oil or gas shall be buried beneath the ground level.

13. Detailed plans and specifications showing the location of such structure on said lot must be approved by the developer before construction is begun.

14. All contractors must be approved by the developer.

15. All transfers and conveyances of each and every lot of said subdivision shall be made subject to these covenants and restrictions.

16. No chain link fences shall be permitted and no other fences shall be permitted in front yard other than (one) straight decorative fence, nor shall any fence exceed thirty-two (32) inches in height.

17. No clothes lines shall be located on any lot except for a removable folding umbrella type.

18. Each lot of land shall have a side yard on each side of a building of not less than ten (10) feet.

19. All lots in said subdivision shall be known and described as residential lots. All lots in said subdivision
shall be used and accepted solely and exclusively for single-family residence purposes and not more than one (1) single-family residence dwelling shall be erected on any one lot.

20. All rubbish and debris, combustable and noncombustable and all garbage shall be stored in underground containers, or stored and maintained in containers entirely within the garage.

21. No more than (1) one dog and (1) one cat will be permitted.

The covenants and restrictions here in above shall run with the land and shall be binding upon each and every person who now is or shall hereafter become the owner of any interest in or to the above described property or any part thereof until January 1, 1990.

Developer,

Warren A. [Signature]

Sworn to and signed in my presence this 12th day of April 1982.

WITNESSES

RECEIVED & RECORDED APR 12 1982 9:43 AM

SANDY ISLANDING
REGISTRAR LUCUS COUNTY OHIO

[Notary Public Signature]
Commission expires 5-15-86

W. Roy King
1329 Florida
Beavercreek, Ohio
Restriction, limitation, and reservations as to use and occupancy of land and appurtenances in King Addition-
Park Drive, Oregon, Ohio

Residential Lots
Single-Family Residence

1. All building and/or setback lines shall be 50 ft. from the street right of way.
2. All lot sizes to have 34,390 sq. ft. more or less.
3. All lots shall be graded the same as lot #1.
4. All may have a basement. #1 through #6.
5. All building will be brick veneer or cedar siding ranches from the front with garage attached.
6. All driveways shall be surfaced with asphalt or concrete.
7. All single-family dwellings shall have a minimum square footage of livable area on the foundation exclusive of porches and garages of 1,900 sq. ft.
8. No metal out buildings shall be erected.
9. No trailer, shack, housecar or other temporary shelter or housing device shall be maintained or used as a residence, temporarily or permanently in said sub-division.
10. No residence shall be used until the exterior has been completed in accordance with the detailed plans and specifications approved.
11. Any tuck, boat, bus, housecar, camper, trailer or other similar housing device, if stored on any said lot, shall be housed within a garage building.
OWNERS OF KING ADDITION

Marvin A. King, 1323 Flo Drive, Oregon Ohio 43616, is the owner of the following lots.

Lots #1, #2, #4, #5, and #6, in the King Addition in the City of Oregon, Ohio.

Martin Collum and Cathleen J. McColley, 2305 Starr Ave. Apt. B-5, Oregon, Ohio, are the owners of Lot #3 in the King Addition in the City of Oregon, Ohio.

Witnesses

[Signatures]

[Signature]

Sworn to and signed in my presence on this day April 3, 1984.

[Signature]

[Signature]

RECEIVED & RECORDED APR 08 1984 12:15 P.M.
SANDY, HENSGENS
GEOGRAPHIC, LUCAS COUNTY, OHIO

McAver A. King
1323 Flo Dr.
Oregon, OH 43616

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