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DECLARATION OF RESTRICTIONS FOR LAWRENCE PLACE, A SUBDIVISION IN
WASHINGTON TOWNSHIP, LUCAS COUNTY, OHIO.

The restrictions hereinafter contained are hereby adopted to a
general plan for the better and uniform improvement and development
of Lawrence Place and for the benefit and protection of all persons who may
hereafter become owners of lots therein. In consideration of the mutual
execution hereof and the enhancement of value of said property to the
respective owners thereof, and to afford purchasers of all of said
property due and ample protection in the uses and occupancies thereof
for the purposes for which it is designed, the said owners hereby
declare that said real estate is held by them, and shall be conveyed by
them subject to all the restrictions, conditions, covenants and agree-
ments hereinafter set forth.

1. Said lots shall be used for residence purpose only, not more
than one residence shall be built upon any one lot.

2. No building or any part thereof shall be erected or maintained
closer to any street than the building line being 25 feet from the front
lot line; provided, however, that unclosed porches may extend not more
than 10 feet beyond said building line. A minimum free space of five
feet shall be maintained from each lot side line.

3. No building, fence, wall, sign or other structure shall be
erected or maintained on said lots unless erected or maintained in accord-
ance with plans and specifications showing the nature, kind, shape, type,
material, color scheme and location of such structure, which shall be
submitted to the Lawrence Place Building Committee, its successors and
assigns, and approval thereof endorsed thereon in writing.

4. No residence shall be erected on said lots that has a ground
floor area of less than 720 sq.ft. in a one story dwelling and not less
than 528 sq.ft. of ground floor are in a two story dwelling.
5. All the restrictions herein contained shall be construed together, but if it shall be held that any restriction, or any part of any restriction, is invalid, or unenforceable for any reason whatsoever, no other restriction or any part thereof, shall be affected or impaired.

6. The aforesaid restrictions shall be in full force and effect until the first day of January, 1985.

Received for record January 5, 1951 at 12:46 P.M., and recorded in Volume 1500 of Mortgages, page 291.