LINCOLN GREEN
PLAT 2, 3 AND 4

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DECLARATION OF RESTRICTIONS
FOR LINCOLN GREEN PLATS II, III AND IV,
A SUBDIVISION IN SPRINGFIELD TOWNSHIP,
LUCAS COUNTY, OHIO.

KNOW ALL MEN BY THESE PRESENTS:

That Davison Development Company, an Ohio Corporation, which acquired title by instrument recorded in Volume 1766, Page 379, Lucas County Deed Records, in consideration of $1.00 and other good and valuable considerations for it paid by James A. Baird, Trustee, the grantee, whose mailing address is 1444 Edison Bldg., Toledo, Ohio, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said James A. Baird, as Trustee, and to his heirs and assigns forever, the following described premises:

Lots number 110 through 245 inclusive in Lincoln Green, Plat II, a Subdivision in Springfield Township, Lucas County, Ohio,

Lots number 246 through 333 inclusive in Lincoln Green, Plat III, a Subdivision in Springfield Township, Lucas County, Ohio,

Lots number 334 through 416 inclusive in Lincoln Green, Plat IV, a subdivision in Springfield Township, Lucas County, Ohio,

subject, however, to the following restrictions upon the use and occupancy of the above described premises:

1. These covenants shall run with the land and be binding upon the owners and all persons claiming under or through them until January 1, 1980, at which time said restrictions and covenants shall be automatically extended for successive periods of 10 years each, unless and until such time, within a period of 6 months immediately preceding the expiration of the original term of said restrictions or any successive term, the then owners of a majority of said lots shall have elected in writing to change, in whole or in part, or to terminate these restrictions, and shall have placed said election of record.

2. If the owners, their heirs, successors, or assigns, shall violate any of these covenants and restrictions, it shall be lawful for any person, persons, firm, association or corporation owning, having any interest in, or composed of the owners of any of the lots or portions of lots in Lincoln Green Plats II, III and IV to prosecute proceedings at law or in equity against the person, persons, firm, association or corporation violating or attempting to violate these covenants and either to prevent him, or them from so doing or to recover damages for such violations.

3. The invalidation of any one or more of these covenants shall in no way effect any other provision of this declaration.
4. All lots, subdivision of lots, and portions of Lincoln Green Plats II, III and IV shall be used for single family residential purposes only. No building of any kind shall be placed thereon except residence buildings and the necessary and proper outbuildings to be used in connection therewith. Not more than one residence shall be built upon any one lot as now platted. No trailer, tent, shack, garage, barn or other outbuilding or vehicle shall be used upon said lots, subdivision of lots or portions of Lincoln Green Plats II, III, and IV as a residence either temporarily or permanently.

5. No trade, business, profession, or use whatsoever, other than for residential purposes, except those necessarily incidental to residential use, whether for profit or otherwise, shall be permitted, carried on or conducted thereon.

6. The maintenance or harboring thereon of any animal, bird, or fowl other than two dogs, two house cats, and birds and fish maintained and kept as pets within the dwelling is expressly prohibited.

7. No building, sign or fence shall be erected, placed or altered on any building, plot, lot or site in Lincoln Green, Plats II, III or IV unless approval of the plans, specifications and plot plan therefore showing the location of such building, sign or fence has first been approved in writing, both as to conformity and harmony to external design with the desired structures to be erected in Lincoln Green Plats II, III and IV and as to the location of such proposed building or fence with respect to topography and landscaping, by a majority of the Lincoln Green Plats II, III and IV Architectural Committee, which committee shall consist of Donald J. McQuade, Devison Obenauer and Roland Roy and such other persons as a majority of said committee may, from time to time, elect to fill vacancies created in said committee. The decision of said committee in granting or denying approval shall be final and binding upon all owners of any part of Lincoln Green, Plats II, III and IV during the term of these restrictions or any extension thereof.

IN WITNESS WHEREOF, the undersigned being the owners of all of the lots of said Lincoln Green Plats II, III and IV, a subdivision in Springfield Township, Lucas County, Ohio, do execute this instrument this 15th day of October, 1960.

DAVISON DEVELOPMENT COMPANY,
an Ohio Corporation
By: John J. Schlageter, Vice-President
By: Donald J. McQuade, Secretary

Two witnesses.

Acknowledged October 15, 1960 by said Company, by said Officers, by authority of its Board of Directors, before a Notary Public, Lucas County, Ohio (seal).

Received for record January 17, 1961 and recorded in Volume 1776 of Deeds, page 550.

Above Restrictions were ratified, confirmed, and adopted by Davison Development Company by separate instrument received for record February 13, 1961 and recorded in Volume 1779 of Deeds, page 398.