LINCOLN GREEN

PLAT I

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.
Deed conveying said premises and more land dated December 8, 1959, received for record December 9, 1959 and recorded in Volume 1742 of Deeds, page 282 was made subject to the following restrictions upon the use and occupancy thereof.

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 ten (10) years each, unless and until such time, within a period of six (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 Plat 1 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 affect any other provision of this declaration.
4. All lots, subdivisions of lots, and portions of Lincoln Green Plat 1 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 Plat 1 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 Plat 1 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 Plat 1 and as to the location of such proposed building or fence with respect to topography and landscaping, by a majority of the Lincoln Green Plat 1 Architectural Committee, which committee shall consist of Clifford C. Loss, Jr. and Donald
J. Loss 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 Plat 1 during the term of these restrictions or any extension thereof.