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.
Lincolnshire, Plat 1, duly executed by Dora P Bailey, et al, on March 27, 1950 contains the following provisions:

ADOPTION OF LINCOLNSHIRE PLAT 1, AND DECLARATION OF RESTRICTIONS THEREOF

WHEREAS, Dora P Bailey, widow, Pierce Bailey and Louisa E Bailey, husband and wife, Dean Bailey and Dorothy P Bailey, husband and wife, Paul T Bailey II and Carolyn E Bailey, husband and wife, Seavey M Bailey, Jr, and Elizabeth H Bailey, husband and wife, are the owners in fee simple of all of the property described hereon, excepting therefrom that part thereof owned by The Board of Education of Ottawa Hills Village School District and

WHEREAS, The Board of Education of Ottawa Hills Village School District is the owner in fee simple of all of the remainder of the said property described hereon, and

WHEREAS, the said owners desire to make known the restrictions conditions, covenants, and agreements, subject to which all of the said property described hereon is now owned by them, and subject to which the same is to be conveyed by them, respectively

NOW THEREFORE, we hereby adopt this subdivision into lots as shown, and dedicate for public use the ways hereon shown, except that part thereof that is designated as buffer lot A, which buffer lot is dedicated conditionally until a part of the adjoining land is dedicated for the purpose of extending the public ways hereon shown. We hereby reserve for ourselves, our successors and assigns
the right to use and permit the use of a strip of land 5 feet in width, along the rear of each lot and a strip of land 5 feet in width along the side of each of several lots, as shown hereon, for the construction and maintenance of public or quasi-public utilities or functions. The restrictions hereinafter contained are hereby adopted pursuant to a general plan for the better and uniform improvement and development of LINCOLNSHIRE 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 agreements hereinafter set forth

1. Said lots shall be used for residential purposes only. Not more than one residence shall be built upon any one lot.

2. There is designated upon the lots shown hereon a building line. No building or any part thereof shall be erected or maintained closer to any street than the building line so marked and designated hereon; provided, however, that enclosed porches may extend no more than ten feet beyond said building line. A minimum free space of five feet shall be maintained from each lot side line. No detached garages shall be erected or maintained in said LINCOLNSHIRE.
3 No building, fence, wall, sign, or other structure shall be erected or maintained on said lots unless erected or maintained in accordance with plans and specifications showing the nature, kind, shape, type, material, color scheme and location of such structure, which shall be submitted to the LINCOLNSHIRE BUILDING COMMITTEE, its successors or assigns, and approval thereof endorsed thereon in writing.

4 All the restrictions herein contained shall be construed together, but if it shall be held that any restrictions, or any part of any restriction, is invalid, or unenforceable, for any reason whatsoever, no other restrictions, or any part thereof, shall be affected or impaired.

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

Received for record June 24, 1950 and recorded in Volume 48 of Plats, page 58.