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.
DECLARATION OF RESTRICTIONS

WHEREAS, said Louisville Title Agency for N.U. Ohio, Inc., Trustee, is the owner in fee simple of the following described real estate:

LITTLE FARMS PLAT ONE, of which this is a correct plat, plat, is laid out on and comprises all that part of the West one-half of the Northeast one-quarter of Section 8, in Town 9 South, Range 6 East, in the City of Sylvania, Lucas County, Ohio, bounded and described as follows:

Beginning at the northeast corner of the West one-half of the Northeast one-quarter of the said Section 8, said point being also the northwest corner of the plat of Grove Bel Estates, as recorded in Volume 50, Page 1, Lucas County Book of Plats; thence South 02 degrees 56 minutes 21 seconds West along the east line of the said West one-half of the Northeast one-quarter of Section 8 and the west line of said Grove Bel Estates a distance of 093.91 feet; thence West along a line parallel with the north line of said Section 8 a distance of 539.95 feet; thence North 54 degrees 19 minutes 26 seconds West a distance of 102.69 feet; thence North 22 degrees 05 minutes 14 seconds East a distance of 297.86 feet; thence North 27 degrees 09 minutes 37 seconds East a distance of 155.89 feet; thence North a distance of 218.56 feet to the north line of said Section 8; and thence East along the said north line of Section 8 a distance of 475.90 feet to the Point of Beginning. Containing 8.402 acres, more or less.

WHEREAS, MEZTO Inc., hereinafter referred to as Developer, intends to record plats for the development of said real estate into subdivisions of lots to be known as Little Farms Plat One and to establish restrictions upon the manner of use, improvement and enjoyment of the lots in said subdivisions which will make said lots more attractive for residential purposes for its own benefit and the benefit of all future owners.

NOW, THEREFORE, Developer, in consideration of the enhancement in the value of said property by reason of the adoption of the restrictions hereinafter set forth, does, for itself and its successors and assigns, hereby declare, covenant and stipulate that all lots that will be shown on the platted lots in the above described real estate to be known as Little Farms Plat One, in the City of Sylvania, Lucas County, Ohio, shall be conveyed by said Developer, its successors and assigns, subject to the following restrictions:

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ARTICLE ONE

Section 1. No dwelling or any addition thereto or any alterations thereof shall be erected, reconstructed, placed or suffered to remain upon any lot, unless or until the size, location, type, style of architecture, use, the materials of construction thereof, and the exterior color scheme therefor, the grading plan of the lot, including the grade elevations of said dwelling, the plot plan showing the proposed location of said dwelling upon any lot and drives, patio, motor courts, walks and landscape plans and the plans, specifications and details of said dwelling shall have been approved in writing by Developer, its successors or assigns, and a true copy of said plans, specifications and details shall have been lodged permanently with the Developer, and no dwelling except such as conforms to said plans, specifications and details shall be erected, reconstructed, placed or suffered to remain upon any lot. Developer reserves the sole and exclusive right to establish grades and slopes on all lots in Little Farms Plat One, and to fix the grade at which any dwelling shall hereafter be erected or placed thereon, so that the same may conform to a general plan.

Section 2. No dwelling shall be erected, reconstructed, placed or suffered to remain upon any lot, nearer the front or street line or lines than the building set back lines as shown on the recorded plat, nor nearer to any side line or rear line than shall be determined by Developer in writing at the time of the approval of the plans and specifications for said dwelling. This restriction as to the distances at which said dwelling shall be placed from the front, side, and rear lines of said lot, shall apply to and include, porches, verandas, portecochre, and other similar projections of said dwelling.

Section 3. The parcel of land upon which a dwelling is to be constructed and/or maintained together with the land adjacent thereto and used in conjunction therewith may include one lot or part of one, two or more lots delineated on the recorded plat of Little Farms Plat One, but only with the written consent of the Developer.
Section 4. No garage or any addition thereto or alteration thereof shall be erected, reconstructed, placed or suffered to remain upon any lot except for the exclusive use of the family occupying said dwelling and the servants thereof, nor unless, in the case of the single family dwelling such garage be made an integral part of said dwelling, nor unless nor until the size, location, type, style of architecture, use, the materials of construction thereof, the color scheme therefor, the grade elevation thereof, and the plans, specifications and details of said garage, including the driveway approach, and garage entrance shall have been first approved in writing by Developer, and a true copy of said plans, specifications and details shall be erected, reconstructed, placed or suffered to remain upon any lot. Such garage, in the case of a single family dwelling, being an integral part of said dwelling, shall be subject to all of the covenants, rights, terms, reservations, limitations, agreements and restrictions at any point herein made applicable to said dwelling.

Section 5. No above ground swimming pool shall be installed on any lot nor shall any other swimming pool be installed in Little Farms Plat One, until the plans, specifications and a plot plan showing the location of such addition or swimming pool shall have been approved in writing by Developer.

Section 6. The location of any and all driveways shall remain as now established upon any lot, or, if not now established, shall be determined by Developer in writing at the time of approval of the plans and specifications for said dwelling. No driveway shall be located, relocated or suffered to remain upon any lot in Little Farms Plat One, except as now located or determined in writing by the Developer. Complete specifications for construction of any driveway shall be submitted to Developer and its approval thereof endorsed thereon in writing.

Section 7. No structure or any part thereof shall be erected, placed or maintained on any lot in Little Farms Plat One, nearer to the front or street line or lines than the building set back
lines as shown on the recorded plat. Said portion of any lot shall not be used for any purpose other than that of a lawn; nothing herein contained, however, shall be construed as preventing the use of such portion of any lot for walks (and drives, if otherwise permitted), the planting of trees or shrubbery, the growing of flowers or ornamental plants, or statuary, fountains and similar ornamentations, for the purpose of beautifying any lot, but no vegetables, so-called, nor grains of the ordinary garden or field variety shall be grown on such portion thereof; and no weeds, underbrush, or other unsightly growths, shall be permitted to grow or remain anywhere upon any lot, and no unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. No fence, hedge, satellite dish or receiver, wall or enclosure of any kind, for any purpose, shall be erected, placed or suffered to remain upon any lot, until the written consent of Developer shall have been first obtained therefor and shall be subject to the terms and conditions of said consent as to its type, height, width, color, upkeep and any general conditions pertaining thereto that said consent may name.

Section 8. No basketball backboard shall be erected or attached to the front of any dwelling or garage or beyond the building line as set forth on the plat, and all such basketball backboards whenever erected shall be approved by Developer.

Section 9. In connection with the provisions contained in Section 6 above, it is hereby provided that if, in the opinion of the Developer, by reason of the shape, dimensions or topography of any lot herein described, or by reason of the type of dwelling to be erected thereon, or for any other reason satisfactory to it, the enforcement of the provisions of said Restrictions would work a hardship, Developer may modify such provisions so as to permit variations in cost, size, type, location or otherwise that will not, in its adjustment, do material damage to any abutting or adjacent property.
Section 10. Developer reserves the exclusive right to grant consents for the construction, operation and maintenance of electric light, telephone and telegraph poles, lines and conduits, and for water, gas, sewer, and pipes and conduits or any other public utility facilities together with the necessary or proper incidents and appurtenances, in, through, under and/or upon any and all highways, now existing or hereafter established, upon which any portion of any lot may now or hereafter front or abut.

Section 11. Developer reserves to itself, its successors and assigns, the exclusive right to grant consents for easements and right-of-ways in, through under and/or over those portions of the front, rear and sides of each lot, as shown on the plat of Little Farms Plat One, designed as utility right-of-ways, for the construction, operation and maintenance of electric lights, telephone and telegraph poles, lines and conduits, or any other public utility facilities, together with the necessary or proper incidents and appurtenances. No building or other structure, or any part thereof, shall be erected or maintained upon any part of the property in Little Farms Plat One, over or upon which easements for the installation and maintenance of public utilities and storm sewers will be or have been granted.

Section 12. No spirituous, vinous or fermented liquors of any kind shall be manufactured or sold, either at wholesale or retail, upon any lot; no industry, business or trade occupation or profession of any kind shall be conducted, maintained or permitted upon any lot. No well for gas, water, oil or other substance, (except water wells for underground sprinkling systems which shall have all parts, including, but not limited to, well points, well casings, all pumps, wires, conduits and pipes shall be totally concealed underground, the location of said lawn sprinkler wells shall be approved by Developer) shall at any time, whether intended for temporary or permanent purpose, be erected, placed or suffered to remain upon any lot; nor shall any lot be used in any way or for any purpose which may endanger the health
or unreasonably disturb the quiet of the owner or owners of any ad-
joining lot. No pole, or overhead or exposed wires, whether for use in connection with radio, telephone, television, electric light or any other purpose, shall be erected, placed or suffered to remain upon any lot or upon or visible from the outside of said dwelling without the consent of Developer first having been obtained. No signs of any character, other than the sales or rental of a dwelling located on said lot on which such sign is located, shall be erected, placed or posted or otherwise displayed on or about any lot without the written permission of Developer. The Developer shall have the right and discretion to prohibit, restrict or control the size, construc-
tion, materials, location and height of all such signs. The right is reserved by Developer to erect and place signs on any unsold lots in Little Farms Plat One.

Section 13. Other than dogs, cats or birds, all of which shall be maintained within the dwelling so as not to unreasonably disturb neighbors, the maintenance or harboring of any other animals is expressly prohibited in Little Farms Plat One.

Section 14. No clothes, sheets, blankets or other articles shall be hung out or exposed on any part of any lot. No more than one dryer may be used for each dwelling house. No yard equipment, including power mowers, power shears and similar equipment shall be used by anyone on Sundays or holidays from May 1 to October 1 of each year prior to ten o'clock A.M.

Section 15. Any commercial vehicle, boat, mobile home, recreational vehicle, travel trailer, trailer or other similar housing device if stored on any lot in Little Farms Plat One shall be housed within a garage.

Section 16. Said lots shall not be used for the storage of automobiles, trailers, scrap, scrap iron, wood, building materials, landscape materials, paper, glass, or any reclamation product or material, except that during the period the building is being erected upon such lot, building materials may be stored thereon.
However, any building materials not incorporated in said building within ninety (90) days after it is delivered to said lot shall be removed therefrom. Structures must be completed by an owner within six (6) months of the date of the beginning of construction.

Section 17. All rubbish and debris, combustible and non-combustible, and all garbage shall be stored in underground containers or stored and maintained in containers, entirely within the garage or basement. Additional regulations for the storage, maintenance and disposal of rubbish, debris, leaves and garbage may, from time to time, be established by Developer.

Section 18. Developer, its successors and assigns reserves and is hereby granted the right in case of any violation or breach of any of the restrictions, rights, reservations, limitations, agreements, covenants and conditions herein contained, to enter the property upon or as to which such violation or breach exists, and to summarily abate and remove, at the expense of the owner thereof, any erection, thing or condition that may be or exists thereon contrary to the intent and meaning of the provisions hereof interpreted by Developer, and Developer shall not, by reason thereof be deemed guilty of any manner of trespass for such entry, abatement or removal. A failure of Developer to enforce any of the restrictions, rights, reservations, limitations, agreements, covenants and conditions contained herein shall in no event be construed, taken or held to be a waiver therefor or acquiescence in or consent to any continuing further or succeeding breach or violation thereof, and Developer shall at any and all times have the right to enforce the same.

Section 19. No grantee or successor in title shall subdivide or convey less than the whole of any lot without first obtaining the written consent of the Developer.

Section 20. In all instances where plans and specifications are required to be submitted to and are approved by Developer, if subsequent thereto there shall be any variance in the actual construction and location of any alteration or addition, fence, wall, hedge or roadway, any such variance shall be deemed a violation of these restrictions.
Section 21. Whenever any of the foregoing covenants, reservations, agreements or restrictions provide for any approval, designation, determination, modification, consent or any other action by Developer, any such approval, designation, modification, consent or any other such action by any attorney-in-fact authorized to sign deeds on behalf of Developer shall be sufficient pursuant to a recorded power of attorney.

Section 22. The Developer shall have the exclusive right to determine the location, color, size, design, lettering and standards and brackets of all mail and paper delivery boxes, and the location, size, type and species of trees and/or shrubbery planted between the sidewalk and street curb in order that all such areas of Little Farms Plat One be strictly uniform in appearance with respect thereto. The owner of a residential lot shall maintain the mailbox and/or paper box and replace when necessary with a mailbox and/or paper delivery box of similar type, look and quality.

Section 23. On every non-corner lot within the Subdivision, there shall be a minimum of five (5) trees located between the street and the front of the dwelling. Corner lots shall have a minimum of eight (8) trees. If needed, such trees shall be planted at the lot owners' expense and such trees shall be a minimum of five (5) feet in height.
ARTICLE TWO

Section 1. Upon the sale of two-thirds (2/3) or more of the lots in the plat of Little Farms Plat One, Developer may cause to be incorporated a non-profit corporation under the laws of the State of Ohio to be called the "Little Farms Plat One Property Owners' Association", and upon the formation of such Association, every owner (meaning a full building site) shall become a member therein, and each such owner, including Developer, shall be entitled to one vote on each matter submitted to a vote of members for each lot owned by him or it; provided, however, that where title to a lot is in more than one person, such co-owners, acting jointly, shall be entitled to but one vote.

Section 2. The Association, by vote of two-thirds (2/3) of its members may adopt such reasonable rules, regulations and by-laws as it may deem advisable for the maintenance, conservation and beautification of the property, and for the health, comfort, safety and general welfare of residents on said property, and all parts of said property shall at all times be maintained subject to such rules and regulations.

Section 3. Developer shall by an instrument in writing, in the nature of an assignment, vest the Association, and when formed, with rights, privileges and powers herein retained by the Developer, which said assignment shall be recorded in the office of the Recorder of Deeds, Lucas County, Ohio.

Section 4. The owners of all lots in the plat shall be subject to the Code of Regulations of Little Farms Plat One and all rules and regulations enacted by said association.

ARTICLE THREE

Section 1. Each Grantee of Developer, by the acceptance of a deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, easements, and the jurisdictional rights and powers of Developer and the Association, created or reserved by this Declaration or by plat or deed restrictions heretofore recorded, and all easements, rights, benefits and
privileges of every character hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed shall run with the land and bind every owner as though the provisions of the Declaration were recited and stipulated at length in each and every deed of conveyance. The violation of any restriction or condition, or the breach of any covenant or provision herein contained shall give Developer, its successors or assigns, or the Association, the right (a) to enter upon the land upon which, or as to which, such violation or breach exists, and to summarily abate and remove, at the expense of the owner of said lot or lots, any structure, thing, or condition that may exist thereon contrary to the intent and meaning of the provisions hereof, and Developer or the Association not thereby deemed guilty of any manner of trespass; or (b) the continuance of any breach may be enjoined, abated, or remedied by appropriate legal proceedings, either at law or in equity, by Developer, its successors or assigns, or by the Association.

Section 2. These covenants and restrictions shall run with the land and shall be binding upon the Developer and all persons claiming under or through the Developer until the 1st day of January, 2000, at which time these covenants and restrictions shall be automatically extended for successive periods of ten (10) years. These covenants and restrictions may be amended prior to January 1, 2000 with written approval of the then owners of not less than two-thirds (2/3) of the lots in Little Farms Plat One, which amendment shall become effective from and after the filing with the Recorder of Lucas County, Ohio, of an instrument stating the amendment and signed by all approving lot owners with the formalities required by law. These covenants and restrictions may be terminated as of January 1, 2000, and may be amended or terminated thereafter with the written approval of the owners of not less than two-thirds (2/3) of the lots in Little Farms Plat One, upon the filing of an instrument as a aforesaid with the Recorder of Lucas County, Ohio.
Section 3. No restrictions imposed hereby shall be abrogated or waived by any failure to enforce the provisions, hereof, no matter how many breaches may occur.

Section 4. The invalidity of any restriction hereby imposed or of a provision shall not impair or affect in any manner, the validity, enforceability or effect of the rest of this Declaration.

Section 5. Violation of any of the rules and regulations adopted by the Association acquiring the rights and benefits of Developer shall be deemed as violation of this Declaration and may be enjoined as herein provided. The rights, privileges and powers herein retained by Developer shall be assignable to and shall inure to the benefit of its successors and assigns.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands to this instrument as of the 27th day of August, 1987.

WITNESSES:

[Signatures]

LOUISVILLE TITLE AGENCY
FOR N.W. OHIO, INC., TRUSTEE

[Signatures]

STATE OF OHIO, COUNTY OF LUCAS, SS:

The foregoing instrument was acknowledged before me this 27th day of August, 1987 by Kenneth I. White, Sr., Executive Vice President and John W. Martin, Executive Vice President of Louisville Title Agency for N.W. Ohio, Inc., Trustee, an Ohio Corporation, on behalf of the Corporation.

Naomi O. Andrzejczak
Notary Public
WITNESSES:

Andrew Day
J. Meyer

NEZTO, Inc.

By: Inez M. O'Grady, Pres.
Inez M. O'Grady, President

STATE OF OHIO, COUNTY OF LUCAS, SS:

The foregoing instrument was acknowledged before me this 05th day of August, 1987, by Inez M. O'Grady
Inez M. O'Grady, President of NEZTO, Inc., an Ohio corporation,
on behalf of the corporation.

Notary Public

SANDRA GAYE PAYNE
Notary Public - State of Ohio
My Commission Expires Apr. 14, 1992

RECEIVED & RECORDED

AUG 27 1987
3:24 PM
BILL COPELAND
Recorder, Lucas County, Ohio

Louisville By
K. White

87 1606E04
ASSIGNMENT

Nezto Inc., developer of Little Farms Plat One, does hereby assign unto Thomas J. O'Grady and Inez M. O'Grady, who shall constitute the "architectural control committee," the rights of the developer as to Sections 1 and 2, Article I, of the Declaration of Restrictions of Little Farms Plat One, a subdivision in the City of Sylvania, Lucas County, Ohio, RECORDED in 87-1606D05.

All of the other rights, duties and privileges of the developer in said Declaration of Restrictions as to Little Farms Plat One are hereby assigned unto/little Farms Plat One Property Owners Association, an Ohio non-profit corporation, whose address is 7743 Gillercrest Road, Sylvania, Ohio 43560.

IN WITNESS WHEREOF, Nezto Inc. has caused this instrument to be signed by its President at Sylvania, Ohio this 6th day of March, 1991.

Signed in the presence of:

Robert B. Dixon
Louisa R. Nelson

Sworn to before me and subscribed in my presence this 6th day of March, 1991.

Notary Public, State of Ohio

This instrument prepared by
Robert B. Dixon, Attorney at Law.