MAUMEE
MEADOWS, PLAT 4

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DECLARATION OF RESTRICTIONS AS TO LAND
LOCATED IN MAUMEE MEADOWS PLAT 4

WHEREAS, Wanamaker Development Co., hereinafter referred to as the owner, holds title in fee simple to the following described parcels of land situated in the City of Maumee, Lucas County, Ohio, to-wit:

Lots 99 to 125, both inclusive, in Maumee Meadows Plat 4, a Subdivision in the City of Maumee, Lucas County, Ohio,

and said parcels will hereafter be referred to as Maumee Meadows Plat 4;

WHEREAS, Wanamaker Development Co., the owner, desires to establish restrictions upon the manner of use, improvement, and enjoyment of the above described lots in Maumee Meadows Plat 4;

WHEREAS, other lot owners in Maumee Meadows Plat 4 join in said restrictions by consent thereto;

NOW, THEREFORE, in consideration of the premises, and in consideration of the enhancement in value thereof, and to afford purchasers due and complete protection in the use and occupancy thereof for the purposes of which the same are designated and to provide uniform general plan for the development, improvement, use, occupancy and enjoyment of Maumee Meadows Plat 4 as an architectural, harmonious, artistic and desirable residential district, Wanamaker Development Co., for itself, its successors and assigns, hereby declares and stipulates that the above described land is hereby restricted in accordance with the restrictions hereinafter set forth, and agrees that each lot in Maumee Meadows Plat 4 hereafter be conveyed by it, its successors and assigns, subject to these restrictions:

1. These covenants and restrictions are to run with the
land and shall be binding on Wanamaker Development Co., its successors and assigns, and each and every person who shall hereafter become the owner of any interest in any lot or any part of a lot in said tract and shall continue until January 1st, 1985, at which time said covenants shall be automatically extended for successive periods of 10 years each unless the owners of the majority of the foot frontage of the lots covered by these restrictions shall agree in writing to change these restrictions in whole or in part.

2. All lots, subdivisions of lots, and portions of Maumee Meadows Plat 4 shall be restricted to residence purposes only, and no building or structure of any kind shall be erected or maintained on the premises other than a single residence designed for the use of one family only, and a private garage for not more than two cars for the sole use of the occupier of said premises. Not more than one residence shall be built upon any lot.

3. No noxious or offensive trade or activity shall be carried on in Maumee Meadows Plat 4, nor shall anything be permitted therein which may be or become an annoyance or nuisance. No part of said tract shall be used or occupied for the following purposes: dog, cat or animal hospital, kennel or house, stables, cattle yard, hog pen, fowl yard or house or keeping of any animal, fowl or bird which may cause a nuisance; nor storage of trailers, travel or house trailers, automobiles, scrap iron, wood, building materials, paper, glass, junk, or any reclaimed products; nor shall said premises be used for any business or criminal purposes whatsoever; nor shall it be used for any mercantile or manufacturing establishment, storage, boarding house, boarding house, hotel, inn, restaurant, tavern, public or private hospital or infirmary. The failure to designate additional restrictions on the use of the property shall not permit any other use except the intended purpose of the premises for single residential purposes. Only 1 house dog and 1 house cat may kept on any one building site.
4. No trailer, basement, tent, shack, garage, barn, house-car or other temporary shelter shall be erected, maintained or used as a residence, temporarily or permanently on said tract. No building erected on said tract shall be used as a residence until the exterior has been completed as specified and called for in the plans and specifications thereof.

5. The type of residential structure which shall be permitted shall be the conventional two story house, the story and a half house, the one floor "ranch type" house and "the tri-level house. The ground floor area of the main structure, exclusive of one story open porches, breezeway areas and garages, shall be not less than 936 square feet of foundation area for a story and a half and the tri-level house except where the garage is attached the foundation area under the living area may be reduced to 884 square feet; not less than 624 square feet of foundation area for a two story house exclusive of garage; not less than 1200 square feet of foundation area for a ranch type home exclusive of attached garage. The roof pitch of a ranch type home shall be a minimum of 4 inches pitch or rise in 12 feet, and the minimum roof overhang for a ranch type house shall be 16 inches. Windows shall be fully weather stripped wood windows or if of another material must be of a quality and type approved by the Property Committee.

The exterior construction of any and all buildings shall be brick, brick veneer, stone, wood, or if another material it must be of a quality and make approved by the Property Committee. Stone veneer may be used only to enhance the frame or brick construction, and the amount and type used shall be as determined by the Property Committee.

No open car ports shall be constructed and all garages shall be enclosed on three sides and equipped with conventional type doors.
6. No part of the main foundation shall be placed nearer to the front line of a building site than the building line or lines shown on the plat, no foundation shall be nearer the side line of any building site than 10% of the width of such building site; no porch shall project forward from the main foundation more than 10 feet. Houses with attached garages will be encouraged but where detached garages are permitted no part of said detached garage shall be located more than 30 feet from the rear line of any lot, provided, however, that where lots are not rectangular or do not have uniform depth, the location of the garage shall be determined by the Property Committee.

7. Provision for the construction of a sidewalk, which shall be of concrete construction 4 feet wide by at least 4 inches in depth, shall be included in each and every contract for the construction of a residence. Such sidewalk shall be located at the point on the lot as shown on the Plat of the Subdivision, and its construction must be completed within three months after the occupancy of any residence.

8. No so-called "ribbon driveways" shall be permitted, and all driveways shall be of solid concrete or asphalt construction with a minimum of 8 feet in width.

9. No fence shall be more than 3 feet 6 inches in height. Nor shall any fence be erected or maintained closer to the street than the building line or lines set forth on the plat.

10. No building, fence, hedge, wall, walk or other structure, grading or planting shall be commenced, erected, or maintained, nor shall any addition to, or change or alteration therein be made until the plans and specifications, showing the nature, kind, shape, height, materials, floor plans, color scheme, location and approximate cost of such structure or work to be done, and the grading plan of
the plot to be built upon shall have been submitted to and approved in writing by at least a majority of a Property Committee consisting of Richard W. Dalton, James W. Rauh, Dale H. Harms and Charles P. Metty, or the survivors of them, and also by the Wanamaker Development Co. In the event of the resignation, death or failure to act by any committee member, the remaining member or members shall have the power to appoint his successor. The above committee then shall serve until another committee is elected as hereinafter provided. The committee shall have the right to refuse to approve any plans or specifications or grading plans, which are not desirable or suitable, in its sole and exclusive opinion, for aesthetic or other reasons; and in so passing upon such plans, specifications and grading plans, the committee shall have the right to take into consideration all of the restrictions contained herein and shall further have the right to consider whether or not the external design, grading, and the location of the buildings conform and are harmonious with the existing buildings in said Plat and surrounding territory. In the event such committee shall fail to approve or disapprove such plans, specifications and grading plans within 30 days after the same have been submitted to it, then such approval will not be required, provided, however, the design of the structure, size, construction and its location on the building site conforms to and is in harmony with existing buildings in Maumee Meadows Plat 4 and the restrictions contained herein. The members of the committee shall not be entitled to any compensation. After Wanamaker Development Co., its successors or assigns, has sold 75% of the lots in the final Plat of Maumee Meadows, a committee shall be elected by the owners representing a majority of the front footage of the lots or building sites in the whole of said Maumee Meadows which shall then pass on these matters. This committee shall serve indefinitely and changes in its personnel may be made as provided for
in the original committee set-up. Upon the election of this committee, a written instrument setting forth the names and addresses of the persons serving on such committee shall be recorded in the Recorder’s Office of Lucas County, Ohio.

11. The provisions of this declaration shall bind and inure to the benefit of and be enforceable by Wanamaker Development Co., its successors, legal representatives, and assigns, and any other lot owners, their heirs, legal representatives and assigns, having lots on building sites subject to these restrictions. These restrictions may be enforced by injunction or other appropriate legal remedy.

12. Invalidation of any one or any part thereof, of the foregoing covenants or restrictions by a judgment or court order shall in no wise affect any of the others, which shall remain in full force and effect.

In consideration of the premises and of the enhancement in value to said parcels of land hereinbefore described as:

Lots 99 to 125, both inclusive, in Maumee Meadows Plat 4, a Subdivision in the City of Maumee, Lucas County, Ohio, Wanamaker Development Co., as owner, hereby declares and establishes the foregoing restrictions and covenants and executes the same at Toledo, Ohio, this 6th day of August, 1969.

Signed by Wanamaker Development Co., by Richard W. Dalton, President and Dale H. Harms, Secretary.

Two witnesses.

Acknowledged August 6, 1969 by said Company by said Officers before a Notary Public, Lucas County, Ohio (Seal).

Received for record August 8, 1969 and recorded in Volume 2295 of Mortgages, page 618.