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

In order to create a more harmonious development, we, Great Lakes Homes, Inc., as owner of all the lots in Meadow Wood Heights, Plat I, as recorded in Volume 541, pages 79 and 80 of Lucas County, Ohio Map Records, do hereby declare the following restrictions on the use and occupancy of said lands:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than on detached single-family dwelling not to exceed one and a half stories in height and a private garage for not more than two cars.

2. No dwelling shall be permitted on any lot in said subdivision having a ground floor area of less than 700 sq. ft. in the case of a one story dwelling or 600 sq. ft. in the case of a one and a half story dwelling; these figures are exclusive of open porches and such dwelling shall cost not less than $9000.00 based on the cost levels prevailing on the date of the recording of these covenants.

3. No residence shall be located nearer to the front lot line than the building line indicated on the recorded plat. Open porches and terraces are excluded from this regulation. Nor shall the residence be built nearer to a side lot line than 5 ft. except where shown otherwise on the recorded plat.

4. No out-buildings shall be erected on any lot, except a one or two car garage which may be built of wood or masonry, which must be built not less than 3 ft. nor more than 5 ft. from the side line and not less than 5 ft. nor more than 10 ft. from the rear lot line unless the same is attached to the residential structure, either directly or with a breezeway.

5. All driveways on lots facing south shall be on the east side of lot; all driveways on lots facing north shall be on the west side of lot, except that on corner lots, the driveway may extend to the side street.

6. No signs shall be permitted on any lot or house built thereon except as may be necessary for the sale of the premises.

7. No fence shall be constructed forward of the main rear house line, and any fence shall be constructed of decorative material as chain link or wood picket.

8. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

10. Before any structure can be built on any lot, the plans and specifications for the same must be approved in writing by The Northern Ohio Investment Company or its nominees.

11. These restrictions shall run with the land for a period of twenty-five (25) years from the date of recording hereof and shall be renewable for an additional twenty-five (25) year period upon the approval of a majority of the then owners of all the lots.

12. The owner of any lot may enjoin in a court of competent jurisdiction any attempt to violate any of these restrictions. The invalidation of any of these covenants by a court of competent jurisdiction shall not render the other covenants invalid but the same shall remain in full force and virtue.

(Corporate Seal)  (Signed) GREAT LAKES HOMES, INC.,

John F. Coble, President,

Two witnesses.

E. C. Ritanour, Assistant Secretary.

Acknowledged September 6th 1955 by said Company, by said officers, before a Notary Public, Lucas County, Ohio (Seal).

Received for record May 15th 1956 at 10:08 A.M., and recorded in Volume 1791 of Mortgages, page 213.