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 Business Brokers, Inc., as Owners of the following pieces or parcels of real estate:

Lots numbers 1, 2, 3, 9, 10, 14 and 15 in the Assessor's Plat of Section number 36, Town 2, in the United States Reserve of 12 miles square at the foot of the Rapids of the Miami of Lake Erie, in the City of Maumee, Lucas County, Ohio as recorded in Volume 2A of Plats, page 46 of Lucas County, Ohio records excepting therefrom that portion of said lands as are included in Meadow Wood Heights Plat 2, as shown on the recorded Plat thereof in Volume 56, page 77, of Lucas County, Ohio Map records.

do hereby declare the following restrictions on the use and occupancy of said land: if and when any Plat or Plats are recorded upon any part, or the whole of the above described premises, said lots thus platted shall be subject to the following restrictions:

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 one 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 lots 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 99,000.00 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 breeze-way.

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

6. 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.

7. 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.

8. 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.

9. 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 nominee.

10. Nothing herein contained however, shall be construed so as to preclude or prohibit the use of any part of these lands for school
or religious purposes. The construction of the necessary facilities for these purposes shall not be considered a violation of these restrictions.

11. These restrictions shall run with the land for a period of 25 years from the date of recording hereof and shall be renewable for an additional 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.

GREAT LAKES BUSINESS BROKERS, INC.

John F. Cable
President

E. C. Ritenour
Assistant Secretary

Two witnesses.

Acknowledged April 3, 1958 by said corporation, by said officers before a Notary Public, Lucas County, Ohio, (seal).

Received for record April 4, 1958 and recorded in Volume 1881 of Mortgages, page 556.
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.
in order to create a more harmonious development, we, Great Lakes Business Brokers, and Truman H. Bowles and Violet B. Bowles, husband and wife, as owners of all
lots in Meadow Wood Heights, Plat II, as recorded in Volume 58, Page 77,

as recorded in County, Ohio Map Records, do hereby declare the following restrictions, viz.,

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

2. A dwelling shall be permitted on any lot in said subdivision having

- a ground floor area less than 700 sq. ft. in the case of a one story dwelling
- and a half story dwelling; these figures are exclusive of open porches and

Any dwelling shall cost not less than $9000.00 based on the cost levels presently recorded plat.

3. A residence shall be located nearer to the front lot line than the buildings are located on the recorded plat. Open porches and terraces are excluded from this restriction. In no event shall a residence be built nearer to a side lot line than 1 ft. except where there are other buildings on the recorded plat.

4. Outbuildings shall be erected on any lot, except a one-car garage, which shall be

- of wood or masonry, which must be built not more than 3 ft. for more than 5 ft. from the side line and not less than 5 ft. nor more than 6 ft. from the rear lot line, unless

- a sign is attached to the residential structure, either directly or with a brace or

- be permitted on any lot or house; however, except as may be necessary for the sale of the premises.

- be constructed forward of the main residence line, and any fence shall be

- constructed of decorative material as chain link or wood picket.

5. No nuisance offensive activity shall be carried out upon any lot, nor shall anything be done therein which may be or may become an annoyance or nuisance to the neighborhood.

6. 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 unless temporarily or permanently.

7. 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 nominee.

8. 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.

9. 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.
WITNESSES:  

Robert Ginne

Ethel Jean Prayg

STATE OF OHIO  
COUNTY OF LUCAS

Before me, a Notary Public in and for said County and State, personally appeared Truman R. Bowles and Viola B. Bowles who acknowledge that they did sign the foregoing instrument and the same is their free act and deed.

IN WITNESS WHEREOF, I hereunto subscrie my name and affix my official seal at Toledo, Ohio this 17th day of May, 1947.

Notary Public

Viola B. Bowles
In order to provide a more harmonious development with Great Lakes Business Brokers, Inc. as Owner of the following pieces or parcels of real estate:

Lots, numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 in the Assessor's Plat of Section number ten (10) in Township two (2), in the United States Reserve of twelve (12) miles square at the foot of the Rapids of the Miami of Lake Erie, in the City of Maumee, Lucas County, Ohio as recorded in Volume 24A of Plats, Page 46 of Lucas County, Ohio records excepting therefrom that portion of said lands as are included in Meadow View Heights Plat 2, as shown on the recorded Plat thereof in Volume 26, Page 37, of Lucas County, Ohio records.

I hereby declare the following restrictions on the use and occupancy of said lands if and when any Plat or Plats are recorded upon any part or the whole of the above described premises, said Lots and plats to be subject to the following restrictions:

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 one 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 erected on any lot in such manner having a ground floor area of less than 300 sq. ft. in the case of a single-story dwelling or 500 sq. ft. in the case of a two-story dwelling. No building having a gross floor area of more than 500 sq. ft. nor over half the total floor area may be built on the Lots as of the date of the recording of this Plat.

3. No building shall be located nearer to the front lot line than the setback line indicated on the recorded Plat. It is understood and agreed by the Parties hereto that this regulation shall be measured from the mean elevation of the Lots as of the date of the recording of this Plat.

4. No outbuildings shall be erected on any lot except a one-car garage which may be built at some distance, which must be built not less than 5 ft. from the rear lot line and not less than 5 ft. from the side lot line, unless the same is attached to the residential structure, either directly or with a driveway.

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

6. 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.

7. No building or representative shall be carried on upon any lot, nor shall anything be done therein which may or may become an annoyance or nuisance to the neighborhood.

8. 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 without permanent use.

9. 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 nominee.
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 effect.

WITNESSES:

Great Lakes Business Brokers, Inc.

John F. Cable
President

E. C. Ritman, Assistant Secretary

STATE OF OHIO
COUNTY OF LUCAS

Before me, a Notary Public, in and for said County and State, personally appeared John F. Cable and E. C. Ritman, who are the President and Assistant Secretary, respectively, of Great Lakes Business Brokers, Inc., who acknowledge that they did sign the foregoing instrument and that the same is their free act and deed both personally and as such officers, and the free act and deed of Great Lakes Business Brokers, Inc.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Toledo, Ohio this 3rd day of April, 1950.

REDEEMED & RECORDED AT 3:41 P.M.
APR 4, 1950

Notarized

[Signature]

MEMBER LUCAS COUNTY, OHIO

[Stamp]