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, Ellen J. Arnold, hereinafter referred to as the owner, holds title in fee simple to the following described parcel of land, situated in Washington Township, Lucas County, State of Ohio:

Lots one (1) to Twenty-seven (27) inclusive in the Plat of Meadowland Estates, an Addition, in the Township of Washington, Lucas County, State of Ohio.

AND WHEREAS, Ellen J. Arnold, the owner, desires to establish restrictions upon the manner of use, improvements, and enjoyment, of the above-described lots in Meadowland Estates and to hereby impose on said lots in said Meadowland Estates certain restrictions.

NOW, THEREFORE, in consideration of the premises, and in consideration of the enhancement in value thereof, and to afford purchasers due and ample protection in the use and occupancy thereof for the purposes of which the same are designated, and to provide a general plan for the development of said addition designed to make same more attractive for residential purposes, Ellen J. Arnold, the
owner, for herself, her heirs and assigns, hereby declares and
stipulates that each lot in said Meadowland Estates shall hereafter
be conveyed by her, her heirs and assigns, subject to the restrictions
hereinafter set forth:-

1. These covenants are to run with the land and shall be
binding on said Ellen J. Arnold, and all persons claiming under
or through her until January 1, 1998, at which time said covenants
shall be automatically extended for successive periods of ten (10)
years each, unless and except the then owners of the majority of the
footage abutting upon a duly dedicated street or road known as
"Arnelle Road"; which runs through the center of said addition in
an easterly and westerly direction, shall agree in writing to change
these covenants in whole or in part.

2. If the owners, their heirs or assigns, shall violate
any of these covenants it shall be lawful for any person, persons,
firm, or corporation owning or having any interest in any part of
said tract or any association not for profit composed of owners of
parcels, lots or portions of said Meadowland Estates to prosecute
proceedings at law or in equity against the person, persons, firm
or corporation violating or attempting to violate these covenants
and either to prevent him or them from so doing or to recover damages
for such violations.

3. The invalidation of any one or more of these covenants
by judgment or other court order shall in no ways effect any of
the other provisions which shall remain in full force and effect.

4. Lot one (1) shall be known as a residential lot and shall
not be subdivided into more than two home sites fronting on Talmadge
Road and each shall have a frontage of not less than one hundred
(100) feet. No home shall be built fronting on Talmadge Road on a
home site area of less than Twenty-five Thousand (25,000) square feet.

Lots two (2) to Twenty-seven (27) inclusive, shall be known
as residential lots and no home or other building shall be built
thereon situated on a building plot or site having a frontage of less than one hundred (100) feet.

Lots numbers "A" and "B" are hereby dedicated to public use for street purposes as soon as Arnelle Road and Lainar Drive are extended and widened to same width shown on plat.

5. All lots, subdivisions of lots, and portions of the above described Meadowland Estates shall be known and described as residential lots, plots, and sites; and no structure shall be erected on any such residential lot, plot, portion or site other than one (1) detached, single family dwelling, not to exceed one and one-half (1½) stories in height and a private garage of not more than three (3) passenger motor car capacity, and shall conform to the type of residence known as "ranch type" or "rambling bungalow".

6. No building shall be erected, placed or altered on any building plot, lot, or site, in said Meadowland Estates until the building plans, specifications and plot plan showing the location of such building or said building site, have been approved in writing as to conformity and harmony to external design with the existing structures in the said Meadowland Estates as to the location of the building with respect to topography and finished ground elevation, by a committee elected by a majority of the owners of the lots or building sites in said "Meadowland Estates": provided, however, that until such time as said committee has been so elected by a majority of the owners of said Meadowland Estates Addition, John K. Arnold, Ellen J. Arnold and Edward G. Harris and the survivors shall constitute such committee and shall so act until a committee of the said lot owners meet and elect such committee. In the event such committee shall fail to approve or disapprove such design and plans within thirty (30) days after the same has been submitted to it, then such approval will not be required, providing, however, that the design of the structure and its location on the lot or building site conforms to and is in harmony with existing structures
in said Meadowland Estates and under such circumstances this covenant will be deemed to be fully complied with. Neither the members of such committee, its designated agent or any successors shall be entitled to compensation for services performed pursuant to this covenant. Upon the election of a new committee hereunder, a written instrument shall be executed by the record owners of a majority of the footage fronting upon said "Arnelle Road" and duly filed with the recorder of Lucas County, Ohio setting forth the names and addresses of the persons serving on such committee, together with their chairman and representative, which persons shall hereinafter constitute such committee, provided for hereunder.

7. On Lots Nos. one, two and three the west foundation line of any house or any part thereof shall not be located nearer than one hundred twenty (120) feet nor further than one hundred fifty (150) feet from the center line of Talmadge Road. Except as to Lots Nos. one, two and three, no house or any part thereof shall be located nearer than one hundred (100) feet, nor further than one hundred thirty (130) feet from the center line of Arnelle Road. No building shall be located nearer than twelve (12) feet to any sideline of the building site on which said building is to be erected. Detached garages, screened summer porches, shall not be built or located nearer than ten (10) feet to the north line or the south line of the said "Meadowland Estates".

8. No noxious or offensive trade or activity shall be carried on upon any part of said "Meadowland Estates" nor shall anything be done thereon which may be or become an annoyance or nuisance to the owners in said "Meadowland Estates".

9. No trailer, basement, tent, shack, garage, barn, housecar or other temporary shelter shall be 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 thereon has been completed as specified and called for in the plans and specifications thereof.
10. No residence, exclusive of One (1) story, open porches and garages, containing less than a ground floor area of one thousand fifty (1050) square feet shall be permitted on any plot or site in said "Meadowland Estates".

11. No part of said tract shall be used or occupied for the following purposes: dog, cat or animal hospital, kennel or house for keeping of any animal, fowl or bird which may cause a nuisance; nor storage of trailers, automobiles, scrap iron, wood, building materials, paper, glass or any reclaimed products; nor shall said premises be used for any business purposes whatsoever; nor shall any noxious, dangerous or offensive things be permitted or maintained thereon. Nor shall any mercantile, manufacturers, storage, boarding house, rooming house, hotel, inn, public or private hospital or infirmary or any other use except for single family residential purposes, providing, however, nothing contained herein shall prohibit the keeping of two (2) house dogs, one (1) house cat and not to exceed fifty (50) chickens on any one parcel, said chickens, however, to be kept in a fence enclosure not less than Two Hundred eighty-five (285) feet from the center line of the thoroughfare upon which the tract fronts.

12. As to lots numbers four to twenty-seven inclusive, no sign shall be displayed on any building, site, home or lot in Meadowland Estates other than the following:- A For Sale sign not to exceed two foot by four foot in size placed at least one hundred feet from the center line of the road upon which premises fronts; on lots one, two and three no sign shall be displayed other than signs or billboard advertising lots for sale in Meadowland Estates by the undersigned.

13. No house on lots one and two shall be erected nearer than sixty feet to the center line of Arnelle Road nor nearer than twenty feet from the west line of lot number twenty-seven and lot number four.
14. No house in said "Meadowland Estates" shall cost less than $7,500.00 to erect. This restrictive covenant is also contained in deed recorded in Volume 1226 of Deeds, Page 286, Lucas County Recorder's Office, Lucas County, Ohio.

15. Lots four to twenty-seven inclusive in said addition within One Hundred (100) feet from the center line of Arnelle Road shall not be used for any purpose other than that of lawn; provided, however, this covenant shall not be construed to prohibit walks, drives, trees, shrubs, shrubbery, ornamental plants, flowers, nor any ornamental fence or hedge of not over Four (4) feet in height to be used; but no vegetable, farm product, or grain shall be grown or suffered to remain upon any part of said premises within One Hundred Sixty (160) feet of the center line of the thorofare upon which said site abuts.

In consideration of the premises and of the enhancement in value of said "Meadowland Estates", hereinbefore described, Ellen J. Arnold, owner and John K. Arnold, her husband, do hereby declare and establish the foregoing restrictions and covenants.

In witness whereof the said Ellen J. Arnold and John K. Arnold, hereunto set their hands this 1st day of September 1948.

Signed in the presence of:  
Ellen J. Arnold  
Margaret Geiser  
Edward G. Harris

Acknowledged September 1, 1948 by Ellen J. Arnold and John K. Arnold, before a Notary Public, Lucas County, Ohio, (Seal).

Received for record September 2, 1948 at 12:15 P.M., and recorded in Volume 1399 of Mortgages, page 547.