MEADOWLAWN

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ADOPTION OF MEADOWLAWN

and

DECLARATION OF RESTRICTIONS THEREFOR.

WHEREAS, Dean Bailey, is the owner in fee simple of the property described hereon.

WHEREAS, the said owner desires to make known the restrictions, conditions, covenants and agreements subject to which all of the said property described hereon is now owned by him, and subject to which the same is to be conveyed by him.

NOW, THEREFORE, I hereby adopt this Subdivision into lots, as shown and dedicate for public use the ways thereon shown. I hereby reserve for myself, my successors and assigns the right to use and permit the use of a strip of land 5 feet in width, along the rear of each lot and a strip of land 5 feet in width along the side of each of several lots, as shown hereon, for the construction and maintenance of public or quasi-public utilities for functions. The restrictions hereinafter contained are hereby adopted pursuant to a general plan for the better and uniform improvement and development of Meadowlawn and for the benefit and protection of all persons who may hereafter become owners of lots therein.

In consideration of the mutual execution hereon and the enhancement of value of said property to the respective owners thereof, and to afford purchasers of all of said property due and ample protection in the uses and occupancies thereof for the purposes for which it is designed, the said owners hereby declare that said real estate is held by them, and shall be conveyed by them, subject to all the restrictions, conditions, covenants and agreements hereinafter set forth.

1. Said lots shall be used for residence purposes only.

2. There is designated upon the lots shown hereon a building line. No building or any part thereof shall be erected or maintained closer to any street than the building line so marked, and designated
thereon; provided, however, that unenclosed porches may extend not more than ten feet beyond said building line. A minimum free space of 10% of lot frontage shall be maintained from each lot side line.

3. No building, fence, wall, sign or other structure shall be erected or maintained on said lots unless erected or maintained in accordance with plans and specifications showing the nature, kind, shape, type, material, color scheme and location of such structure, which shall be submitted to The Meadowlawn Building Committee, its successors or assigns and approval thereof endorsed thereon in writing.

4. All the restrictions herein contained shall be construed together, but if it shall be held that any restriction, or any part of any restriction is invalid or unenforceable for any reason whatsoever, no other restriction or any part thereof shall be affected or impaired.

5. The aforesaid restrictions shall be in full force and effect until the first day of January 1985.

Signed: Dean Bailey

One Witness.

Sworn to and subscribed September 2, 1952 before a Notary Public, Lucas County, Ohio (Seal).

Received for record September 2, 1952 at 4:12 P.M. and recorded in Volume 1581 of Mortgages, page 83.