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, the Great Lakes Business Brokers, and Truman B. Bowles and Viola B. Bowles, husband and wife, as owners of all lots in Meadow Wood Heights, Plat II, as recorded in Volume 57, Page 77 as County, Ohio Map Records, do hereby declare the following restrictions upon the occupancy of said lands:

1. No building shall be erected, altered, 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 vehicles 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-story dwelling or 600 sq. ft., the number shall be reduced by 50 percent of the number of open porches and terraces.

2. A residence shall be permitted on a side lot line that is 50 feet except where the same is on the recorded plat.

3. No outbuildings shall be erected on any lot, except a one-car garage which may be built not over 200 sq. ft. in area or a wood or masonry well.

4. The side line shall not be less than 5 ft. nor more than 10 ft. from the rear line, unless attached to the residential structure, either directly or with a breezeway.

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

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

7. No measure offensive activity shall be carried on any lot, nor shall anything be done therein 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. 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) years upon the approval of a majority of the then owners of all the lots.

11. 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.
STATE OF OHIO
COUNTY OF LUCAS

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

IN WITNESS WHEREOF, I hereunto subscribe my name and affix my official seal at Toledo, Ohio this 17th day of July, 1957.

Notary Public
In order to create a more harmonious development via Great Lakes Business Brokers, Inc., as Owner of the following pieces or parcels of real estate:

Lots, numbers 1, 2, 3, 9, 10, 14 and 16 in the Assessor's Plat of Section number three (3rd) Town 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 2A of Plats, Page 46 of Lucas County, Ohio records excepting therefore that portion of said lands as are included in Meadow View Heights Platted as shown on the recorded Plat thereof in Volume 26, Page 77, of Lucas County, Ohio

Now, the said real estate is hereby declared the following restrictions on the use and occupancy of said lands; it and when any Plat or Plots are recorded upon any part, or the whole of the above described premises, said lots 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 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 constructed on any lot in said subdivision having a ground floor area of less than 600 sq. ft. in the case of a single-family dwelling or 500 sq. ft. in the case of a two-story dwelling. Any such dwelling shall consist of at least 3/4 of the floor area of such dwelling shall have a ground floor area of less than 500 sq. ft. not more than 500 sq. ft. above grade on the date of the recording of said subdivision.

3. No residence shall be located nearer to the front line than the setback line indicated on the recorded Plat, unless authorized by the platting authorities. Nor shall the residence be built nearer to a side lot line than 15 ft. except where shown otherwise on the recorded Plat.

4. No out-building shall be erected on any lot, except a one-car garage which may be built at main structure, which must be built not less than 5 ft. nor more than 3 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. 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 fence line, and any fence shall be constructed of decorative material of chain link or wood picket.

7. No minor or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may or may become an annoyance or nuisance to the neighborhood.

8. The structure of temporary character, trailer, basement, tent, shed, garage, barn or other out-building shall be used on any lot at any time as a residence until permanently or permanently.

9. Before any structure can be built upon 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 virtue.

WITNESSES:

Great Lakes Business Brokers, Inc.

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. Ritnam, 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, 1958.

REDEEMED & RECORDED AT 3 PM APR 4 1958

Notarial Seal

[Signature]