MEHRING’S HOME HAVEN

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

FOR

MEHRING'S HOME HAVEN
a Subdivision in Washington Township, Lucas County, Ohio

WHEREAS, the undersigned are the owners and subdividers of the real estate known on the recorded plat as MEHRING'S HOME HAVEN, located in Washington Township, Lucas County, Ohio, and

WHEREAS, the undersigned, as the owner and developer of said premises for residential purposes, desires to establish for its own benefit and for the benefit of all future owners or occupants of all or any part of said subdivision certain restrictions with respect to the use thereof.

NOW, THEREFORE, the undersigned, as the owner of such real estate and for the purpose aforesaid, hereby declares as follows:

That said real estate is held and shall be conveyed subject to all the restrictions, conditions, covenants and easements hereinafter set forth, to-wit:

1. Said lots in said subdivision shall be used for residential purposes only, except as hereinafter provided, and not more than one residence shall be built or maintained upon any one lot as shown on said plat. Said residences shall be for the occupancy of one family each, except that on Lots one (1) and twenty-two (22) in said subdivision residences may be built and maintained for multi-family occupancy. Lots twenty-three (23) and twenty-four (24) may be used for multi-family dwellings, clinics, offices or financial institutions providing plans are approved by The Carl E. Mehring Co. and are in architectural harmony with the surrounding area.

2. No building, fence, wall, sign or other structure shall be erected, moved on or maintained or altered on said lot or lots, unless and until the plans, and specifications, showing the nature, kind, shape, type, material, color scheme and location of such structure, shall have been submitted to The Carl E. Mehring Co. or to such committee as it shall in writing designate and approval endorsed thereon in writing by said company or said committee, and such structure when completed shall be in accordance with such approved plans.

3. The exterior walls of the residence shall consist of at least fifty (50%) per cent brick or stone facing.

4. No detached garage shall be erected or maintained on any of said lots, other than on Lots one (1), twenty-two (22), twenty-three (23) and twenty-four (24), on which excepted lots a detached garage may be erected for the sole use of the
occupants of said excepted lots. Any garage erected or maintained on said lots, except Lots one (1), twenty-two (22), twenty-three (23) and twenty-four (24), shall be attached to the residence thereon and be in conformity with the architectural appearance of said residence.

5. There is designated on the recorded plat of said subdivision a building line. No building or part thereof shall be erected or maintained closer to any street than the building line so marked and designated on said plat. The main foundation wall minimum distance from either side line of said lot shall be seven (7) feet, and a total free or open space shall be maintained on both sides of the residence, totaling at least twenty (20%) per cent of the width of the lot on which said residence is erected. In any irregular shaped lot the free space to be maintained shall be determined by The Carl E. Mehring Co., or its successors and such determination shall be binding on all parties in interest. With the written approval of The Carl E. Mehring Co., a one story bay may extend one (1) foot and six (6) inches into such restricted free space on one side of said residence.

6. Only collapsible clothes poles will be permitted for hanging out clothes, and none shall be hung out on Sundays.

7. No fences or hedges shall be permitted over four (4) feet in height, and no fences shall be placed within sixty-five (65) feet of the front line of said lot.

8. No animals, poultry or any species of live stock shall be kept or maintained upon said lots or any part thereof. The Carl E. Mehring Co. or its committee shall have the right and authority to adopt reasonable regulations governing the keeping within any dwelling house of domestic dogs, cats or other household pets, calculated not to become and not becoming a nuisance to the owners or inhabitants of said subdivision.

9. The owner and developer of said subdivision for itself and its assigns reserves the right to use and permit the use of a strip of land five (5) feet in width over lot one (1) and lots twelve (12) through twenty-four (24) inclusive and fourteen (14) feet in width over lots two (2) through eleven (11) inclusive, shown on said plat over the rear of said lots, and also a strip of land five (5) feet in width along the side of lots two (2), four (4), five (5), eleven (11) and twelve (12) as shown on said plat, for the construction and maintenance of public or quasi-public utilities or functions.

10. All the restrictions and conditions herein set forth shall be construed together, and in the event that any restriction or part thereof is held invalid or unenforceable for any reason whatsoever, no other restriction or restrictions or any part thereof shall be affected or impaired.
11. No television antenna shall be attached to the roof or ridge of any residence, and all television towers must be twenty-four (24) feet back of the setback line shown on plat.

12. No restriction herein set forth shall be abrogated or waived by any failure to enforce the provision hereof, no matter how many violations or breaches may occur.

13. The aforesaid restrictions shall be and remain in full force and effect until January 1, 1968, and at the termination of said period, may be extended for an additional term of twenty years upon the written agreement of not less than ninety (90%) per cent of the owners of the lots in said subdivision, duly signed, acknowledged and recorded in the Recorder's Office of Lucas County, Ohio.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and caused their corporate name and seal to be signed and affixed this 6th day of March, 1957.

Signed by Anna R. Schetter, The Carl E. Mohring Co., by Dale C. Mohring, Vice President and Harold E. Mohring, Secretary and The Mohring Company, by Dale C. Mohring, President and Harold E. Mohring, Secretary.

Three witnesses, two as to each signature.

Acknowledged March 6, 1957 before a Notary Public, Lucas County, Ohio (Seal).

Received for record March 7, 1957 at 2:10 P.M., and recorded in Volume 1834 of Mortgages, page 505.