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.
RESTRICTIONS

We, the undersigned, fee owners of the following described real property: the north ten acres of the west 20.48 acres of the southwest 1/4 of the southeast 1/4 of Section One, Town 9 South, Range 6 East, Sylvania Township, Lucas County, Ohio, same being the real property now duly platted as "Merce Subdivision, Plat One", a subdivision of Sylvania Township, Lucas County, Ohio, as said plat is now recorded in the office of the County Recorder, Lucas County, Ohio, hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting said addition may be put, hereby specifying that said declarations shall constitute covenants to run with all of the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said addition, this declaration of restrictions being designed for the purpose of keeping said addition desirable, uniform and suitable in architectural design and use as herein specified:

1. All lots in the tract shall be known, described, and used as residential lots, for residential purposes only.

2. All dwellings to be constructed upon said tract shall be single family dwellings, and shall not exceed one story in height.

3. No garage or other structure to be used for parking, storing or housing a motor vehicle shall be constructed or placed upon said tract unless it shall be of the same general architectural style as the dwelling house upon the lot, and shall be attached to said dwelling house by a permanent wall or partition.
4. Accessory buildings other than garages may be erected or placed upon said tract, provided that they shall be of a height not more than 10 feet, shall contain not more than 225 square feet of area, and shall be located upon any lot not more than 25 feet from the rear lot line, nor closer than 75 feet from any street line.

5. No dwelling shall be erected or placed upon said tract which dwelling shall contain less than 1200 square feet of inside area, excluding garages and open porches.

6. No prefabricated dwelling shall be erected or placed upon said tract until the plans and specifications with the proposed site thereof have been submitted to and approved by Richard H. Merce and Wanda L. Merce, their heirs, administrators, executors or assigns, and a written permit issued therefor. The word "prefabricated" as used in this paragraph, shall mean a dwelling which has been constructed as to its major portions at some place other than the lot in this subdivision upon which it is to be placed, and shall include dwellings sought to be moved onto said tract from other premises.

7. All dwellings in said tract shall be completed as to their exteriors, including grading and seeding of lot, not later than one year from the date of starting construction or excavation.

8. No person or persons shall live in any basement, garage, or accessory building during the construction of a dwelling upon said tract.

9. No horse, cow, hog, goat or similar animal shall be kept or maintained on said tract or any portion thereof; nor shall any chicken yard be maintained thereon.
10. The above restrictions shall be and continue in force for a period of 20 years from the date hereof, and after said twenty year period, may be terminated at any time upon filing with the County Recorder of Lucas County, Ohio, a petition signed by a majority of the then record owners of lots in said addition, one vote for each lot, requesting that said restrictions shall terminate, and, and be of no further effect. However, until such petition be recorded in the manner stated aforesaid, said restrictions shall continue in full force and effect.

11. It shall be lawful, not only for the said Richard H. Merce and/or Wanda L. Merce, their heirs, executors, administrators, and assigns, but also for the owner or owners of any lot or lots adjoining or in the neighborhood of the premises, who have derived or who shall hereafter derive title from or through said Richard H. Merce and/or Wanda L. Merce, to institute and prosecute any proceedings, at law or in equity, against the person or persons violating or threatening to violate these restrictions.

In Witness Whereof, the said Richard H. Merce and Wanda L. Merce, husband and wife, have hereunto set their hands and seals at Toledo, Ohio, this 19th day of November, 1956.

Signed: Richard H. Merce

Wanda L. Merce

Two witnesses.

Acknowledged November 19, 1956 before a Notary Public, Lucas County, Ohio (Seal).

Received for record November 19, 1956 at 5:10 P. M., and recorded in Volume 1822 of Mortgages, page 175.