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 PROTECTIVE COVENANTS
FOR
MILL CREEK FARMS
PLAT VI
LOTS 117-141

The following expressed conditions, provisions, and covenants shall be made a part thereof, with respect to Lots 117-141 in Mill Creek Farms, Plat VI, a subdivision in the Village of Waterville, Lucas County, Ohio.

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 detached single-family dwelling not to exceed 2 stories in height and an attached garage for not more than three cars.

2. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to the quality of workmanship and materials, the harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. Approval shall be provided by an Architectural Control Committee composed of Gary L. Obermaier, Whitehouse, Ohio; John T. Hamilton, Waterville, Ohio; and Ferdinand Steidel, Jr., Bowling Green, Ohio. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then recorded owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or resign to any of its powers and duties.

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fail to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

3. It shall be required that in all new residential construction all single family detached dwellings must have a minimum of a two-car garage. All family units initially constructed must have a minimum of 1,500 square feet of finished living area in a one story dwelling, and multi-level units must have at least 900 square feet on ground level with a total minimum area of 1,800 square feet of finished living area.

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

5. No structure of a temporary character, mobile home, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

6. No camping trailer, motor home, box, storage trailer or the like may be parked for a
Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

In witness whereof, the said Fred C. Meyer, Vice-President and Margareta R. Laskey, President of the Port Lawrence Title and Trust Company, acting in the capacity of Trustee for the owners of MILL CREEK FARMS PLAT VI have hereunto subscribed their names on this 25th day of November, Two Thousand and Three.

WITNESSES

Kita L. Foster

John A. Greger

THE PORT LAWRENCE TITLE AND TRUST CO.

TRUSTEE

BY: Fred C. Meyer, Vice President

BY: Margareta R. Laskey, President

STATE OF OHIO } SS.
COUNTY OF LUCAS } SS.

Before me, a Notary Public in and for said County, personally appeared Fred C. Meyer, Vice President and Margareta R. Laskey, President of the said The Port Lawrence Title and Trust Company, Trustee, and Ohio Corporation, on behalf of the corporation, this 25th day of November, 2003.

Kita L. Foster

Notary Public

Return To:
Hammel - Johnson Building
P.O. Box 138
Wadsworth, Ohio 44281

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