MINOR PARK
PLAT II

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COVENANT AS TO RESTRICTIONS.

The undersigned being the owners of all the lots in Miner Park, Plat II, an Addition in Sylvania Township, Lucas County, Ohio, for the purpose of enhancing the value of said lots and in consideration of mutual benefits, do hereby adopt the following covenants and restrictions, which covenants and restrictions shall run with the land and be binding upon all the parties hereto and all parties claiming under them until January 1" 1975.

1. All of the lots in said Addition shall be known and described as residential lots and shall be used for residential purposes only and private garages and not more than one one-family residence shall be built upon one lot. Necessary fences may also be constructed, which fences, unless hedges, shall not be over 60 inches in height from the level of the land immediately surrounding same.

2. No building shall be erected on any lot nearer than 50 feet to the front lot line, nor nearer than 30 feet to any side lot line. The side restriction shall not apply to a garage located on the rear 1/4 of a lot, except that on corner lots no structure shall be permitted nearer than 20 feet to the said side street line. Where the terrain of the lot or some other factor shall make this restriction impractical, the plattors or the Committee hereinafter referred to, may waive or modify this restriction upon the request of the owner, but there shall be maintained a distance of at least 10 feet between houses on adjoining lots.

3. No porch or veranda shall be built upon any lot so that the same shall extend more than 10 feet beyond the minimum building line hereinabove established.

4. No residential lot shall be re-subdivided into building lots having less than 15,000 square feet of area or a width of less than 80 feet each, nor shall any building be erected on any residential building plot having an area of less than 15,000 square feet or a frontage of less than 80 feet.

5. The plattors also reserve to themselves, their heirs and assigns, the right for a period of 20 years after April 1" 1939, to apply or petition for the installation of sewers of all kinds, water and water mains and pavement to and for the use of said lots and the purchaser agrees to sign any proper and reasonable petition with the plattors and to pay the assessments assessed against the property, and said sewers, water and water mains shall be located in the strip of land designated "Public Utility Right-of-Way" on said Miner Park, Plat 2 whenever feasible to be so located.

6. A perpetual easement is reserved over the rear 4 feet of each lot for utility installation and maintenance.

7. No building shall be erected on any lot until the design and location have been approved in writing by the plattors or by the Committee hereinafter referred to. However, in the event that the plattors or the Committee hereinafter referred to, fail to approve or disapprove said design or location within 30 days, then such approval will not be required provided the design and location on the lot conform to and are in harmony with existing structures in the tract.

In any case, either with or without the approval of the plattors or the Committee hereinafter referred to, no dwelling costing less than $7500.00 shall be permitted, and the ground floor square foot area thereof shall be not less than 750 square feet.in the case of a one story structure, nor less than 600 square feet in the case of a one and one-half or two story structure.

8. No intoxicating liquor shall ever be manufactured or sold upon any part of said Addition and no obnoxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

9. No lots in said Addition shall be sold, leased or transferred to any person other than people of the Caucasian race.

10. Until an approved public water supply is available, the location of all walls, other than drilled wells and sufficiency and purity of the water supply shall be approved by the State or local Board of Health.

11. Until such time as a sanitary sewer system shall have been constructed in Miner Park, Plat 2, a sanitary septic tank constructed in accordance with the Code of the State of Ohio shall be installed for each dwelling house erected on said premises, and no other sanitary provision or device shall be permitted to remain thereon.

The affluent from septic tanks shall not be permitted to discharge directly into a storm sewer, stream, open ditch or drain but shall be discharged into an approved absorption field.

12. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1" 1975, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation. On or after January 1" 1975, these restrictions may be renewed, modified or amended by agreement of 2/3 of the lot owner s at that time.

13. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

14. When 2/3 of the lots in said Subdivision have been sold by the original plattors, said plattors may appoint or designate a Committee of lot owners, preferably residents in said Subdivision, which Committee shall pass upon those matters referred to in restrictions Nos. 2 and 7.

In Witness Whereof, the lots owners and purchasers of lots under Land Contract in said Addition have hereunto set their names this 25th day of July 1941.

Signed by Lydia I. Schlatter, owner of Lot 24 (other owners, other lots.)

Received for record October 21" 1941 and recorded in Volume 1183 of Mortgages, page 41.