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
MOUNT VERNON EXTENSION

WHEREAS, Residential Sales, Inc., an Ohio corporation, is the owner in fee simple of certain land which is described as that part of the West Half (1/2) of the Northeast Quarter (1/4) of Section Six (6), in Town Three (3) of the United States Reserve of twelve miles square at the bottom of the rapids of the Miami of Lake Erie, in the City of Toledo, Lucas County, Ohio; and

WHEREAS, said Residential Sales, Inc. has heretofore subdivided a certain portion of said land into lots and the land so subdivided being known as Mount Vernon Extension; and

WHEREAS, Residential Sales, Inc. wishes to adopt a general plan for the development of Mount Vernon Extension; and

WHEREAS, First Federal Savings & Loan Association of Toledo, Mortgagee, is fully advised of the nature and extent of such restrictions and consents to the adoption thereof; and

WHEREAS, The Ohio Citizens Trust Company, Trustee, Mortgagee, is fully advised of the nature and extent of such restrictions and consents to the adoption thereof;

NOW THEREFORE, Residential Sales, Inc. adopts this subdivision into lots as shown, and dedicates for public use the ways as shown on the plat recorded in Volume 61, page 52 Plat Records, Lucas County, Ohio. It hereby reserves unto itself and its successors and assigns, the right to use and permit the use of a strip of land six (6) feet in width along the rear of each lot for the construction and maintenance of public or quasi-public utilities or functions. It further reserves unto itself, its successors and assigns, the right to use and permit the use of a strip of land six (6) feet in width along the southerly boundary of Lot No. 436, along the northerly boundary of Lot No. 437, along the southerly boundary of Lot No. 440, along the northerly boundary of Lot No. 441, along the southerly boundary of Lot No. 445 and along the northerly boundary of Lot No. 446 for the construction and maintenance of public or quasi-public utilities or functions. The restrictions hereinafter contained shall apply to all lots in said subdivision and are hereby adopted pursuant to a general plan for the better and uniform improvement and development of Mount Vernon Extension and for the benefit and protection of all persons who may hereafter become owners of lots therein. In consideration of the execution hereof and the enhancement of value of said property by the respective owners thereof, and to afford purchasers of all of said property due and ample protection in the uses and occupancies thereof for the purposes for which it is designated, the said owners and mortgagors hereby declare that said real estate is held by them and shall be conveyed by them subject to all the restrictions, conditions, covenants and agreements herein set forth.

1. Lots in said subdivision shall be used for residential purposes only and shall contain a minimum of 1200 square feet of living area exclusive of any garage, and no dwelling shall be erected, altered or placed on any of said lots other than one single family dwelling.
2. No building, fence, wall, sign, structure or basement shall be erected, placed or altered on any such residential lots until the building plans and specifications and a plot plan showing the location of such building shall have been approved in writing by Residential Sales, Inc., its successors or assigns, as to the architectural design, size, location and quality of such building and as to its location with respect to topography and finished ground elevation.

3. There is designated upon the lots shown hereon a building line. No building or any part thereof shall be erected or maintained closer to any street than the building line so marked and designated hereon; provided, however, that unenclosed porches may extend not more than ten (10) feet beyond said building line. A minimum free space of five (5) feet shall be maintained from each lot side-line.

4. No structure of a temporary character, trailer, shack, basement, garage, tent, barn or other outbuilding shall be used at any time on any of said lots as a residence temporarily or permanently, nor shall any house trailer, boat, commercial tractor, truck or trailer be regularly parked or permitted on any residential lot.

5. No noxious or offensive activities shall be carried on upon any of said lots nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood, nor shall any commercial trade or activity or advertisement in connection therewith be conducted upon any of the lots herein described.

6. All of the restrictions herein contained shall be construed together, but if it shall be held that any restrictions, or any part of any restrictions, are invalid or unenforceable for any reason whatsoever, no other restriction or restrictions, or any part thereof, shall be affected or impaired.

7. The aforesaid restrictions shall be in full force and effect until January 1, 1980, and continually thereafter unless and until any proposed change shall have been approved in writing by the owners of the legal title to a majority of said lots.

8. All transfers and conveyances of the lots herein mentioned shall be made subject to these covenants and restrictions.

9. Residential Sales, Inc. reserves unto itself the right to expressly assign the rights and powers reserved to it in these restrictions, and any assignee upon acceptance shall have all such rights and powers as if originally named.

Dated May 19, 1965.

Duly executed by Residential Sales, Inc. by Joseph H. Schulte, President and Edward A. Stowell, Assistant Secretary; by First Federal Savings & Loan Association of Toledo, Mortgagee, by Donald A. Baker, Vice President, and John N. Waldvogel, Assistant Secretary; and by The Ohio Citizens Trust Company, Trustee, Mortgagee, by William S. Miller, Vice President and Gerald V. Hazel, Assistant Secretary.

Received for record May 20, 1965 and recorded in Volume 2148 of Mortgages, page 233.