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

WHEREAS, the undersigned, hereinafter referred to as the owners, hold title in fee simple to the following described parcel of land, situated in Washington Township, Lucas County, Ohio:

Lots numbers 31 to 46, both inclusive, in Perry Addition, Plat II in Washington Township, Lucas County, Ohio;

AND WHEREAS, said owners desire to establish restrictions upon the manner of use, improvements and enjoyments of the above described lots in Perry Addition, Plat II, certain restrictions are hereby imposed on said lots.

Now, therefore, in consideration of the premises and in consideration of the enhancement in value thereof, and to afford purchaser due and ample protection in the use and occupancy thereof for the purpose of which the same are designated, and to provide a general plan for the development of said Addition designed to make the same more attractive for residential purposes, the undersigned owners, for themselves, their successors, heirs or assigns, hereby declare and stipulate that each lot in said Perry Addition Plat II, shall hereafter be conveyed subject to the restrictions hereinafter set forth:

1. These covenants are to run with the land and shall be binding on said owners, and all persons claiming under or through them until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of 10 years each, unless and except the then owners of the majority of said lots shall agree in writing to change these covenants in whole or in part.

2. If the owners, their heirs, successors or assigns, shall violate any of these covenants, it shall be lawful for any person, persons, firm or corporation owning or having any interest in any
part of said tract or any association not for profit composed of
owners of parcels, lots or portions of said Perry Addition, Plat II,
to prosecute proceedings at law or in equity against the person,
persons, firm or corporation violating or attempting to violate
these covenants and either to prevent him or them from so doing or
to recover damages for such violations.

3. The invalidation of any one or more of these covenants
by judgment or other court order shall in no ways affect any of the
other provisions which shall remain in full force and effect.

4. All of said lots shall be known as residential lots and
no lot shall be used for building purposes which has a frontage of
less than 78 feet and a depth of less than 133 feet with the exception
of lots numbers 37, 38, 39, 40 and 41 which have a minimum frontage
of 65.36 feet and a minimum depth of 152 feet.

5. No structure shall be erected on lots numbered 31, 32,
33, 34, 35, 36, 42, 43, 44 and 45 Perry Addition, Plat II other than
one story ranch type dwelling having a frontage of not less than 55
feet including private garage to accommodate one passenger car. No
ranch type dwelling shall have a height of more than 17 feet from
the grade line to the roof ridge. In no case shall private garages
be erected to accommodate more than 3 passenger cars.

6. No structure shall be erected on lots numbered 37, 38,
39, 40, 41 and 46 Perry Addition, Plat II other than a 1 story ranch
type dwelling having a frontage of not less than 38 feet, exclusive
of attached garage, or a single family dwelling not to exceed 1½
stories in height, having not less than a first floor area of 800
square feet and not less than 32' frontage, exclusive of an attached
private garage of not more than 3 passenger motor car capacity. No
1½ story home shall have a height of more than 22 feet from the grade
line of the roof ridge. No ranch type dwelling shall have a height
of more than 17 feet from the grade line of the roof ridge.
7. No structure shall be erected nearer than 40 feet to the front line and there shall be a side yard of not less than 10 percent of the width of the lot on each side of a structure but each side yard need not exceed 10 feet, excepting lots numbered 42, 46 and 36 on which no structure shall be erected nearer than 25 feet to the side line on the east side of said lots, and also except lot numbered 45 on which no structure shall be erected nearer than 25 feet to the side line on the west side of said lot.

8. No garage or outbuildings shall be erected on the rear of any lot. All garages must be attached to the dwelling and garages may not be erected to accommodate more than 3 passenger cars.

9. No building shall be erected, placed or altered on any building plot or site in said Perry Addition, Plat II until the building plans, specifications and plot plans showing the location of such building on said lot have been approved in writing by Personco Realty, Inc. or a committee to be appointed by Personco Realty, Inc., when 50% of said lots have been sold by said Personco Realty, Inc. All buildings erected must be in conformity and harmony in external design with existing structure in said Perry Addition, Plat II and as to location of the building with respect to topography and finished ground elevation. In the event Personco Realty, Inc. or such committee fail to approve or disapprove such design and plans within 30 days after the same have been submitted, then such approval will not be required providing, however, that the design of the structure and its location on the lot or building site conform to and is in harmony with existing structures in said Perry Addition, Plat II and under such circumstances this covenant will be deemed to be fully complied with. The members of such committee, its designated agent or any successors shall not be entitled to compensation for services performed pursuant to this covenant. Upon the election of a new committee hereunder, a written instrument must
be executed by the record owners of a majority of the lots and
duly filed with the Recorder of Lucas County, Ohio, setting forth
the names and addresses of the persons serving on such committee
together with their Chairman and representative which persons shall
thereafter constitute such committee provided for hereunder.

10. No noxious or offensive trade or activity shall be
carried on upon any part of said Perry Addition, Plat II nor shall
anything be done thereon which may be or become an annoyance or
nuisance to the owners in said Perry Addition, Plat II.

11. No trailer, basement, tent, shack, garage, barn, house-
or other temporary shelter shall be maintained or used as a
residence temporarily or permanently on said tract. No building
erected on said tract shall be used as a residence until the exterior
thereon has been completed as specified and called for in the plans
and specifications thereof.

12. No part of said tract shall be used or occupied for
the following purposes: dog, cat or animal hospital, kennel or house
for keeping any animal, fowl or bird which may cause a nuisance;
storage of trailers, automobiles, scrap iron, wood, building material,
paper, glass or any reclaimed products; nor shall said premises be
used for any business purposes whatsoever; nor shall any noxious,
dangerous or offensive things be permitted or maintained thereon.
Nor shall any mercantile, manufacturers storage, boarding house,
rooming house, hotel, inn, public or private hospital or infirmary
or any other use except for single family residential purposes,
providing, however, nothing contained herein shall prohibit the
keeping of 2 house dogs and 1 house cat.

13. No sign shall be displayed on any building site, home
or lot in Perry Addition, Plat II other than the following: a "For
Sale" sign not to exceed 2 feet by 4 feet in size placed at least
50 feet from the center line of the road upon which premises front.
In consideration of the premises and of the enhancement in value of said Perry Addition, Plat II, hereinafore described, the undersigned do hereby declare and establish the foregoing restrictions and covenants and execute the same at Toledo, Ohio, this 7th day of February, 1956.

(Signed) PERSONCO REALTY, INC.
By W. J. Perry, Pres.,
Two witnesses.

and other owners and other lots.

Acknowledged February 18, 1956 by Personco Realty, Inc., by W. J. Perry, Pres., and others, before a Notary Public, Lucas County, Ohio, (Seal).

Received for record February 27, 1956 at 1:36 P.M., and recorded in Volume 1778 of Mortgages, page 145.
AMENDMENT TO RESTRICTIONS

PERRY ADDITION, PLAT II, WASHINGTON TOWNSHIP, LUCAS COUNTY, OHIO.
(Received for record February 27, 1956 and recorded in Volume 1778 of Mortgages, page 145).

Whereas, the undersigned, hereinafter referred to as the owners, hold title in fee simple to the following described parcel of land, situated in Washington Township, Lucas County, Ohio:

Lots numbers 31 to 46, both inclusive, in Perry Addition, Plat II, in Washington Township, Lucas County, Ohio:

And Whereas, Item No. 4 of Restrictions established for said Perry Addition, Plat II, Washington Township, Lucas County, Ohio, omits to mention lot number 31 which has a frontage of less than 78 feet, the undersigned owners for themselves, their successors, heirs or assigns, hereby declare and stipulate that said Item No. 4 of said Restrictions is hereby amended to read as follows:

4. All of said lots shall be known as residential lots and no lot shall be used for building purposes which has a frontage of less than 78 feet and a depth of less than 135 feet with the exception of ** lot number 31 which has a frontage of 76.84 feet ** and lots numbered 37, 38, 39, 40 and 41 which have a minimum frontage of 65.36 feet and a minimum depth of 152 feet.

All other restrictions and covenants remain unchanged.

The undersigned do hereby declare and establish Item 4 as amended a part of recorded Restrictions for said Perry Addition, Plat II, Washington Township, Lucas County, Ohio, and hereby execute same at Toledo, Ohio, this 18th day of September, 1957.

(Signed) Personco Realty, Inc.

By W. J. Perry, President,
Owner of premises in question.

Received for record June 5, 1958 and recorded in Volume 1888 of Mortgages, page 50.