PLUM TREE ADDITION

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DECLARATION OF RESTRICTIONS
AS TO "PLUM TREE" ADDITION
A SUBDIVISION IN THE CITY OF TOLEDO,
LUCAS COUNTY, OHIO

JAMES A. BAISDEN CONSTRUCTION CO., a Partnership, with its principal place
of business in Toledo, Ohio, (hereinafter designated as "Owner"), has caused to
be duly laid out, approved, adopted and recorded in Volume 76, Page 18 of the Plat
Records in the office of the County Recorder of Lucas County, Ohio, a certain plat
designated as Plum Tree Addition, a Subdivision in the City of Toledo, Lucas
County, Ohio and Amendment thereto recorded in Volume 76 of Plat, Page 55
(consisting of Lots 1 thru 41, both inclusive and hereinafter designated as
"Plum Tree"). JAMES A. BAISDEN CONSTRUCTION CO. is now the owner of all the
lots in said Plat and proposes to adopt restrictions as to the use thereof in
order to preserve said addition as a desirable single-family residential district.
These restrictions constitute a general plan applicable to the development and
use of said plat and all of the lots thereof, and shall run with the land for
the benefit of Owner and all subsequent owners of lots in said plat and shall
be binding upon all of them.

Said restrictions, hereby adopted, which shall be made a part of all
conveyances of premises in said plat, shall be and are as follows:

ARTICLE I

General Provisions and Definitions

1. The word "restriction" or "restrictions" as hereinafter used shall be
held to include and mean the covenants, agreements, conditions, provisions,
easements, restrictions and charges herein set forth.

2. The word "building" as used in this Declaration of Restrictions is
intended to mean either a detached building or a block of two or more attached
buildings.

3. The word "dwelling" as used in this Declaration of Restrictions is
intended to mean a building designed and intended for use as a single-family
residence.

4. The word "plot" as used in this Declaration of Restrictions is intended
to mean any place or parcel of land on which, in accordance with the provisions
hereof, the owner shall have the right to erect a single building or a single
block of buildings. A plot may consist of a single lot or of more or less than
a single lot.
5. The word "yard" as used in this Declaration of Restrictions is intended to mean an open space at grade between a building and the adjoining plot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein.

6. The words "side yard" as used in this Declaration of Restrictions are intended to mean a yard between a building and the side line of the plot on which the building is located, and extending from the front line to the rear line of said plot, and being the minimum horizontal distance between a side plot line and the side of said building or any projections thereof.

7. Owner shall have the right to construe and interpret these restrictions, and its construction or interpretation, in good faith, shall be final and binding as to all persons and property benefited or bound by such restrictions.

All the restrictions herein contained shall be construed together, but if it shall be held that any restriction or any part of any restriction is invalid or unenforceable, no other restriction or restrictions, nor any part thereof, shall be thereby affected or impaired.

8. No owner of any plot in the Plat shall subdivide the same or convey less than the whole of any lot or plot without first obtaining the written consent of Owner, its successors or assigns.

9. No restrictions imposed hereby shall be abrogated or waived by any failure to enforce the provisions hereof, no matter how many violations or breaches may occur.

10. If, in the opinion of Owner, the shape of, dimensions, number of structures or topography of the lot or plot upon which a building, structure or improvement is proposed to be made, is such that a strict construction of these reservations and restrictions would work a hardship, Owner may, in writing, modify these restrictions as to such plots so as to permit the erection of such structure or building or the making of the proposed improvements.

11. In the event of a material change in conditions or in circumstances from those existing at the time these restrictions are adopted which would cause the enforcement of these restrictions to become a hardship upon any of the owners of plots in said addition, or which would cause such restrictions to cease being beneficial
to the owners of such plots, Owner, its successors and assigns, after written notice given by mail to the owners of plots in said addition, and after the written approval of the holders of record title to more than fifty percent (50%) of the total area in said Plum Tree, is given to Owner, Owner may modify these restrictions so as to remove the hardship, or make the restrictions such as to be beneficial to all plot owners. The provisions of this Item 11 shall not be construed as a limitation upon the right of Owner to modify the provisions of this Declaration of Restrictions provided for in Item 10 above.

ARTICLE II

Use of Land

1. Except as otherwise provided, in these restrictions, all the land in Plum Tree shall be used solely and exclusively for single-family residence purposes only. There shall be erected no multiple-dwelling type buildings, nor shall any single-family residence be remodeled into a dwelling containing two or more apartments. Upon each plot there shall be erected no more than one single-family residence.

2. Any structure or building erected or maintained upon any of said plot shall be a single-family residence building, used solely as a private residence for one family and its servants, and accessory buildings the use of which is incidental to such single-family residence, shall not be used for commercial or manufacturing purposes and shall not be used as temporary residence quarters. No basement, trailer or tent shall at any time be used or occupied as a residence, temporarily or permanently, nor shall any residence or other structure of a temporary character be permitted on any lot, except that those structures approved by Owner as proper for the sale, construction and development of said plots are permitted.

3. All structures and buildings erected and maintained upon said lots and plots shall be constructed with new, adequate and generally accepted building materials, except that used brick may be utilized if the quality is good and approved by Owner. If materials other than stone, brick, lumber or aluminum (except for basements and interior walls) are proposed to be used, the same must be approved in writing by Owner, its successors and assigns, for which provision is hereinafter made.

4. No structure, or building, or part thereof (including porches, verandas, porte-'-cochere' or other projections from the building, other than unenclosed and
unscreened porches) shall be erected or maintained upon any lot or plot nearer the front, side street, side plot lines or rear line, than as shown as building lines on the recorded plat of Plum Tree, or as set forth hereafter in this paragraph; and no additions to any residence or garage shall be constructed or maintained upon any plot after once established unless written approval of such addition shall first have been obtained from Owner, as hereinafter provided.

5. No well for the production of gas, water, oil or otherwise, whether intended for temporary or permanent purposes, shall be drilled or maintained upon any plot, nor shall such premises be otherwise used in any way which may endanger the health or unreasonably disturb the peaceable use of adjoining premises.

6. No advertising sign, billboard or other advertising device, whether for the purpose of advertising the sale of said premises or otherwise, shall be erected or maintained upon said premises or any building thereon without the consent of Owner being first obtained in writing. The right is reserved by Owner, its successors and assigns, to erect small structures or signs on any unsold lots or plots.

7. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, which are not and will not become a nuisance to the owners and inhabitants or other lots or plots, provided that they are not kept, bred or maintained for any commercial purposes.

8. No clothes, sheets, blankets or other articles shall be hung out or exposed on any part of said plots except in the rear yards, and then only on portable laundry dryers of a revolving type not higher than seven feet (7') from the ground. No more than one such dryer may be used for each dwelling house. No laundry of any kind, or other articles, shall be exposed or hung for drying at any time on any front porch or in the front of any building. No yard equipment, including power mowers, power shears and similar equipment, shall be used by anyone on Sundays or Holidays from May 1 to October 1 of each year prior to 9:00 A.M. and after 6:00 P.M. No truck, trailer, boat or any vehicle other than a passenger car shall be permitted or maintained on any lot unless such truck, trailer, boat or vehicle other than a passenger car shall be kept entirely within the confines of a garage permitted under these restrictions.
9. All rubbish and debris, combustible and non-combustible, and all garbage shall be stored in underground containers or stored and maintained in containers entirely within a garage or the basement of a dwelling. Additional regulations for the storage, maintenance and disposal of rubbish, debris, leaves and garbage may, from time to time, be established by Owner.

ARTICLE III
Approval of Plans

1. Owner, its successors and assigns, shall act as the Architectural Control Committee to which all plans and specifications for structures and buildings, improvements (including, but not limited to, fences, swimming pools, signs, walls, automobile driveways), painting and other details of the improvements of the plots must be submitted for examination and approval before any erections or improvements shall be made upon said plots and before any additions, changes or alterations are made to such erections or improvements. Owner hereby expressly reserves to itself, and to its successors and assigns, the right and privilege of assigning or relinquishing its said rights and duties as such Architectural Control Committee from time to time and for such limited periods of time and purposes as it may desire. Such assignment or relinquishment will become effective from and after the time a written instrument, signed by Owner or by its successors or assigns, evidencing the fact that such assignment or relinquishment, is filed for record with the Lucas County, Ohio Recorder.

2. No structure or building, swimming pool, fence, hedge, wall or enclosure of any kind shall be erected or maintained upon any of said plots unless and until there has been filed with Owner complete plans and specifications for such structure or building, completely showing, among other things, its location upon the plot, materials of which it is to be constructed, the type and style of architecture, the grading of the plot, including the grade elevations of the structure or building, the completely showing, among other things, its location upon the plot, materials of which it is to be constructed, the type and style of architecture, the grading of the plot, including the grade elevations of the structure or building, the location of driveways or walks, and all other information which Owner may require or request. No building shall be started or grading of the plot undertaken or other work done upon the premises until the written approval of Owner has been secured therefor.
3. Owner reserves the sole and exclusive right to establish grades and slopes of the plot, and to fix the grade at which any dwelling shall hereafter be erected or placed thereon, so that the same may conform to a general plan for the development and use of said Plum Tree.

4. In all instances where plans and specifications are required to be submitted to and are approved by Owner, if, subsequent to receiving such approval, there shall be any variance from the approved plans and specifications in the actual construction or location of the approved improvement, such variance shall be deemed a violation of these restrictions.

ARTICLE IV

Easements

Owner reserves to itself, and to its successors and assigns, the exclusive right to grant consents, easements and rights-of-way for construction, operation and maintenance of electric light, telephone and telegraph poles, wires and conduits, including underground facilities, for electricity, water, gas, sewer and other utilities, conduits and facilities on, over, below or under all of the areas designated as "buffer lot" or as "utility easement", or with words of similar import on said plat of Plum Tree and along and upon all highways now existing or hereafter established and abutting all the plots in said Plum Tree. Owner also reserves to itself, and to its successors and assigns, the right to go upon or permit any public or quasi-public utility company to go upon the plots in said Plum Tree from time to time to install and maintain such equipment, and to trim trees and shrubbery which may interfere with the successful and convenient operation of such equipment. No buildings or other structures or any part thereof shall be erected or maintained over or upon any part of the areas designated as "utility easement", "sewer easement" or with words of similar import upon said recorded plat of Plum Tree. The term "buildings or other structures" as used in the foregoing portions of this Article IV of this Declaration of Restrictions shall include those structures in the nature of houses and garages, but shall not include plot improvements such as driveways and fences.

No owner of any of the plots in Plum Tree shall have the right to reserve or grant any easements or rights-of-way upon or over any of the plots without the written consent of Owner.
ARTICLE V

Duration of Restrictions

These restrictions as herein enumerated shall be deemed as covenants and not as conditions and shall run with the land and bind all lot and plot owners, or other successors and assigns, and all land in said Plum Tree until the first day of July, 1999, after which time said covenants shall be automatically extended for successive periods of ten (10) years each unless by vote of the majority of the record owners of the area in said addition, it is agreed to change said restrictions in whole or in part. The said restriction changes shall become effective from and after the time an instrument in writing, executed by the record owners of the majority of the area in said Plum Tree with the formalities then required by the State of Ohio for the execution of deeds, setting forth the changes so agreed upon, is filed for record with the Lucas County, Ohio Recorder.

ARTICLE VI

Right to Enforce

1. In the event of any violation or breach of any of these restrictions or failure to conform thereto, Owner, its successors and assigns, is granted the right to abate and remove at the expense of the Owner thereof, any erection, thing or condition that may exist contrary to these restrictions, or may take such action at law or in equity which is available to it to enforce such restrictions. Any owner of a plot in the aforesaid addition shall also have the right and power to initiate and pursue any and all available rights in law or equity against anyone violating these restrictions, in order to provide the proper relief therefrom.

2. No restrictions imposed hereby shall be abrogated or waived by the failure to enforce the provisions thereof no matter how many such violations or breaches may have occurred. The invalidity of any restriction hereby imposed or any of the provisions thereof or of any part of any restriction or provisions shall not impair or affect in any manner the validity, enforceability or effect of the rest of such restrictions and provisions.

3. The rights, privileges and powers granted by this Declaration of Restrictions to, and/or reserved by, Owner shall be assignable and shall inure to the benefit of the successors and assigns of Owner.
IN WITNESS WHEREOF, said JAMES A. BAISDEN CONSTRUCTION CO., a Partnership has caused its name to be subscribed to these presents by its Managing Partner this 27 day of July, 1977.

JAMES A. BAISDEN CONSTRUCTION CO.

Two witnesses. By: James A. Baisden, Sr., Managing Partner

Acknowledged July 28th, 1977 by James A. Baisden, managing partner of James A. Baisden Construction Co., a Partnership, before a Notary Public, Lucas County, Ohio, (Seal.)

Received for record November 18th 1977 at 3:15 P.M. in Mortgage Records 77-1361B03, Lucas County, Ohio Records.