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.
Deed dated September 8, 1948, received for record September 8, 1948, at 1:15 P.M. and recorded in Volume 1316 of Deeds, page 39, conveying the premises in question contains the following restrictions:

This deed is made and accepted upon the following expressed restrictions, conditions, provisions and covenants hereinafter enumerated which shall be deemed as covenants running with the land and which shall be in full force and effect and binding upon the grantee herein, his heirs and assigns, for a period of twenty-six years from and after the first day of January, 1949.

1. Said premises herein described shall be used for residential purposes only, and prior to said January 1, 1975, no building or structure of any kind shall be erected or maintained on said premises other than a single residence of not more than one and one-half stories, designed for the use of one family only, and attached private garage for the sole use of the owner of said premises. Not more than one such residence shall be built on any one lot.

2. No building or any part thereof shall be erected or maintained closer than 45 feet from any front lot line; provided, however, that unenclosed porches may extend no more than 10 feet beyond said building line. That in no event, shall the main foundation wall of any residence be built nearer than 5 feet to any side line of any lot.

That the minimum height of any building shall be 13 feet to the main ridge, and the maximum height shall not exceed 23 feet to the main ridge, measurements to be taken from first floor level. The main roof of all buildings shall be of gable or hip type.

3. No dwelling shall be built with a width less than 34 feet overall, except that on corner lots and 'L' shaped dwellings, an aggregate minimum of 54 feet will be permitted.
4. No fence shall be erected on any such lot to a height in excess of 42 inches.

5. No building, fence hedge, wall, walk or other structure, grading or planting shall be commenced, erected or maintained, nor shall any addition to, or change or alteration therein be made, until the plans and specifications, prepared by a competent architect, showing the nature, kind, shape, height, materials, floor plans, color scheme, location and approximate cost of such structure or work to be done and the grading plan of the lot to be built upon shall have been submitted to and approved by the Sylvan Park Improvements Committee of Radnor Park, or its assigns, and also by Ray A. Murnen, his heirs or assigns, and a copy thereof as finally approved, lodged permanently with such Committee. Either the said Committee or said Ray A. Murnen or their assigns, shall have the right to refuse to approve and such plans or specifications and grading plans, which are not suitable or desirable, in its opinion, for aesthetic or other reasons; and in so passing upon such plans, specifications and grading plans, they shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built, to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure, as planned, on the outlook from the adjacent or neighboring property.

6. No building, fence, hedge, wall, walk or other structure, grading or planting shall be constructed, erected, maintained, added to, changed or altered otherwise than strictly in accordance with plans and specifications so approved in writing by the Committee by said Ray A. Murnen or their heirs or assigns.

7. No stable, cattle yard, hog pen, fowl yard or house, grave, privy vault or any form of privy, shall be erected, permitted or maintained in Radnor Park; nor shall any live poultry, hogs, cattle
or other live stock or any noxious, dangerous or offensive thing, either of the character of those herein mentioned or not, be permitted or maintained thereon.

8. No sale, transfer, assignment or pledge of any contract for the purchase of a lot in this development shall in any manner be binding upon the said Committee or upon Ray A. Hurnen, unless they first consent in writing, to such sale, transfer, assignment or pledge.

9. 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.
Deed dated October 11, 1949, received for record October 13, 1949 at 1:30 P.M., and recorded in Volume 1355 of Deeds, page 225, conveying the premises in question contains the following restrictions:

This deed is made and accepted upon the following expressed restrictions, conditions, provisions and covenants hereinafter enumerated which shall be deemed as covenants running with the land and which shall be in full force and effect and binding upon the grantee herein, his heirs and assigns, for a period of twenty-six years from and after the first day of January, 1949.

1. Said premises herein described shall be used for residential purposes only, and prior to said January 1, 1975, no building or structure of any kind shall be erected or maintained on said premises other than a single residence of not more than one and one-half stories, designed for the use of one family only, and attached private garage for the sole use of the owner of said premises. Not more than one such residence shall be built on any one lot.

2. No building or any part thereof shall be erected or maintained closer than 45 feet from any front lot line; provided, however, that unenclosed porches may extend no more than 10 feet beyond said building line. That in no event, shall the main foundation wall of any residence be built nearer than 5 feet to any side line of any lot.

That the minimum height of any building shall be 13 feet to the main ridge, and the maximum height shall not exceed 23 feet to the main ridge, measurements to be taken from first floor level. The main roof of all buildings shall be of gable or hip type.

3. No dwelling shall be built with a width less than 34 feet overall, except that on corner lots and "L" shaped dwellings, an aggregate minimum of 54 feet will be permitted.
4. No fence shall be erected on any such lot to a height in excess of 42 inches.

5. No building, fence, hedge, wall, walk or other structure, grading or planting shall be commenced, erected or maintained, nor shall any addition to, or change or alteration therein be made, until the plans and specifications, prepared by a competent architect, showing the nature, kind, shape, height, materials, floor plans, color scheme, location and approximate cost of such structure or work to be done and the grading plan of the lot to be built upon shall have been submitted to and approved by the Sylvan Park Improvements Committee of Radnor Park, or its assigns, and also by Ray A. Murnen, his heirs or assigns, and a copy thereof as finally approved, lodged permanently with such Committee. Either the said Committee or said Ray A. Murnen or their assigns, shall have the right to refuse to approve and such plans or specifications and grading plans, which are not suitable or desirable, in its opinion, for aesthetic or other reasons; and in so passing upon such plans, specifications and grading plans, they shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built, to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure, as planned, on the outlook from the adjacent or neighboring property.

6. No building, fence, hedge, wall, walk or other structure, grading or planting shall be constructed, erected, maintained, added to, changed or altered otherwise than strictly in accordance with the plans and specifications so approved in writing by the Committee and by said Ray A. Murnen or their heirs or assigns.

7. No stable, cattle yard, hog pen, fowl yard or house, cesspool, privy vault or any form of privy, shall be erected, permitted or maintained in Radnor Park; nor shall any live poultry, hogs, cattle
or other live stock or any noxious, dangerous or offensive thing, either of the character of those herein mentioned or not, be permitted or maintained thereon.

8. No sale, transfer, assignment or pledge of any contract for the purchase of a lot in this development shall in any manner be binding upon the said Committee or upon Ray A. Murnen, unless they first consent in writing, to such sale, transfer, assignment or pledge.

9. 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.
Deed dated July 20th, 1950, received for record July 20th, 1950 at 12:45 P.M., and recorded in Volume 1384 of Deeds, page 452, wherein The Port Lawrence Title and Trust Company, Trustee, conveyed the premises in question to William R. Avent and Alvina P. Avent, contains the following restrictions:

This deed is made and accepted upon the following expressed restrictions, conditions, provisions and covenants hereinafter enumerated which shall be deemed as covenants running with the land and which shall be in full force and effect and binding upon the grantees herein, their heirs and assigns, for a period of twenty-six years from and after the 1st day of January, 1949.

1. Said premises herein described shall be used for residential purposes only and prior to said January 1st, 1975, no building or structure of any kind shall be erected or maintained on said premises other than a single residence of not more than 1 1/2 stories designed for the use of one family only and attached private garage for the sole use of the owner of said premises. Not more than one such residence shall be built on any one lot.

2. No building or any part thereof shall be erected or maintained closer than 45 feet from any front lot line; provided, however, that unenclosed porches may extend no more than 10 feet beyond said building line. That in no event, shall the main foundation wall of any residence be built nearer than 7 feet to any side line of any lot.

That the minimum height of any building shall be 13 feet to the main ridge and the maximum height shall not exceed 23 feet to the main ridge, measurements to be taken from first floor level. The main roof of all buildings shall be of gable or hip type.

3. No dwelling shall be built with a width less than 34 feet overall, except that on corner lots and "L" shaped dwellings, an aggregate minimum of 54 feet will be permitted.
4. No fence shall be erected on any such lot to a height in excess of 42 inches.

5. No building, fence hedge, wall, walk or other structure, grading or planting shall be commenced, erected or maintained, nor shall any addition to, or change or alteration therein be made, until the plans and specifications, prepared by a competent architect, showing the nature, kind, shape, height, materials, floor plans, color scheme, location and approximate cost of such structure or work to be done and the grading plan of the lot to be built upon shall have been submitted to and approved by the Sylvan Park Improvements Committee of Radnor Park or its assigns, and also by Ray A. Murnen, his heirs or assigns, and a copy thereof as finally approved, lodged permanently with said Committee. Either the said Committee or said Ray A. Murnen or their assigns, shall have the right to refuse to approve any such plans or specifications and grading plans, which are not suitable or desirable, in its opinion, for aesthetic or other reasons; and in so passing upon such plans, specifications and grading plans, they shall have the right to take into consideration the suitability of the proposed building or other structure and of the materials of which it is to be built, to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure, as planned, on the outlook from the adjacent or neighboring property.

6. No building, fence, hedge, wall, walk or other structure, grading or planting shall be constructed, erected, maintained, added to, changed or altered otherwise than strictly in accordance with the plans and specifications so approved in writing by the Committee and by said Ray A. Murnen or their heirs or assigns.
7. No stable, cattle yard, hog pen, fowl yard or house, cesspool, privy vault or any form of privy, shall be erected, permitted or maintained in Radnor Park; nor shall any live poultry, hogs, cattle or other live stock or any noxious, dangerous or offensive thing, either of the character of those herein mentioned or not, be permitted or maintained thereon.

8. No sale, transfer, assignment or pledge of any contract for the purchase of a lot in this development shall in any manner be binding upon the said Committee or upon Ray A. Murnen, unless they first consent in writing to such sale, transfer, assignment or pledge.

9. 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.