RAHLA GARDENS
1st EXTENSION

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UNIFORM PLAN OF DEVELOPMENT AND RESTRICTIONS OF LOT 27 IN RAHILA
GARDENS - FIRST EXTENSION - A SUB-
DIVISION IN SYLVANIA TOWNSHIP
LUCAS COUNTY, OHIO.

KNOW ALL MEN BY THESE PRESENTS. That Beatrice E. Bosch and
Arnold Bosch, owners of Lot 27 in Rahila Gardens, First Extension,
a Sub-division in Sylvania Township, Lucas County, Ohio do hereby
set forth a uniform plan of development and restrictions pertaining
to each and every lot in said Rahila Gardens, said lots being let-
tered from A to L inclusive.

(1) Said premises shall be used exclusively for resi-
dence purposes.

(2) There shall not be erected, placed, or suffered to
remain on said premises any building or structure
whatever, other than one private dwelling house,
designed and intended for the occupancy of one family
only, and an adjoining garage. The garage must
either be built into the dwelling house, or attached
to it by some permanent connecting structure.
No such dwelling house or garage shall be erected,
placed, or suffered to remain on said premises unless
and until the plans and specifications therefor shall
have been approved in writing by Arnold Bosch, Building
Contractor.

(3) The cost of construction of said dwelling house shall
not be less than Ten Thousand ($10,000) Dollars.

(4) No barn, stable, or any other kind of outbuilding shall
be erected, placed, or suffered to remain on said premises
unless used for housing of domestic animals.

(5) No part of said dwelling house or garage shall be con-
structed closer than Seven (7) feet to either of the
side lines of said lots; however, if the garage is built
in or attached to the rear side of the dwelling house
so that it is necessary to construct a turning driveway,
said garage may be built up to five (5) feet of the side
line of the lot. And the set-back line on the side of
corner lots shall be at least ten (10) feet from the side
street.

(6) The owner expressly reserves the sole and exclusive right
to establish the grades and slopes of said premises to
the end that all buildings on said premises will conform
to a general plan.
No portion of said premises from the street to the set-
back line of each lot shall be used for any purpose other
than that of lawn; provided, however, that this covenant
shall not be construed to prohibit walks, driveways,
trees, shrubbery, flowers, or similar ornamentation.
No hedge shall exceed 48 inches in height. All fences
must be approved by Arnold Bosch or his assigns in writing.
(7) All driveways shall be built on the East side of each of said lots.

(8) Said premises shall not be used for any purpose or in any way which may endanger the health or unreasonably disturb the quiet of any occupant of adjacent or neighboring premises.

(9) The owners reserve for themselves, their heirs and assigns forever, a sole and exclusive right to use the rear five (5) feet of each and all of said lots for the construction and maintenance of sewers, pipes, wires, poles, conduits, and all other public utilities.

(10) The owners shall have the right to enforce these covenants against all subsequent grantees, and the cost of enforcing said covenants shall be paid by the person or persons violating them.

The heretofore enumerated restrictions shall be deemed as covenants and not as conditions hereof, and shall run with the land, and shall bind all grantees until the year 2000, in any event, and continuously thereafter unless and until any proposed change shall have been approved in writing by the owner or owners of the legal title to all of the land on both sides of the street within the block of Wildoaks Drive.

Lois E. Hawkins
Witness

Charles E. Bieluch
Witness

Beatrice E. Bosch

STATE OF OHIO } SS
COUNTY OF LUCAS }

Before me, a Notary Public in and for said County and State, appeared the above named, Arnold Bosch and Beatrice E. Bosch, who acknowledged that they did sign the foregoing instrument for the purposes outlined therein.

In Testimony whereof, I have heretofore subscribed my name and affixed my official seal at Toledo, Ohio this 31st day of December 1952.

2:51 P.M.

RECEIVED and RECORDED at 2:51 P.M.

JAN 6 1953

Gerald J. Cullen

$1.20 Recorder, Lucas County, Ohio