RANCH ESTATES

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 RANCH ESTATES

WHEREAS, the undersigned, being all of the owners of lots 1 through 14 both inclusive in Ranch Estates, a Subdivision in Monclova Township, Lucas County, Ohio, are desirous of establishing certain restrictions upon the manner of use, improvement, and enjoyment of said partials of real estate.

NOW THEREFORE, in consideration of the premises and in consideration of the benefits accruing to the present and future owners or occupants of said property, the undersigned owners, for themselves, their successors and assigns hereby declare and stipulate that each lot in said Ranch Estates should be bounded by the following restrictions and hereafter should be conveyed subject to them:

1. Said lots shall be used for residential purposes only. Not more than one residence for occupancy for more than one family shall be built on any one lot.

2. No building or any part thereof shall be erected or maintained closer to any street than the building line as marked and designed on the recorded plat and no closer than 10 feet from any side line.

3. No building, sign, fence, or wall shall be erected, placed, or altered on any building, plot, lot, or site in Ranch Estates unless approval of the plans, specifications, and plot plan therefore showing the location of such building, sign, or fence has first been approved in writing, both as to conformity and harmony of external design with the desired structures to be erected in Ranch Estates and as to the location of such proposed building or fence with respect to topography and landscaping, by a majority of the Ranch Estates Architectural
Committee, which committee shall consist of Donald G. Huebner and
Natalie G. Huebner, and such other persons as a majority of said
committee may, from time to time, elect to fill vacancies treated in
said committee. The decision of said committee in granting or denying
approval shall be final and binding upon all owners of any part of Ranch
Estates during the term of these restrictions or any extension thereof.

4. No basement, garage, trailer, tent, shack, barn, outbuilding,
or uncompleted homes shall be used as a temporary or permanent residence
unless written permission indicating the period of use shall be approved
by the Ranch Estates Architectural Committee.

5. 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 for any reason whatsoever,
no other restriction or any part thereof shall be affected or impaired.

6. The aforesaid restrictions shall be in full force and effect
until the first day of January, 1985 at which time said restrictions
shall be automatically extended for a successive period of 10 years each
unless the owners of a majority of said lots shall have elected within
a period of 6 months immediately preceding the expiration of the
original term of said restrictions or any successive term to change in
whole or part or terminate these restrictions and shall have placed
said election of record.

In Witness Whereof, the said owners have this fourteenth day
of December, 1961 caused their corporate names to be subscribed.

(Signed) Jan Builders, Inc.

By Donald G. Huebner, President
By Natalie G. Huebner, Secretary

The Port Lawrence Title and Trust
Company, Trustee
By Vincent J. Meyers, Vice President
By M. K. Dimke, Secretary
Three witnesses, two as to each signature.
Acknowledged December 14" 1961 by said corporations, by said
officers, before a Notary Public, Lucas County, Ohio, (Seal).
Received for record December 20" 1961 at 3:43 P.M., and
recorded in Volume 2030 of Mortgages, page 685.
DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, being all of the owners of the following described parcels of real estate situated in Monclova Township, Lucas County, Ohio, to-wit:

The southwest 1/4 of Section number 13, Town 7 North, Range 9 East, in Monclova Township, Lucas County, Ohio, excepting therefrom lots 1 through 14, both inclusive, in Ranch Estates, and the following described parcel, viz: Beginning at the intersection of the center line of LaPlant Road and the west line of said Section 13; thence southeasterly along the centerline of LaPlant Road, a distance of 530 feet; thence in a southwesterly direction to a point in the west line of said Section 13, that is 490 feet south of the place of beginning; thence north along the west line of said Section 13 to the place of beginning, subject to legal highways, and desirous of establishing certain restrictions upon the manner of use, improvement and enjoyment of said parcels of real estate.
NOW THEREFORE, in consideration of the premises, and in consideration of the benefit accruing to the present and future owners or occupants of said property, the undersigned owners, for themselves, their successors and assigns hereby declare and stipulate that said real estate should be bounded by the following restrictions and hereafter should be conveyed subject to them:

1. Said property shall be used for residential purposes except as permitted by zoning ordinances of the governing authorities of the political subdivision encompassing this subdivision.

2. No building or any part thereof shall be erected or maintained closer than 60 feet to the center of the road right of way and no closer than 5 feet from any side line.

ARCHITECTURAL CONTROL

3. No building, swimming pool, fence, hedge, sign, wall, grading, planting of any character or other structure shall be commenced, erected, or maintained nor shall any alteration, addition or change be made on said parcel of real estate, or to the buildings, located on said real estate until the plans and specifications of said improvement, or change showing the nature, kind, shape, height, grade, materials, floor plans, driveway, location, color scheme and location of such structure or work to be done and grading plan of the parcel of real estate to be built upon shall have been submitted to and approved in writing by the Architectural Control Committee. The Committee shall have the right to refuse to approve any such plan or specifications or 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's and of the materials with 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. **Any-and-all tanks-must-be-buried-below-ground-level.** Architectural Control Committee to set all house grades.

**ARCHITECTURAL CONTROL COMMITTEE**

4. Said Architectural Control Committee shall be composed of Donald G. Huebner and Natalie G. Huebner until such time as said owner has conveyed to others, 90% of the parcels of real estate on said property, at which time said Committee shall be composed of three property owners and Donald G. Huebner and Natalie G. Huebner. The property owners to serve on said Committee shall be elected by a vote of the then record of a majority of said property. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor in absence of action by the property owners.

All Plans and Specifications required to be approved or disapproved by these covenants, shall be submitted to the Committee, at the Office of the Huebner Development Co., 1907 Sylvania Avenue, Toledo. The Committee shall approve or disapprove said Plans and Specifications in writing within 30 days from date of their submission.

5. No basement, garage, trailer, tent, shack, barn, outbuilding or uncompleted homes shall be used as a temporary or permanent residence unless written permission indicating the period of use shall be approved by the Architectural Committee.

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

7. The aforesaid restrictions shall be in full force and effect until the first day of January, 1985, at which time said restrictions shall be automatically extended for a successive period
of 10 years each unless the owners of a majority of the property shall have elected within a period of 6 months immediately preceding the exploration of the original term of said restrictions of any successive term to change in whole or part or terminate these restrictions and shall have placed said election of record.

In Witness Whereof, the said Owners have this thirteenth day of March, 1964, cause their corporate names to be subscribed.

(Signed) HUEBNER DEVELOPMENT CO.,
By Donald G. Huebner, its President,
Natalie G. Huebner, its Secretary.
THE PORT LAWRENCE TITLE AND TRUST COMPANY, TRUSTEE,
J. Albert Laskey, President,
M. K. Dimke, Secretary.
Ray C. Hutchinson,
Elaine J. Hutchinson.

Four witnesses, two to each signature.
Acknowledged March 14, 1964 by said Ray C. Hutchinson and Elaine J. Hutchinson before a Notary Public, Lucas County, Ohio, (Seal).

Acknowledged March 17, 1964 by said Huebner Development Co., by said Officers, by authority of its Board of Directors, before a Notary Public, Lucas County, Ohio, (Seal).

Acknowledged March 18, 1964 by said The Port Lawrence Title and Trust Company, Trustee, by said Officers, by authority of its Board of Directors, before a Notary Public, Lucas County, Ohio, (Seal).

Received for record March 19, 1964 at 12:55 P.M., and recorded in Volume 2107 of Mortgages, page 231.