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.
PROTECTIVE COVENANTS

Preamble

On this date, December 30, 1954, Robert E. & Thelma R. Jones, residing at 644 Moran Avenue, Toledo, Ohio owners of Robert E. Jones Addition, a Subdivision located in the west 1/2 of the E 1/2 of the E 1/2 of the NW 1/4 of Section 5, T3, USR in Adams Township, Lucas County, Excepting therefrom the west 60.0 Ft. of the South 225.00 Ft. thereof and also excepting therefrom that part described as follows - Beginning at the southeast corner of the South 10 ac. of the W 1/2 of the E 1/2 of the NW 1/4 of said Section 5, thence North along the E. line of said 10 ac. Parcel (being the westernly line of Brentwood Heights, a Subdivision in Adams Township, Lucas County, Ohio), as indicated by the plat of said subdivision which has been recorded on the 18th day of Nov., 1954 in volume 52 at page 31 - 32 of the books of plats of Lucas County for the present and all subsequent owners of lots in aforesaid Robert E. Jones Addition do hereby establish the following restrictions with reference to the use of lots in said subdivision.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than a single family dwelling not to exceed one story in height and private garage for not more than two cars.

2. No commercial or industrial activity whatsoever shall be permitted on any lots in said subdivision, but this restriction shall not be deemed to prevent the practice of a profession in and upon said premises, when the practice of such a profession is not carried on as a business.

3. No dwelling shall be permitted on any lot at a cost of less than $7,500.00 based on the cost levels prevailing on the date these covenants are recorded. The ground floor area of the main structure shall not be less than 800 square feet.

4. No building shall be located on any lot nearer than 30 ft. to the front lot line or nearer than 25 ft. to any side street line. No building shall be located nearer than 5 ft. to any interior lot line.

5. No noisy or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

6. No billboards, advertising signs, or other advertising devices shall be permitted, erected, placed or suffered to remain upon said premises. No poultry or livestock shall be kept or harbored to be on premises.

7. No part of any of said lots ever shall at any time be used for the purpose of buying or selling intoxicating liquors.

8. These covenants are to run with the land and shall be binding upon all persons and parties claiming under them for a period of thirty (30) years from dates these covenants are recorded.
9. Enforcements shall be proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

IN WITNESS WHEREOF, the owners hereeto subscribed their names this 30th day of December, 1954.

Duly executed by Robert E. Jones and Thelma R. Jones.

Received for record December 30, 1954 and recorded in Volume 1706 of Mortgages, page 21.

Received for record a second time August 25, 1955 and recorded in Volume 1749 of Mortgages, page 324.