ROBIN ACRES
PLAT III

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DECLARATION OF RESTRICTIONS
FOR
ROBIN ACRES PLAT III

This declaration, made by Douglas Development Company, an Ohio Corporation, this 10th day of November, 1960.

WITNESSETH THAT:

Whereas, the dated hereof, Douglas Development Company, is the owner of all of the lots in Robin Acres, Plat III, a subdivision in Washington Township, Lucas County, Ohio.

and

Whereas, said parties desire to establish for their own benefit and for the benefit of all future owners or occupants of said lots in Robin Acres, Plat III, certain restrictions with respect to the use thereof,

Now therefore, Douglas Development Company as the owner of such real estate and for the purpose aforementioned, hereby declare as follows:

1. Said lots shall be used for residence purposes only. Not more than one (1) residence for occupancy by not more than one (1) family shall be built upon 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 designated on the recorded plat of Robin Acres, Plat III. A minimum free space of five (5) feet shall be maintained from each lot side line.

3. No building, fence, wall, sign, or other structure shall be erected or maintained on said lots unless erected or maintained in accordance with plans and specifications showing the nature, kind, shape, type, material, color scheme and location of such structure, which shall be submitted to either Norton Gutowitz or Donald G. Huebner,
both of Toledo, Ohio, and approval of one of said parties endorsed thereon in writing. Any one of said two persons or their admin-
istrators may by written instrument designate additional person or
persons who shall thereupon have full authority to approve said plans
and specifications as herein provided.

4. 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 what-
soever, no other restriction, or any part thereof, shall be affected
or impaired.

5. The aforesaid restrictions shall be in full force and
effect until the first day of January, 1985.

In Consideration Whereof, Douglas Development Company does
hereby declare and establish the foregoing restrictions and covenants
and executed the same at Toledo, Ohio this 10th day of November, 1960.

WITNESSETH:

By _________________________ By _________________________

DOUGLAS DEVELOPMENT COMPANY

D. G. Huebner, President

__________________________

Al Paszczykowski - Sec. - Treas.

Acknowledged November 10, 1960 by said officers of Douglas
Development Company before a Notary Public, Lucas County, Ohio. (Seal).

Received for record November 19, 1960 at 11:12 A.M. and