ROLLING MEADOWS

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.

Rolling Meadows

DECLARATION OF RESTRICTIONS
Applicable to lots in Rolling Meadows, a Subdivision in Sylvania Townsship, Lucas County,Ohio.

WHEREAS, the undersigned, LUSTER CORPORATION, is the owner in fee simple of all of the real property embraced in ROLLING MEADOWS, a Subdivision in Sylvania Township, Lucas County,Ohio, except lot number sixty-six (66), being lots numbered one (1) to sixty-five (65), inclusive, and A and B therein; and

WHEREAS, said Luster Corporation intends to further develop and improve said lands in said Subdivision and is desirous of subjecting the same to certain covenants, agreements, easements, restrictions, provisions, conditions and charges as hereinafter set forth so as to bind and benefit said lots and lands and all present and future owners and occupants thereof;

NOW, THEREFORE, said Luster Corporation, pursuant to a general plan for the better and uniform development of Rolling Meadows, a Subdivision in Sylvania Township, Lucas County,Ohio, hereby adopts the following restrictions and declares that the lots in said Subdivision held by it with the exception only of lots 1 and 2 and A and B shall be conveyed hereafter subject to all of the following:

1. All of the lots in said Subdivision shall be used for private residential purposes only and with the exception only of buildings on lots 31 and 32 no building of any kind whatsoever shall be erected or maintained thereon except a single family dwelling, not more than one and one-half (1 1/2) stories in

height and with attached garage and shall contain on the first floor including garage not less than one thousand three hundred sixty (1,360) square feet of ground floor area.

2. No building or any part thereof shall be erected or maintained on said lots closer to the street than the building line designated on the plat of said Subdivision.

3. No building, fence, wall, walk or other structure and no hedge or planting in excess of 4 feet in height shall be erected, constructed or maintained, nor shall any addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color schemes, location and approximate cost of such structure or work to be done, and the grading plan of the plot to be built upon shall have been submitted to and approved in writing by Rolling Meadows Building Committee and a copy thereof, as finally approved, lodged permanently with said Committee. The Committee shall have the right to approve or refuse to approve any such plans or specifications or grading plans which, in its opinion, for aesthetic or other reasons are not suitable, and in passing upon such plans, specifications and grading plans, it shall have the right to take into consideration the suitability of the proposed building structure or other work and of the materials to be used therein to the site upon which it is proposed to erect the same or do such work, the harmony thereof with the surroundings and the effect thereof from adjacent or neighboring property.

4. Rolling Meadows Building Committee shall consist of John H. Hilfinger of 2141 Mt. Vernon, Toledo, Ohio; Doris

F. Hubbard of 3150 Sylvania Avenue, Toledo, Ohio; and Carl A. Shultz of 1566 Laskey Road, Toledo, Ohio. At any time the record holders of 60% of the lots in said Subdivision shall have the power through a duly recorded written instrument to change the membership of the Committee, fill vacancies therein or to withdraw from the Committee or to restore to it any of its powers and duties herein set forth and defined.

5. There shall not be erected, constructed, suffered, permitted, committed, maintained, used or operated on any of the land included in said Subdivision any nuisance of any character.

6. Any stable, cattle yard, or pasture, hog pen, fowl yard, pen or house, privy vault or any form of privy, or any vault, cesspool, catch basin or other receptacle for the collection and storage of liquod or other waste matter other than a septic tank or the underground storage of automobile fuel, shall be conclusively deemed to be a nuisance.

7. Any plans, manufactory, works, shop, store, establishment or structure for the purpose of carrying on any trade or business whatsoever, shall be conclusively deemed to be a nuisance, provided, however, that with the written permission of the Rolling Meadows Building Committee such classes of business as the said Committee may deem inoffensive may be conducted and structures erected and maintained therefor.

8. The determination of the Rolling Meadows Building Committee, its successors or assigns, as to what constitutes a nuisance within the meaning of the preceding paragraph shall be conclusive and binding, and no other person shall be entitled to any injunction to prevent the said Committee from determining

whether breach of covenants has taken place or to enjoin the abatement thereof.

9. No truck or other commercial vehicle shall be allowed to stand or remain parked upon the premises other than for the purpose of a delivery.

10. Until such time as a public street lighting system shall be established in this subdivision, each lot owner shall erect and maintain at his own expense a post light adjacent to the street, which shall be in accordance with plans and specifications approved by the Rolling Meadows Building Committee.

11. All restrictions herein shall be construed together, but if it shall be held that any restrictions, or any part of any restriction, is invalid or unenforcible for any reason whatsoever, no other restrictions or any part thereof shall be affected or impaired. The aforesaid restrictions shall be in full force and effect until the first day of January 1985, provided that prior to said date appropriate instruments in writing consenting to an extension of these restrictions for an additional period of 25 years may be filed for record, signed, executed and acknowledged by the owners (not including mortgagees) of not less than 2/3 in area of this Subdivision.

Signed: Luster Corporation
By J. H. Hilfinger,
President
and William C. Moore,
Secretary.

Dated September 22, 1954.

Received for record September 22, 1954 and recorded in Volume 1690 of Mortgages, page541.

By Instrument received for record April 16" 1957 at 9:25 A.M., and recorded in Volume 1839 of Mortgages, page 430, signed by the owner of the premises in question, and other owners of other lots, comprising 60% of the lots in Rolling Meadows pursuant to Item No. 4 of restrictions recorded in Volume 1690 of Mortgages, page 541, set forth at No. 3 above, the building committee as provided in at said Item No. 4 was changed and shall now consist of: Orville Schaeffer, Norman Seagert, Robert Schrock, Boyd Montgomery and Kazimier Sokolowski.

ADOPTION OF BY-LAWS
ROLLING MEADOWS BUILDING COMMITTEE
Applicable to Lots in Rolling
Meadows, a Subdivision in
Sylvania Township, Lucas
County, Ohio

WHEREAS, Luster Corporation has developed and improved lands embraced in Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio, except lot number sixty-six (66), being lots numbered one (1) to sixty-five (65), inclusive, and A and B therein; and

WHEREAS, said Luster Corporation, pursuant to a general plan for the better and uniform development of Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio has adopted restrictions, and has conveyed all lots with the exception only of lots 1 and 2 and A and B subject to these restrictions, and

WHEREAS, said Declaration of Restrictions recorded in Volume 1690 of Mortgages, page 541 of the Records of Lucas County, Ohio provides under item 4 that at any time the record holders of 60% of the lots in said Subdivision shall have the power through a duly recorded written instrument to change the membership of the Rolling Meadows Building Committee, fill vacancies therein, or to withdraw from the Committee or to restore to it any of its powers and duties as set forth in the said Declaration of Restrictions.

Now, therefore, we the undersigned owners of lots in Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio, being the record holders of more than 60% of the lots in said Subdivision do hereby change and amend the powers and duties of the Building Committee by adoption of the By-Laws contained in this instrument, as follows:

BY-LAWS

ROLLING MEADOWS BUILDING COMMITTEE

ARTICLE 1. COMPOSITION

The Rolling Meadows Building Committee shall be composed of six members; a representative from each street of the Rolling Meadows Subdivision and two members at large.

BY-LAWS (continued)

ARTICLE 2. ELECTION/APPOINTMENT OF MEMBERS

1. Street Representative. The residents of each street of the subdivision shall nominate candidates for their respective street representative. An election will be held and the candidate with the majority of votes shall be appointed the street representative. In order for the election to be considered valid, 60% of the property owners of the street must participate in the election. An abstention by a property owner or owners is construed to be participation in election.

2. At Large Members. Each street will submit not more than two (2) nominees for At Large Committee Members. An election will be held by all property owners and the two nominees receiving the highest number of votes shall be appointed the At Large Committee Members. Participation by 60% of the property owners of record of Rolling Meadows Subdivision, on the date of the election shall be considered participation. The election may be accomplished by roll-call vote or ballot.

3. In all elections, each property lot of the Rolling Meadows Subdivision shall have one (1) vote.

ARTICLE 3. TERM OF OFFICE

1. Committee members shall serve a term of four years. A new member, elected to the Committee to fill an unexpired term, shall be appointed for a full four-year term.

2. An incumbent member of the Committee may serve continuously so long as he is re-elected to the Committee.

3. A Committee member's term of office shall begin on the date of his election.

ARTICLE 4. OFFICERS

The elected Rolling Meadows Building Committee at its first meeting and at such other times as necessary, shall elect from its members a Chairman, Vice-Chairman and a Secretary/Treasurer.

ARTICLE 5. QUORUM

No meeting of the Committee may be held without a quorum present, one member of which must be the Chairman or the Vice-Chairman. Two-thirds of the Committee membership or four members present shall constitute a quorum.

BY-LAWS (continued)

ARTICLE 6. MEETING SCHEDULE

1. The Committee shall be required to meet, as a minimum, once per calendar quarter on a regularly specified day and time (e.g., first Wednesday of the quarter, 7:30 p.m.). Additional meetings will be scheduled and held as requir for the committee to perform its function. All property owners shall be notified of any additional meetings scheduled or changes to the regularly scheduled meeting dates.

2. The Committee meeting of the fall quarter (October) shall be a general meeting for all property owners of the Rolling Meadows Subdivision. It shall be held in a public facility that will accommodate the membership.

3. All Committee and General Membership meetings shall be open only to proper owners of the Rolling Meadows Subdivision.

ARTICLE 7 RESPONSIBILITIES

1. Committee.

a. It shall be the responsibility of the Committee to act as representati of the property owners of Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio to insure the compliance with the covenants of the deed restrictions as duly amended and recorded for said subdivision.

b. The Committee shall act in consonance with the provisions of the deed restrictions as recorded and take all immediate and appropriate measures to g compliance with said restrictions in all cases of violations observed by or brought to the attention of the Committee.

c. By delegation or group, meet with new property owners as soon as they are identified to insure their immediate and clear understanding of said restrictions.

2. Chairman.

a. To preside at all Committee meetings and to insure that meetings are held in accordance with designated schedules or additionally as a need is ind

b. To insure that the actions and decisions of the Committee are carried to an expeditious conclusion.

c. To insure that all property owners are kept informed of all actions of the Committee.

3. Vice-Chairman.

a. To act as chairman of the Committee in the absence or incapacity of the chairman.

b. To assist the chairman in carrying out the objectives of the Committee.

4. Secretary/Treasurer.

a. To keep accurate minutes and records of all Committee proceedings and actions.

To maintain accurate records and accounting of the Committee financial activities and condition.

c. To publish minutes or summaries of all Committee meetings and actions for distribution to all property owners.

d. To insure the notification of all property owners of special meeting schedules or changes to regular meeting schedules.

5. Members At Large.

To act upon all matters before the Committee in the best interest of the subdivision and all property owners as a whole.

6. Street Representative.

a. To receive complaints of restriction violations and act as proctor for the street represented. Attempt to prevent, correct or eliminate restriction violations by meeting directly with the violator.

b. To bring unresolved or contested issues before the Committee for resolution or appropriate action.

ARTICLE 8. VACANCIES/REMOVALS

1. Vacancies created on the Committee by resignation, moving out or removal as outlined below will be filled in accordance with the procedures outlined in Article 2.

2. In the event no action has been taken to elect a new member to fill a vacancy within sixty (60) days of the occurrence of the vacancy, the committee may accept/solicit candidates for the vacancy and appoint a replacement by majority vote of the committee. Said appointment shall be made at a meeting of the committee with a quorum present as defined in Article 5.

BY-LAWS (continued)

3. A Committee member may be removed from the Committee by a reverse of th process by which he was elected, under the pr cedures outlined in Article 2.

ARTICLE 9. AMENDMENTS

1. Amendments to these By-Laws may be submitted by individual or committee petition or motion at a general meeting of all property owners of the Rolli Meadows Subdivision.

2. Adoption of amendments requires sixty per cent (60%) vote of all propert owners, except Mortgagees, of all of the included lots of the Rolling Meado Subdivision.

ARTICLE 10. MISCELLANEOUS

1. Any action to be taken by the Committee which requires the expenditure c funds in excess of $100.00 will be presented before all property owners at a special meeting for approval and funding by assessment.

2. For all Committee action not covered above or by the covenants of the de restrictions or in cases of dispute, Roberts Rules of Order shall prevail.

3. Said Committee shall be vested with all the powers and duties as set for in this instrument and the Declaration of Restrictions recorded in Volume 16 of Mortgages, page 541 of the Records of Lucas County, Ohio. Nothing herein contained shall be construed as altering the validity or enforceability of t remaining restrictions as set forth in the aforesaid Declaration of Restrict

IN WITNESS WHEREOF, the undersigned, by their signatures, have caused this instrument to be executed this 27th day of September, 1982.

RECORD HOLDER	LOT	RECORD HOLDER
[illegible]	13	Carl Beacher
Lydia Soos	13	Leila Beacher
Harry Schlievert	10	Russell G. Jacobs
Mary Ann Schlievert	10	Virginia B. Jacobs
Paul M. Bersen	12	Donald H. Gottshall
Mary P. Bersen	12	Barbara Gottshall
Julia Westerman	11	Thomas J. Jacobs
[illegible]	16	Susan M. Jacobs
Margaret S. Carman	16	Gale A. Race

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RECORD HOLDER	LOT
Joe Potter	42
[illegible]	[illegible]
[illegible]	52
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
Ernestine Wiseman	14
Norris A Slater	43
Barbara W Slater	43
Max Beretsky	51
[illegible]	[illegible]
Nick J Tavis	62
[illegible]	[illegible]
Carlton Barlow	17
Carolyn Gray	21
Walter W Zydeck	32
Sophie A Zydeck	32
Eric J Becker	22
Nancy Becker	22
Edward W Martin	5
Carol M Martin	5
Donald J Van Heuvan	34
Virginia L Van Heuvan	34
Eugene P Thomas	36
Marion R Thomas	36
John Jones	18
Elizabeth B Shea	18
Earl E Morris	9
Lois M Morris	9
[illegible]	[illegible]
Vera Agnew	[illegible]
Helen Dunlap	57

RECORD HOLDER	LOT
Leonard C Krawczyk	[illegible]
Diane Krawczyk	[illegible]
Frank Walmsley	19
Judith A Ramsey	[illegible]
Evelyn M Lasley	[illegible]
Elgin G McKay	29
Jane P Eiler	30
Ruth H Ellis	[illegible]
Victor A Hall	61
E Ann Dreas	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
Shirley J Miller	58
[illegible]	23
Ralph C Laquatte	[illegible]
Rita L Laquatte	25
Donald R Updike	35
Margaret Updike	35
[illegible]	59
Rosemary Bauerschmidt	59
John D Mazzella	21
Kathryn A Mazzella	21
Louis A Bontempo	33
Margaret Lehmann	26
[illegible]	16
Lois G Ulmann	16
Margaret J Ludlow	24
Jerry Howell	6
[illegible]	60
Mary L Trick	[illegible]
Barbara Kinzi	37
[illegible]	38
Walter E Ehmann	38

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BY-LAWS (continued)

RECORD HOLDER	LOT	RECORD HOLDER	LOT
[illegible]	2	[illegible]	[illegible]
Marilyn Simpson	8	Richard [illegible]	[illegible]
Catherine [illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	
[illegible]	28	[illegible]	
Daphne Chen	39		

RECEIVED & RECORDED
OCT 19 1982 9:43 am
SANDY ISENBERG
RECORDER, LUCAS COUNTY, OHIO

11 50

Mail to: J. Mac Ritchie
4757 Brookhurst Rd.
Sylvania, Ohio 43560

S2 725004

A M E N D M E N T

to

DECLARATION OF RESTRICTIONS

to

Lots in Rolling Meadows a Subdivision
in Sylvania Township, Lucas County, Ohio

WHEREAS, under date of September 22, 1954, Luster Corporation, eing then the owner of all of the real property embraced in Rolling eadows, a Subdivision in Sylvania Township, Lucas County, Ohio, xcept Lot no. 66, made and filed with the Recorder of Lucas County, hio a Declaration of Restrictions applicable to certain lots in said ubdivision, said Declaration being recorded in Volume 1690 page 41 of the Mortgage Records of Lucas County, Ohio: and

WHEREAS, the owners of two-thirds(2/3) in area of the lots in said Subdivision covered by said Restrictions for their mutual benefits desire to make changes and amendments to such Restrictions so as to bind and benefit said lots and lands and all present and future owners and occupants thereof:

NOW THEREFORE, the undersigned, being the owners of two-thirds (2/3) in area of the lots in Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio, except lots numbered 1, 2, 66, and A & B hereby amend the Declaration of Restrictions dated September 22, 1954 and recorded in Volume 1690 page 541 of the Mortgage Records of Lucas County, Ohio, so that paragraphs 1, 3, 4, 5, 6, 8, 9, and 11 shall read as follows:

1. All of the lots in said Subdivision shall be used for private residential purposes only and no building of any kind whatsoever shall be erected or maintained thereon except a single family dwelling, not more than one and one-half (1-1/2) stories in height and with attached garage shall contain on the first floor including garage not less than one thousand three hundred sixty (1,360) square feet of ground floor area. Not more than four hundred fifty (450) square feet of garage will be counted toward total first floor area.

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A structure or addition consisting of two floors shall be deemed to be in compliance of the one and one-half (1-1/2) story height restriction provided the lower floor is constructed with a minimum of fifty percent (50%) of its floor to ceiling height underground, below normal grade, with not more than one elevation fully exposed. Such exposed elevation must face the rear property line.

3. No building fence, wall, walk or other structure and no hedge or planting in excess of four(4) feet in height other than trees, shall be erected, constructed or maintained, nor shall any addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color schemes, location and approximate cost of such structure or work to be done, and the location of trees or plantings, and the grading plan of the plot to be built upon shall have been submitted to and approved in writing by Rolling Meadows Building Committee and a copy thereof, as finally approved, lodged permanently with said Committee. The Committee shall have the right to approve or refuse to approve any such plans or specifications or grading plans or specifications or grading plans which, in its opinion, for aesthetic or other reasons are not suitable, and in passing upon such plans, specifications, plantings, and grading plans, it shall have the right to take into consideration the suitability of the proposed building, structure, planting, or other work and of the materials to be used therein to the site upon which it is proposed to erect the same or do such work, the harmony thereof with the surroundings and the effect thereof from adjacent or neighboring property.

4. Rolling Meadows Building Committee shall consist of members as elected or appointed and shall serve such terms as provided by the Declaration of By Laws, Rolling Meadows Building Committee. Said Declaration of By Laws being recorded on Microfiche Number 82 725B09-12 82 725C01-04 of Mortgages, of the Records of Lucas County, Ohio. At any time, the record holders on sixty percent (60%) of the lots in said Subdivision shall have the power through a duly recorded written instrument to

change the membership of the Committee, fill vacancies therein or to withdraw from the Committee or to restore to it any of its powers and duties herein set forth and defined.

5. There shall not be erected, constructed, suffered, permitted, committed, maintained, used or operated on any of the land included in said Subdivision any nuisance of any character. Forms of nuisance shall include but not be limited to:

a. Heavy repair, overhaul or rebuilding of motor vehicles or heavy equipment.

b. Parking or storage of unlicensed or non-operative motor vehicles or heavy equipment.

c. Habitual parking of vehicles off driveway on grassed, sodded, or planted areas.

d. Failure to keep lawn and yard area mowed and/or maintain adequate control of weed and vegetation growth.

e. Any situation or condition requiring resolution as provided under the provisions of paragraph 8 of these restrictions.

6. Any stable, cattle yard, or pasture, hog pen, fowl yard, pen or house, privy vault or any form of privy, or any vault, cesspool catch basin or other receptacle for the collection and storage of liquid or other waste matter, other than a septic tank or for the underground storage of water, fuel oil, or automobile fuel, shall be conclusively deemed to be a nuisance.

8. The determination of the Rolling Meadows Building Committee, its successors or assigns, as to what constitutes a nuisance within the meaning of the preceding and subsequent paragraphs shall be conclusive and binding, and no other person shall be entitled to any injunction to prevent the said Committee from determining whether breach of convenants has taken place or to enjoin the abatement thereo

9. No form of truck, commercial vehicle, utility, cargo or animal trailer shall be allowed to stand or remain outdoors on the premises other than for the purpose of service or delivery. Any vehicle normally requiring licensing with truck or non-commercial license plates, sedan pick-up trucks, pick-up trucks, commercial vans or other trucks or commercially identified vehicles also shall not be allowed to stand or remain outside on the premises. The parking o storing outdoors of motor homes, travel trailers, camping vehicles, boats, or other recreational vehicles or trailers on any lot or

premises within the Rolling Meadows Subdivision for a period in excess of three(3) days shall be prohibited.

11. All restrictions herein shall be construed together but if it shall be held that any restrictions, or any part of any restriction, is invalid or unenforcable for any reason whatsoever, no other restrictions or any part thereof shall be affected or impaired. The aforesaid restrictions shall be in full force and effect until the first day of January, 2010, provided that the same may be extended for an additional period of twenty-five(25) years by an appropriate instrument or instruments in writing consenting to such an extension signed, executed and acknowledged by the owners (not including Mortgagees) of not less than two-thirds (2/3) in area of the Subdivision filed prior to the first day of January, 2010. These restrictions or any part thereof or the application thereof to any lot or lots in said Subdivision may be changed or modified at any time by a written instrument or instruments signed, executed and acknowledged by the owners (not including Mortagees) of lots of not less than two-thirds (2/3) in area of said Subdivision covered by these restrictions.

Except as changed or modified by this instrument, all of the terms and provisions of said Declaration of Restrictions dated September 22, 1954, shall be and remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, by their signatures, have caused this instrument to be executed this 27thday of September 1982.

RECORD HOLDER	LOT	RECORD HOLDER	LOT
[illegible]	13	Carl Beacher	40
Lydia Soos	13	Leila Beacher	40
Harry Schlievert	10	Russell G. Jacobs	56
Mae Suretsky	51	Virginia B. Jacobs	56
Paul M Busch	12	Donald H. [illegible]	55
Mary P Barson	12	Barbara [illegible]	55
Julia Westerman	11	Mary Ann Schlievert	10
[illegible]	16	Thomas J. Jacobs	41
Margaret S. Carman	16	Susan M. Jacobs	41
Shirley J Miller	58	Gale A. Race	50

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RECORD HOLDER	LOT
Joe Potter	42
[illegible]	42
[illegible]	52
Catherine M. MacRitchie	52
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	14
Ernestine Nissen	14
[illegible] A Stater	43
Barbara W. Stater	43
[illegible]	62
[illegible]	62
[illegible]	17
[illegible]	17
Walter M. Szychowski	32
Sophie M. Szychowski	32
Donald G. Updike	35
Margaret Updike	35
[illegible]	59
[illegible]	59
[illegible]	21
Kathryn A. Mangella	21
[illegible]	33
Eugene P. Thomas	36
[illegible]	36
Elizabeth B. Shea	18
[illegible]	18
[illegible]	9
[illegible]	9
[illegible]	46
[illegible]	46
[illegible]	38
[illegible] E. Ehmann	38

RECORD HOLDER	LOT
[illegible]	54
Delores F. Kranczyk	54
Frank Walmsley	19
[illegible]	19
[illegible]	27
[illegible]	27
[illegible]	[illegible]
[illegible]	36
[illegible]	61
[illegible]	61
[illegible]	4
[illegible]	4
[illegible]	23
[illegible]	23
[illegible]	25
[illegible]	25
Robin J. Buckle	22
[illegible]	22
[illegible]	5
Carol M. Martin	5
[illegible]	34
[illegible]	34
Margaret L. Sherman	26
Nicholas R. Harman	16
[illegible]	16
Margaret J. [illegible]	24
[illegible]	6
[illegible]	60
[illegible]	60
[illegible]	37
[illegible]	57
Marilyn [illegible]	8
[illegible]	8

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[illegible]
[illegible]
[illegible]
[illegible] Church

[illegible]
[illegible]
[illegible]
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Mail to.
[illegible]
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18.00

RECEIVED & RECORDED
APR - 4 1983
SANDY [illegible]
RECORDER, LUCAS COUNTY, [illegible]

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STATE OF OHIO)
) SS:
COUNTY OF LUC.)

22749

AFFIDAVIT

Leonard C. Krawczyk, being sworn, states that he resides at 4813 Brookhurst Road, Sylvania, Ohio, 43560, that he is Secretary of the Rolling Meadows Building Committee, a committee designated in Article 4 of the Declaration of Restrictions applicable to lots in Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio, which Declaration of Restrictions was received for record September 22, 1954 and recorded in Volume 1690 of Mortgages, page 541; and amended and recorded, April 4, 1983, on Microfiche Numbers 83 256D08-12 and 256E01; that in accordance with Article 11 of said Declaration of Restrictions an election was conducted by the holders of lots in said Subdivision; and that holders of more that 2/3 of the lots in said Subdivision affixed their signatures signifying approval of amendments of said Declaration of Restrictions.

Signed Leonard C. Krawczyk
Leonard C. Krawczyk
Secretary

Sworn to before me and signed in my presence this 28 day of JUNE 1995.

Lois J. Langenderfer
Notary Public

My commission expires:
Date:

LOIS J. LANGENDERFER
Notary Public, State of Ohio
My Commission Expires Oct. 2, 1999

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A M E N D M E N T

to

DECLARATION OF RESTRICTIONS

to

Lots in Rolling Meadows a Subdivision
in Sylvania Township, Lucas County, Ohio

WHEREAS, under date of September 22, 1954, Luster Corporation, being then the owner of all the real property embraced in Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio, except Lot 66, made and filed with the Recorder of Lucas County, Ohio a Declaration of Restrictions applicable to certain lots in said Subdivision, said Declaration being recorded in Volume 1690, page 541 of the Mortgage Records of Lucas County, Ohio and as amended and recorded on Microfiche Numbers 83 256D08-12 and 256E01, of the Records of Lucas County, Ohio, and,

WHEREAS, the owners of two-thirds (2/3) in area of the lots in said Subdivision covered by said Restrictions for their mutual benefits desire to make changes and amendments to such Restrictions so as to bind and benefit said lots and lands and all present and future owners and occupants thereof;

NOW THEREFORE, the undersigned, being the owners of two-thirds (2/3) in area of the lots in Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio, except lots numbered 1, 2, 66 and A and B, hereby amend the Declaration of Restrictions dated September 22, 1954 and recorded in Volume 1690, page 541, of the Mortgage Records of Lucas County, Ohio and as amended and recorded on Microfiche Numbers 83 256D08-12 and 83 256E01 of the Records of Lucas County, Ohio, so that paragraph 1, as amended, shall read as follows:

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Paragraph 1. Add the following:

A Garden Storage Building shall be permitted so long as it meets the following specifications and limitations.

1. Exterior dimensions shall not exceed twelve (12') feet in width and sixteen (16') feet in length. Sidewall height shall not exceed six feet six inches (6'6") and roof height at the ridge shall not exceed eight feet eight inches (8'8"). Door opening shall not exceed six feet (6') in height and five feet (5') in width.

2. It shall be of frame construction, wall studs and roof rafters on not to exceed twenty-four inch (24") centers. The siding shall be a finished siding, such as T-111, Inner Seal, Vinyl or Aluminum Clapboard type. No corrugated or vertical plank aluminum, steel, fiberglass or any other metal siding will be permitted. Vinyl or aluminum clapboard siding will require the sidewalls to be covered with sheathing under the siding. Roof to be covered with sheathing, felt paper and asphalt or fiberglass shingles. All sheathing material to be of Oriented Strand Board (OSB) or plywood. All sheet siding or sheathing material to be of not less than 7/16 inch thickness.

3. The Garden Storage Shed shall be constructed on a mesh reinforced concrete pad of not less than four inches (4") thickness. The sill plate shall be a minimum of a 2" x 4" pressure treated (Wolmanized) lumber.

4. It shall be located on the rear one-third of the property, in a location acceptable to and agreed upon by the abutting property owners. It shall be painted or stained in a color accept-

able to and agreed upon by the abutting property owners. Said agreements shall not be unreasonably withheld. It shall always be maintained in attractive, serviceable condition. A building allowed to deteriorate and become an eyesore shall be deemed a nuisance and be cause for its removal by the property owner.

5. No Garden Storage Building may be used for the maintenance or storage of any type of motor vehicle.

6. No Garden Storage Building shall be erected or constructed until plans and plat for such building shall have been presented to the Rolling Meadows Building Committee for approval, as provided in paragraph 3 of the Declaration of Restrictions, and such approval has been granted in writing by said Building Committee.

Except as changed by this instrument and amendments of September 27, 1982 as recorded on Microfiche 83 256D08-12 and 83 256E01 of the records of Lucas County, Ohio, all of the terms and provisions of said Declaration of Restrictions dated September 22, 1954, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, by their signatures, have caused this instrument to be executed this 3rd day of May 1995.

RECORD HOLDER	LOT	RECORD HOLDER	LOT
Leila Becker	40	Carl Becker	40
W. [illegible]	56	Barbara [illegible]	55
[illegible]	49	Virginia M. Barkman	49
Richard Bruce	48	Karen Ardner	43
[illegible]	51	Sally Michaels	42
Gregg Debra L. Dolman	53	[illegible]	53
Edward E. Schroeder	46	Carolyn U. Schroeder	46
Laurence J. Marter	41	Pamela S. Marter	41

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95 1245A04

RECORD HOLDER	LOT	RECORD HOLDER	LOT
James A. Cioteowski	16	James Skilding	38
Dean A. Sommers	22	Carolyn R. Gray	23
Margaret J. Sutherland	24	Ralph J. Pauk	25
Margaret L. Sherman	26	Jennifer Smith	21
Arthur B. Cote	#39	Margaret M. Updike	35
Dennis Mac Ritchie	#52	Ann C. Duncan	45
Catherine M. Mac Ritchie	#52	Cliff Howard	30
[illegible]	#29	Eugene Goldberg	31
Donald J. Van Hessen	#34	Walter M. Szychowski	37
John F. Shea	#18	Sophie M. Szychowski	32
Elizabeth B. Shea	#18	[illegible]	#28
Craig R. Boettle	#14	Mary P. Bersen	Lot 12
[illegible]	#50	[illegible]	[illegible]
Jerry Howell	#6	[illegible]	Lot 10
[illegible]	#[illegible]	Thomas Achert	#4
Daniel J. Slavsky	#64	James [illegible]	#62
[illegible] Simpson	#4	[illegible]	#63
Macrelyn Simpson	#8	[illegible]	#5
Jos Moring	#9	[illegible]	#57
Fred Morrison	#58	Mary B. Priebe	#60
R. Bauerschmidt	#57	Diane L. Edwards	#7
[illegible]	#65	Mike Edwards	#7
Thomas E. Sandy	#44	Mary Ann Sandy	#44
Suzanne L. Hatcher	#33	Michele R. Herman	15
Delores F. Krawczyk	#54		
Leonard C. Krawczyk	#54		

95 1245A05

CHANGE OF BY-LAWS
ROLLING MEADOWS BUILDING COMMITTEE
Applicable to Lots in Rolling
Meadows, a Subdivision in
Sylvania Township, Lucas
County, Ohio

WHEREAS, Luster Corporation has developed and improved lands embraced in Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio, except lot number sixty-six (66), being lots numbered one (1) to sixty-five (65), inclusive, and A and B therein; and

WHEREAS, said Luster Corporation, pursuant to a general plan for the better and uniform development of Rolling Meadows, a Subdivision in Sylvania Township, Lucas County Ohio has adopted restrictions, and has conveyed all lots with the exception only of lots 1 and 2 and A and B subject to these restrictions, and

WHEREAS, said Declaration of Restrictions recorded in Volume 1690 of Mortgages, page 541 of the Records of Lucas County, Ohio provides under item 4 that at any time the record holders of 60% of the lots in said Subdivision shall have the power through a duly recorded written instrument to change the membership of the Rolling Meadows Building Committee, fill vacancies therein, or to withdraw from the Committee or to restore to it any of its and duties as set forth in the said Declaration of Restrictions.

NOW, THEREFORE, we the undersigned owners of lots in Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio, being the record holders of 60%, or more, of the lots in said Subdivision do hereby change Article 1 of the By-Laws of the Rolling

95 1245A06

Meadows Building Committee to read as follows:

ARTICLE 1 COMPOSITION

The Rolling Meadows Building Committee shall be composed of seven (7) members; a representative elected from a property owner and resident of each street of the Rolling Meadows Subdivision and three (3) property owners and residents elected at large.

Said Committee shall be vested with all the powers and duties as set forth in the Declaration of Restrictions recorded in Volume 1690 of Mortgages, page 541 of the Records of Lucas County, Ohio, and By-Laws, Rolling Meadows Building Committee as recorded on Microfiche Numbers 82 725B09-12 and 82 725C01-04, of the Records of Lucas County, Ohio. Nothing herein contained shall be construed as altering the validity or enforceability of the remaining restrictions as set forth in the aforesaid said Declaration of Restrictions.

IN WITNESS WHEREOF, the undersigned, by their signatures, have caused this instrument to be executed this 3rd day of May, 1995.

RECORD HOLDER	LOT	RECORD HOLDER	LOT
[signature]	40	[signature]	40
[signature]	56	[signature]	55
[signature]	49	[signature]	49
[signature]	48	[signature]	43
[signature]	51	[signature]	42
[signature]	53	[signature]	52
[signature]	46	[signature]	46
[signature]	41	[signature]	41
[signature]	16	[signature]	35

95 1245A07

RECORD HOLDER	LOT	RECORD HOLDER	LOT
Dean A. Sommers	22	Carolyn [illegible]	23
Margaret J. Sutherland	24	[illegible]	25
Margaret L. Sherman	26	Jennifer Smith	21
[illegible]	#39	Colleen Bowland-[illegible]	17
Innis Mac Ritchie	#52	Margaret M. Updike	35
Catherine M Mac Ritchie	#52	JoAnn C. Duncan	#45
Eugene P. Thomas	36	[illegible]	#30
[illegible]	#28	[illegible]	#27
Eugene [illegible] Goldberg	#31	Walter M. [illegible]	37
Donald J. [illegible]	#34	Sophia M. [illegible]	32
[illegible]	#18	James N. Simon	#28
Elizabeth B Shea	#18	[illegible]	#[illegible]
Mary P Bersen	#12	[illegible]	61
[illegible]	#50	[illegible]	[illegible]
Terry Howell	#6	Thomas [illegible]	#4
[illegible]	#[illegible]	[illegible]	#[illegible]
[illegible]	#64	Robert [illegible]	#63
[illegible] Marilyn Simpson	#5	[illegible]	#[illegible]
[illegible]	#9	[illegible]	#5[illegible]
[illegible]	#58	Mary B. [illegible]	#60
[illegible]	#57	Donna L. Edwards	#7
[illegible]	#65	[illegible] Edwards	#7
Thomas E. Sandy	#44	Mary Ann Sandy	#44
Suzanne L Hatcher	#33	Nicholas R Herman	15
[illegible] F. [illegible]	#54		
[illegible]	#54		

95 1245A08

CHANGE OF BUILDING COMMITTEE
Applicable to Lots in Rolling
Meadows, a Subdivision in
Sylvania Township, Lucas
County, Ohio

WHEREAS, Luster Corporation has developed and improved lands embraced in Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio, except lot number sixty-six (66), being lots numbered one (1) to sixty-five (65), inclusive, and A and B therein; and

WHEREAS, said Luster Corporation, pursuant to a general plan for the better and uniform development of Rolling Meadows, a Subdivision in Sylvania Township, Lucas County Ohio has adopted restrictions, and has conveyed all lots with the exception only of lots 1 and 2 and A and B subject to these restrictions, and

WHEREAS, said Declaration of Restrictions recorded in Volume 1690 of Mortgages, page 541 of the Records of Lucas County, Ohio provides under item 4 that at any time the record holders of 60% of the lots in said Subdivision shall have the power through a duly recorded written instrument to change the membership of the Rolling Meadows Building Committee, fill vacancies therein, or to withdraw from the Committee or to restore to it any of its and a ties as set forth in the said Declaration of Restrictions.

NOW, THEREFORE, we the undersigned owners of lots in Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio, being the record holders of 60%, or more, of the lots in said Subdivision do hereby change the membershipof the Building Committee as follows:

95 1245A09

At Large Members

Fred Morrison, 4824 Mt. Airy Road, Sylvania, Ohio
James Skelding, 4833 Maryhill Road, Sylvania, Ohio
Leonard C. Krawczyk, 4813 Brookhurst Road, Sylvania, Ohio

Street Representatives

Carol Martin, 4751 Mt. Airy Road, Sylvania, Ohio
Carl Beacher, 4824 Brookhurst Road, Sylvania, Ohio
Jennifer Smith, 4836 Maryhill Road, Sylvania, Ohio
James Piotrowski, 5115 Willow Glen, Sylvania, Ohio

The former members of the Committee are hereby removed from the Committee and relieved of all further responsibility.

Said Committee shall be vested with all the powers and duties as set forth in the Declaration of Restrictions recorded in Volume 1690 of Mortgages, page 541 of the Records of Lucas County, Ohio, and By-Laws, Rolling Meadows Building Committee as recorded on Microfiche Numbers 82 725B09-12 and 82 725C01-04, of the Records of Lucas County, Ohio. Nothing herein contained shall be construed as altering the validity or enforceability of the remaining restrictions as set forth in the aforesaid said Declaration of Restrictions.

IN WITNESS WHEREOF, the undersigned, by their signatures, have caused this instrument to be executed this 3rd day of May, 1995.

RECORD HOLDER	LOT	RECORD HOLDER	LOT
Leila Beacher	40	Carl Beacher	40
W. Dennison	56	Barbara Gottshall	55
Robert R. Barkman	49	Virginia M. Barkman	49
Richard Breyer	48	Sharon Ardner	43
Brian Jerofsky	51	[illegible]	53
Debra L. Coleman	53	[illegible]	42

95 1245A10

RECORD HOLDER	LOT	RECORD HOLDER	LOT
Edward E. Schroeder	46	Carolyn A. Schroeder	46
Lawrence J. Marter	41	Pamela S. Marter	41
James A. Piotrowski	16	James Skilding	38
Dean A. Sommers	22	Carolyn K. [illegible]	23
Margaret J. [illegible]	24	Ralph F. [illegible]	25
Margaret L. Skuman	26	Jennifer L. Smith	21
[illegible] E. [illegible]	#39	[illegible]	17
Innis Mac Ritchie	#52	[illegible]	36
Catherine M. Mac Ritchie	#52	Margaret M. [illegible]	35
[illegible] C. Duncan	#45	[illegible]	#33
[illegible]	#28	[illegible]	#27
Eugene [illegible]	#31	[illegible]	#34
[illegible]	#18	Walter M. Szychowski	32
Elizabeth B. Shea	#18	Sophia M. Szychowski	32
[illegible] R. [illegible]	#14	James N. [illegible]	#28
Mary [illegible]	#12	[illegible]	61
[illegible]	#50	[illegible]	[illegible]
[illegible]	#6	Thomas [illegible]	#4
[illegible]	#[illegible]	[illegible]	#[illegible]
[illegible]	#64	[illegible]	#63
[illegible] Marilyn Simpson	#8	[illegible]	#5
[illegible]	#[illegible]	[illegible]	#57
[illegible]	#[illegible]	Mary B. [illegible]	#60
[illegible]	#[illegible]	Diana L. Edwards	#7
[illegible]	#[illegible]	[illegible]	#7
Thomas E. Sandy	#44	Mary Ann Sandy	#44
Suzanne L. Hatcher	#33	Michele R. Herman	15

95 1245A11

RECORD HOLDER	LOT	RECORD HOLDER	LOT
Dolores F. Krawczyk	#54	Leonard C. Krawczyk	#54

Mail to:
Leonard C. Krawczyk
4813 Brookhurst Rd
Sylvania, Ohio 43560

54.00

RECEIVED & RECORDED
JUN 28 1995
SUE RIOUX
RECORDER, LUCAS COUNTY, OHIO

3:15 PM

95 1245A12

CHANGE OF BUILDING COMMITTEE
Applicable to Lots in Rolling
Meadows, a Subdivision in
Sylvania Township, Lucas
County, Ohio

5[illegible]10

WHEREAS, Luster Corporation has developed and improved lands embraced in Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio except lot number sixty-six (66), being lots numbered one (1) to sixty-five (65), inclusive, and A and B therein; and

WHEREAS, said Luster Corporation, pursuant to a general plan for the better and uniform development of Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio has adopted restrictions, and has conveyed all lots with the exception only of lots 1 and 2 and A and B subject to these restrictions, and

WHEREAS, said Declaration of Restrictions recorded in Volume 1690 of Mortgages, page 541 of the Records of Lucas County, Ohio provides under item 4 that at any time the record holders of 60% of the lots in said Subdivision shall have the power through a duly recorded written instrument to change the membership of the Rolling Meadows Building Committee, fill vacancies therein, or to withdraw from the Committee or to restore to it any of its powers and duties as set forth in the said Declaration of Restrictions.

Now, therefore, we the undersigned owners of lots in Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio, being the record holders of more than 60% of the lots in said Subdivision do hereby change the membership of the Building Committee as follows; The former members of the Committee are hereby removed from the Committee and relieved of all future responsibility; The Rolling Meadows Building Committee shall consist of:

At Large Members

Leonard C. Krawczyk, 4813 Brookhurst, Sylvania, Ohio
Russell G. Jacobs, 4833 Brookhurst, Sylvania, Ohio

Street Representatives

Shirley J. Miller, 4824 Mt. Airy, Sylvania, Ohio
Imre Soos, 5049 Willow Glen, Sylvania, Ohio
Carl Beacher, 4824 Brookhurst, Sylvania, Ohio
Ralph Paquette, 4760 Maryhill, Sylvania, Ohio

Said Committee shall be invested with all powers and duties as set forth in the Declaration of Restrictions recorded in Volume 1690 of Mortgages, page 541 of the Records of Lucas County, Ohio, and By-Laws, Rolling Meadows

83 256102

subdivision recorded on Microfiche Numbers 82 725B[illegible]

the Records of Lucas County, Ohio. Nothing herein contained shall be con-

strued as altering the validity or enforceability of the remaining restrictions

as set forth in the aforesaid Declaration of Restriction.

IN WITNESS WHEREOF, the undersigned, by their signatures, have caused this instrument to be executed this 10th day of February [illegible]

RECORD HOLDER	LOT
[illegible]	54
[illegible]	53
[illegible]	45
[illegible]	44
Barbara W. [illegible]	43
[illegible]	13
[illegible]	36
[illegible]	16
[illegible]	2
[illegible]	22
[illegible]	18
[illegible]	16
[illegible]	16
[illegible]	32
[illegible]	32
[illegible]	29
[illegible]	24
[illegible]	19
[illegible]	19
[illegible]	65
[illegible]	65
[illegible]	4
[illegible]	4
[illegible]	9
[illegible]	9
[illegible]	121
[illegible]	1
[illegible]	60
[illegible]	60

RECORD HOLDER	LOT
[illegible]	26
[illegible]	25
[illegible]	24
[illegible]	23
[illegible]	35
[illegible]	33
[illegible]	29
[illegible]	31
[illegible]	31
[illegible]	18
[illegible]	38
[illegible]	38
[illegible]	27
[illegible]	27
[illegible]	51
[illegible]	42
[illegible]	42
[illegible]	33
[illegible]	62
[illegible]	62
[illegible]	6
[illegible]	10
[illegible]	10
[illegible]	11
[illegible]	58
[illegible]	14
[illegible]	14
[illegible]	21

83 256103

RECORD HOLDER	LOT	RECORD HOLDER	LOT
[illegible]	[illegible]	[illegible]	56
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	41	[illegible]	17
[illegible]	11	[illegible]	17
[illegible]	25	[illegible]	25
[illegible]	26	[illegible]	24
[illegible]	52	[illegible]	54
[illegible]	52	[illegible]	[illegible]

RECEIVED & RECORDED 12.00

APR - 4 1983 1:11 Pm

SANDY [illegible]
[illegible], LUCAS COUNTY [illegible]

83 256F04

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

16470

AFFIDAVIT

Innis MacRitchie, being sworn, states that he resides at 4757 Brookhurst Drive, Sylvania, Ohio 43560; that he is acting secretary of the Rolling Meadows Building Committee, a committee designated in Article 4 of the Declaration of Restrictions applicable to L n Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio, which Declaration of Restrictions was received for record September 22, 1954 and recorded in Volume 1690 of Mortgages, page 341; that in accordance with Article 4 of said Declaration of Restrictions an election was conducted by the holders of lots in said Subdivision; and that holders of more than sixty percent (60%) of the lots in said Subdivision cast written ballots in favor of electing each of the following-named individuals to serve as members of the Rolling Meadows Building Committee:

Floyd Carmen
5115 Willowglen Drive
Sylvania, Ohio 43560

Harold Shall
4731 Mt. Airy Road
Sylvania, Ohio 43560

Ralph Paquette
4760 Maryhill Road
Sylvania, Ohio 43560

Innis MacRitchie
4757 Brookhurst Drive
Sylvania, Ohio 43560

Signed Innis MacRitchie
Innis MacRitchie

Sworn to before me and signed in my presence this 21st day of August, 1980.

Notary Public

My commission expires:
Date:

RECEIVED & RECORDED
SEP 8 - 1980 9:10 AM
SANDY ISENBERG

459

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

17050

APPIDAVIT

Innis MacRitchie, being sworn, states that he resides at 4757 Brookhurst Drive, Sylvania, Ohio 43560, that he is secretary of the Rolling Meadows Building Committee, a committee designated in Article 4 of the Declaration of Restrictions applicable to lots in Rolling Meadows, a Subdivision in Sylvania Township, Lucas County, Ohio, which Declaration of Restrictions was received for record September 22, 1954 and recorded in Volume 1690 of Mortgages, page 541; that in accordance with Article 11 of said Declaration of Restrictions an election was conducted by the holders of lots in said Subdivision; and that holders of more than 2/3 of the lots in said Subdivision affixed their signatures signifying approval of amendments of said Declaration of Restrictions.

Signed _____
Innis MacRitchie, Secretary

Signed _____
Ralph Paquette, Chairman

Sworn to before me and signed in my presence this 12th day of October, 1982.

_____
Notary Public

My commission expires:
Date: _____

MICHAEL W. CORBETT
NOTARY PUBLIC, LUCAS COUNTY, OHIO
STATE OF OHIO
MY COMMISSION EXPIRES MAY 1 1982

82 725809