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DECLARATION OF RESTRICTIONS
Applicable to Lots in Rowland
Meadows, a Subdivision in
Washington Township, Lucas
County, Ohio.

WHEREAS, the undersigned, Robert E. Lecklider, Owen
Lecklider, Gerald G. McComb, co-partners DBA, LECKLIDER BUILDERS, is
the owner in fee simple of all of the real property embraced in ROW-
LAND MEADOWS, Plat #1 a subdivision in Washington Township, Lucas
County, Ohio, being lots numbered 1 to 52, inclusive in said Rowland
Meadows;

WHEREAS, said LECKLIDER BUILDERS intends to further develop
and improve said lands in said Subdivision and is desirous of subject-
ing the same to certain covenants, agreements, easements, restrictions,
provisions, conditions, and changes as hereinafter set forth so as to
bind and benefit said lots and lands and all present and future owners
and occupants thereof;

1. All of the lots in said Subdivision shall be used for
private residential purposes only, 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 1,560 square feet of ground area, and no dwelling erected
on said lots shall be occupied until it is at least ninety per cent
completed.

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

3. No building, fence, wall, walk, or other structures, and
no hedge or planting in excess of 4 feet in height, other than trees,
shall be erected, constructed or maintained, nor shall any addition
to or alteration or change 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 planting and the grading plan of the plot to be built upon shall have been submitted to and approved in writing by the Rowland 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 grading plans which, in my opinion, for aesthetic or other reasons are not suitable, and in passing upon such plans, specifications or 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 or upon adjacent or neighboring property.

4. Rowland Meadows Building Committee shall consist of Robert E. Lecklider, Owen H. Lecklider, Gerald G. McComb, and Vauldine Curtis. 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, pig 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 of liquid or other waste material other than a septic tank or receptable for the underground storage of water, fuel oil or automobile fuel shall be conclusively deemed to be a nuisance.
7. Any plant, manufactory, work, 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 Rowland 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 Rowland 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 enjoy 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 Rowland Meadows Building Committee.

11. Adequate drainage constructed and maintained, according to plans and specifications of the Lucas County Engineer, shall be provided by the owner of each lot under and across each and every driveway constructed from a street in this Subdivision into any lot therein.

12. And Alice Lecklider, wife of Robert E. Lecklider, Arlene J. Lecklider, wife of Owen Lecklider, and Patricia A. McCollum, wife of Gerald G. McCollum, hereby join in granting the above restrictions and agree to same.
Executed October 14, 1955 by Arlene J. Lecklider, Owen Lecklider, Patricia A. McComb, Gerald G. McComb, Alice Lecklider, and Robert E. Lecklider, OWNERS AND DEVELOPERS.

Received for record October 14, 1955 and recorded in Volume 1759 of Mortgages, page 560.