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
Applicable to lots in Rowland Meadows, a Subdivision in
Washington Twp., Lucas County,
Ohio.

WHEREAS, the undersigned, Sam Goodman, and Cecilia Goodman
are the owners in fee simple of all the real property embraced in
Rowland Meadows, Plat II and III, a Subdivision in Washington Township,
Lucas County, Ohio, being lots numbered 53 to 89, inclusive in said
Rowland Meadows;

WHEREAS, said G. G. McComb Development Co., for Sam Goodman
and Cecilia Goodman, 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 changes as herein after 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 dwell-
ing, 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 1560 square feet of ground area, and no dwelling erected
on said lots shall be occupied until it is at least 90 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
designated on the plot plan 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 ledge permanently
with said Committee. The Committee shall have the right to approve
or refuse, any such plans, or grading plans which, in their 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 Sam Goodman, 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 receptacle for the underground storage of water, fuel oil or automobile fuel shall be conclusively deemed to be a nuisance.

7. Any plant, manufactory, workshop, store, establishment or structure for the purpose of carrying on any trade or business whatsoever, shall be conclusively deemed to be a nuisance.

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 The Rowland Meadows Building Committee.

11. Adequate drainage constructed and maintained, according to plans and specifications, filed with the Lucas County Engineer, and F.H.A., shall be provided by the owner at his expense, for each lot, and constructed from the street in this Subdivision into any lot therein. Footer tile will be tiled into Storm Sewers; Downspouts will be tiled through curbs into gutters. Lot and house grading will conform with F.H.A. requirements.

12. And Celia Goodman, wife of Sam Goodman, Gerald G. McComb, hereby join in granting the above restrictions and agree to same.
(Signed) Celia Goodman
Sam Goodman
Gerald G. McComb

Owners and Developers

Received for record May 2, 1958 and recorded in Volume 1884 of Mortgages, page 369.
AMENDMENT TO DECLARATION OF RESTRICTIONS

The following amendments to the restrictions recorded in Vol. 1884 of Mortgages, pages 369 and 370 are applicable to all lots in Rowland Meadows, Plats Two and Three, Subdivisions in Washington Township, Lucas County, Ohio.

WHEREAS, the undersigned, Sam Goodman and Celia Goodman, husband and wife, are the owners of all lots in Plat Two of Rowland Meadows, a Subdivision in Washington Township, Lucas County, Ohio; and are the owners of all lots in Plat Three of Rowland Meadows, a Subdivision in Washington Township, Lucas County, Ohio, excepting Lot 84 therein; and whereas, Wilhelm L. Tepper and Delaura V. Tepper, husband and wife, are the owners of said lot 84 in Rowland Meadows, Plat Three; and

WHEREAS, the said Sam Goodman and Celia Goodman have filed Declaration of Restrictions applicable to all of said lots, which has been recorded in Volume 1884 of Mortgages, pages 369 and 370 in Lucas County Records; and

WHEREAS, the said owners are desirous of amending paragraph 7 of said restrictions and by deleting paragraph 8 thereof;

Now, therefore, the said owners hereby amend the said restrictions by changing paragraph 7 thereof to be as follows:

7. On all lots in Plat Two and in Plat Three, excepting Lot Fifty-three (53) in Plat Two and Lot Seventy-eight (78) in Plat Three, of Rowland Meadows which are reserved for commercial development, any plant, manufactory, workshop, store, establishment or structure for the purpose of carrying on any trade or business whatsoever, shall be conclusively deemed to be a nuisance;

and Paragraph Eight (8) of said restrictions is hereby amended by deletion in toto.

All other restrictions contained in said Declaration of Restrictions recorded in Volume 1884, pages 369-70 are unchanged and remain in full force and effect.

Sam Goodman
Celia Goodman
Wilhelm L. Tepper
Delaura V. Tepper
OWNERS

Received for record June 5, 1958 and recorded in Volume 1888 of Mortgages, page 9.