SANDY HILL ADDITION

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 by Great Lakes Housing, Inc.,
dated June 13, 1957, filed for record June 14, 1957 at 2:24 P.M.,
and recorded in Volume 1847 of Mortgages, page 519 affecting Sandy
Hill Addition, as follows:

In order to create a more harmonious development, we
Great Lakes Housing, Inc., as owners of all the lots in Sandy Hill
Addition, as recorded in Volume 56, pages 17 and 18 of Lucas County,
Ohio Map Records, do hereby declare the following restrictions on
the use and occupancy of said lands:

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 on _detached single-family dwelling
   not to exceed one and a half stories in height and a private garage
   for not more than two cars.

2. No dwelling shall be permitted on any lot in said
   subdivision having a ground floor area of less than 700 square
   feet in the case of a one story dwelling or 600 square feet in
   the case of a one and a half story dwelling; these figures are
   exclusive of open porches and such dwelling shall cost not less
   than $9,000.00 based on the cost levels prevailing on the date
   of the recording of these covenants.

3. No residence shall be located nearer to the front lot
   line than the building line indicated on the recorded plat. Open
   porches and terraces are excluded from this regulation. Nor shall
   the residence be built nearer to a side lot line than 5 feet, except
   where shown otherwise on the recorded plat.

4. No out-buildings shall be erected on any lot, except
   a one or two car garage which may be built of wood or masonry, which
   must be built not less than 3 feet nor more than 5 feet from the side
   line and not less than 5 feet nor more than 10 feet from the rear lot
line, unless the same is attached to the residential structure, either directly or with a breeze-way.

5. No signs shall be permitted on any lot or house built thereon except as may be necessary for the sale of the premises.

6. No fence shall be constructed forward of the main rear house line, and any fence shall be constructed of decorative material as chain link or wood picket.

7. No noxious 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

8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

9. Before any structure can be built on any lot, the plans and specifications for the same must be approved in writing by The Northern Ohio Investment Company or its nominee.

10. These restrictions shall run with the land for a period of twenty-five (25) years from the date of recording hereof and shall be renewable for an additional twenty-five (25) year period upon the approval of a majority of the then owners of all the lots.

11. The owner of any lot may enjoin in a court of competent jurisdiction, any attempt to violate any of these restrictions. The invalidation of any of these covenants by a court of competent jurisdiction shall not render the other covenants invalid but the same shall remain in full force and virtue.
AMENDMENT TO RESTRICTIONS

"We, Great Lakes Housing, Inc. as owner of all the lots in Sandy Hill Addition, as recorded in Volume 56, pages 17 and 18, of Lucas County Ohio Map Records, did file on June 14, 1957 DECLARATIONS OF RESTRICTIONS which were subsequently recorded in Volume 1847, page 519 of the mortgage records of Lucas County, Ohio.

Great Lakes Housing, Inc. now desires to amend such restrictions with respect to item 7 thereof which shall be amended as follows:

7. No noxious 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.

All other conditions and items contained in said restrictions shall remain unchanged.

Dated at Toledo, Ohio this 25th day of June, 1957."

The above amendment was filed for record June 27, 1957 at 1:17 P.M., and recorded in Volume 1849 of Mortgages, page 402.