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.
By Instrument dated July 1st 1944, received for record January 13th 1945 at 9:24 A.M. and recorded in Volume 1160 of Deeds, page 417. Harry W. Hankinson and Ila I. Hankinson and Neillie A. Zeigler, as owners of the tract of land upon which Secor Terrace is laid out, mutually entered into an agreement which creates an easement 50 feet wide for ingress and egress from Secor Road to the eastern boundary of the property on which above Plat is laid out, for the purpose of making it possible for said parties to divide their respective properties and sell the same by metes and bounds independently of each other. The 50-foot easement created above and referred to in paragraphs I. and O. following is dedicated to public use by above plat and is shown thereon as Corydon Drive. Said instrument further recites as follows:

The following restrictive covenants are adopted, accepted and confirmed by the parties hereto, and shall be legally binding upon them, their heirs, administrators, executors and assigns and all persons claiming under them, until July 1st 1969 at which time said restrictive covenants shall be automatically extended for successive
periods of ten years, unless by a vote of a majority of the then
owners of said properties or parcels of land in said properties, it
is agreed to change said restrictive covenants in whole or in part.

RESTRICTIVE COVENANTS

A. No structures shall be erected, altered, placed or
permitted to remain on any parcel of land, a part of the above described
properties herein, other than one detached single family dwelling, not
to exceed two stories in height and a private garage for not more than
3 cars.

B. No building shall be erected, placed or altered on any
building parcel in these properties until the building plans,
specifications and sketch showing the location of such building have
been approved in writing as to conformity and harmony of external design
with existing structures in the properties and as to location of the
building with respect to topography and finished ground elevation by
a committee composed of Henry Sigg, Nellie A. Zeigler and Harry W.
Hankinson or by a representative designated by a majority of the
members of said Committee. In the event of death or resignation of
any member of said Committee, the remaining member or members shall have
full authority to approve or disapprove such design and location or
to designate a representative with like authority. In the event said
Committee or its designated representative fails to approve or
disapprove such design and location within thirty days after said
plans and specifications have been submitted to it or, in any event,
if no such alterations has been commenced prior to the completion
thereof, such approval will not be required and this covenant will be
deemed to have been fully complied with. Neither the members of such
Committee nor its designated representative shall be entitled to any
compensation for services performed pursuant to this covenant. The
powers and duties of such Committee and of its designated representative
shall cease on and after January 1st 1975. Thereafter, the approval
described in this covenant shall not be required unless, prior to said
date and effective thereon, a written instrument shall be executed by
the then record owners of a majority of the parcels in these
properties and duly recorded appointing a representative or
representatives who shall thereafter exercise the same powers
previously exercised by said Committee.

C. No residence shall be located nearer to the front line of
any parcel of land than 25 feet or nearer to a side street line
than 10 feet, provided, however, that this 10 foot restriction shall
not apply to any parcel abutting on Secor Road.

D. No residence shall be erected on any parcel farther than
25 feet from the front line of any parcel.

E. No residential structure shall be erected or placed on
any parcel, which has an area of less than 8,273 square feet or a
width of less than 57 feet at the front building set-back line; as
to parcels located on Secor Road, no residential structure shall be
erected or placed on any parcel, which has an area of less than 5760
square feet or a width of less than 45 feet at the front building
set-back line.

F. No noxious or offensive trade or activity shall be
carried on upon any parcel nor shall anything be done thereon which
may be or become an annoyance to the neighborhood.

G. No trailer, basement, tent, shack, garage, barn or other
out-building erected on the properties herein described shall, at
any time be used as a residence, temporarily or permanently, nor
shall any structure of a temporary character be used as a residence.

H. No dwelling, costing less than $4,000.00 shall be
permitted on any parcel of land, a part of the above described
property. Ground floor area of the main structure, exclusive of one
story open porches and garages shall be not less than 660 square
feet, in the case of a one story structure, nor less than 480 square
feet in the case of a one and one-half story or two story structure.

I. The easement provided for herein shall be effective
and binding upon all parcels of land which constitute a part of the
above described premises.

J. Deleted

K. No fence of any kind whatsoever shall be permitted to
enclose the yard in front of the building line, provided for herein
and no fence except one of an ornamental nature may be used to enclose
side or rear areas and in no case shall such fence be more than 3 feet
in height.

L. No outside toilets may be used. All residences constructed
may be equipped with a modern sanitary system, connected to a private
septic tank or public sanitary sewer.

M. No driveway shall be nearer than 3 feet to any parcel
line.

N. No garage may be erected or maintained nearer than any
parcel lot line than 3 feet and no garage shall be nearer the rear
parcel line than 3 feet.

O. All driveways shall be on the west side of all interior
parcels and all garages erected on corner parcels shall have entrance
from the open side of such parcel.

It is further agreed, by and between the parties hereto
that in the event either of the respective owners of the properties
described herein shall hereafter sell or contract to sell all or any
part of their respective holdings herein, there shall be incorporated
in any deed or contract executed by them, all of the restrictive
covenants agreed upon herein, together with a reference to the
easement herein granted.

It is further agreed that in the event the survey and plat
referred to and incorporated herein shall hereafter be recorded in
the Office of the County Recorder of Lucas County, Ohio, by the parties
hereto, or the then owners of the parcels of land constituting
the properties herein, the parties hereto agree to execute in writing
and record a public dedication of the land constituting easement
provided for herein, together with such other land in said properties
which may have been retained and reserved from sale by the parties
for streets and drives in said properties.

Toledo, Ohio,
November 22nd 1952.

To whom it may concern:

In as much as we no longer have any contact with or any
interest in the sub-division known as "Secor Terrace", we the
undersigned herewith present our resignation as members of a committee
set up in the restrictive covenants of said "Secor Terrace" recorded
in Volume 1160, page 417 of Deed Records in the Office of the Recorder
of Lucas County, Ohio.

In submitting our resignation, effective November 22nd 1952,
we herewith designate and approve a new committee composed of the
following three members namely: John D. Leppert, Jr., William L.
Brounly and Carl F. Miller.

The powers and duties of said Committee are set forth in
the restrictive covenants of "Secor Terrace" on record in the
Office of the Recorder of Lucas County, Ohio.
(Signed) Nellie Zeigler,
Harry W. Hankinson,
Henry Bigg.

Received for record November 28th 1952 at 1:39 P.M., and recorded in Volume 1476 of Deeds, page 347.
By Instrument dated June 4th 1956, received for record June 6th 1956 and recorded in Volume 1795 of Mortgages, page 149, Carl F. Miller resigned as a member of the Committee appointed by Volume 1476 of Deeds, page 347, and designated and approved Channing B. Parmelee as new Committee member.