SILVER PARK

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DECLARATION OF RESTRICTIONS

SILVER PARK
SUBDIVISION

WHEREAS, Central Securities Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Ohio, is the owner in fee simple of the following described real estate, to wit:

Lots numbers 1 to 32 inclusive, in SILVER PARK, a Subdivision in the City of Toledo, Lucas County, Ohio, and

WHEREAS, the said Central Securities Corporation desires to make known the restrictions, conditions, covenants, charges and agreements, subject to which all of said property hereinabove described is now owned and subject to which the lots aforesaid are to be conveyed;

NOW THEREFORE, in consideration of the enhancement in value of said property and to afford purchasers of all of said property due and ample protection in the uses and occupancies thereof for the purposes for which it is designed, the said Central Securities Corporation hereby declares that said real estate is held by it and shall be conveyed by it subject to all of the restrictions, conditions, covenants, charges and agreements hereinafter set forth.

1. All of the above lots in Silver Park Subdivision shall be described and known as residential lots. No building shall be erected, altered, placed or permitted to remain on any lot other than a single family dwelling and a private garage. Nothing herein contained shall be construed to prevent the purchase by a single owner of more than one lot or portions of adjacent lots and the erection of a dwelling on or about the center of the building site.

2. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plot plan showing the location of such building has been approved in writing by Central Securities Corporation, Toledo, Ohio, or its successors and/or
assigns, as to architectural design, floor area, grade elevation, quality of workmanship and materials, and harmony of external design with existing structures. No addition shall be made to any residence and no swimming pool or fence shall be installed on any lot in said subdivision until the plans, specifications and location thereof have been approved in writing by the said Central Securities Corporation, its successors and/or assigns.

3. The floor area of any dwelling erected in said subdivision, exclusive of garages and open porches, shall be not less than 1,200 square feet.

4. No noxious or offensive activities shall be carried on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. The said premises shall not be used for the storage of scrap, building materials, paper, glass or any reclamation product or material, except that during the period of construction building materials may be stored thereon. Any building materials not incorporated in the structure being erected, within 90 days after its delivery to the building site, shall be removed therefrom. Structures shall be completed by the owner within nine months after the beginning of construction.

6. Any housecar, truck, trailer, or boat, if stored on the premises, shall be housed within a garage.

7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

These covenants are to run with the land and shall be binding on Central Securities Corporation and all persons claiming under or through them until the first day of January, 1985, after which time said covenants shall be automatically extended for successive periods of 10 years, unless, by the then owners of a majority of the lots,
it is agreed to change said restrictions in the whole or in part. Such changes shall be in writing and filed for record with the Lucas County, Ohio Recorder prior to January 1, 1985 or prior to the termination of the other successive periods mentioned herein and shall be effective and operate to effect such change from and after the termination of such period as follows the date of filing thereof for record.

Enforcement of these restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain the violation or to recover damages. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.


By Instrument dated September 17, 1965, received for record September 21, 1965 and recorded in Volume 2157 of Mortgages, page 389, Central Securities Corporation assigned to Joseph Ach Building Company all of its right and interest in above restrictions, including the right to approve plans and specifications.