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.
For the protection of various owners of lots in the said Six-point Addition, and in order to enhance the value thereof to the said owners, the following restrictions concerning the use of lots in said Six-point have been adopted and it is agreed that the same shall be and remain in full force and effect and binding upon the grantee... herein... heirs and assigns, for the period of thirty-five (35) years from and after the first day of November, 1928, said restrictions, applicable to all of the lots in Six-point Addition, including the property herein conveyed, but excepting lots A, B, C, D, E, and F which have been set aside for business lots:

(a) All lots in the tract shall be known and described as residential lots except those lots which are specifically excepted in paragraph "b" below, and no structure shall be erected on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a one or two car garage.

(b) Lots A, B, C, D, E, and F are restricted to commercial use for retail merchandising, and no business shall be conducted thereon until it has been approved in writing by Mr. William H. Fitkin, owner and developer of the said Six-point Addition referred to in paragraph "a" hereof. However, if Mr. William H. Fitkin is not in existence or fails to approve or disapprove the proposed type of business within thirty (30) days, then such approval will not be required, provided the business is not of an illegal nature nor in violation of paragraph "e" hereof.

(c) No building shall be erected on any residential building lot nearer than 25 feet to nor farther than 30 feet from the front lot line, nor nearer than 5 feet to any side lot line. The side line restriction shall not apply to a garage located on the rear one-quarter of a lot, except that on corner lots no structure shall be permitted nearer than 5 feet to the lot line.
(d) No residential building plot shall have less than 6000 square feet of area or a width of less than 50 feet each, nor shall any building be erected on any residential building plot having an area of less than 6000 square feet or a frontage of less than 40 feet excepting lots G, H, I, J, K, L, M, 8, 40, 36, 25, 11, 10, 9, 8, and 7 which could not be changed due to being sold before these restrictions became effective.

(e) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(f) All purchasers of lots must be of the Caucasian race and American citizens. No race or nationality other than those for whom the premises are intended, shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

(g) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

(h) No structure shall be moved on to any lot unless it meets with the approval of Mr. William H. Fitkin hereafter referred to, or if he cannot be reached, it shall conform to and be in harmony with existing structures in the tract.

(i) No building shall be erected on any lot until design and location thereof have been approved in writing by Mr. William H. Fitkin. However, in the event that said Mr. William H. Fitkin is not in existence or fails to approve or disapprove such design or location within thirty (30) days, then such approval will not be required provided the design and location on the lot conform to and are in harmony with existing structures in the tract. In any
case either with or without the approval of Mr. William H. Fitkin, 
no dwelling costing less than $3500 shall be permitted on any lot 
in the tract, and the ground floor square foot area thereof shall 
not be less than 700 square feet in the case of a one-story 
structure nor less than 600 square feet in the case of a one-and- 
one-half or two-story structure. 

(j) A perpetual easement is reserved over the rear five 
feet of each lot for utility installation and maintenance. 

(k) These covenants and restrictions are to run with the 
land and shall be binding on all the parties and all persons claim- 
ing under them until November 1, 1977, at which time these covenants 
and restrictions shall terminate. 

(l) If the parties hereto, or any of them, or their heirs 
or assigns, shall violate or attempt to violate any of the covenants 
or restrictions herein before November 1, 1977, it shall be lawful 
for any other person or persons owning any other lots in said 
development or subdivision to prosecute any proceedings at law or 
in equity against the person or persons violating or attempting to 
vio late any such covenant or restriction and either to prevent him 
or them from so doing or to recover damages or other dues for such 
v  violation. 

(m) 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. 

We the undersigned are property owners in the above men- 
tioned subdivision and do, by affixing our signatures, hereby 
approve and accept these restrictions and agree to abide by them: 
(Signed) 

<table>
<thead>
<tr>
<th>Name</th>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mrs. Wm. S. Dean</td>
<td>Wm. S. Dean</td>
<td>4949 Roywood Rd.</td>
</tr>
<tr>
<td>Lee O. Sipe</td>
<td>Esther Sipe</td>
<td>4934 Bales Rd.</td>
</tr>
</tbody>
</table>
Forrest M. Adams 4926 Bales Rd.
Virginia Adams 4926 Bales Rd.
Frank Willinger Grace Willinger 2919 Laskey Rd.
Mrs. Stephen Donath 4925 Douglas Rd.
Bart J. Allen 4505 Douglas Rd.
Eleanor W. Allen 4505 Douglas Rd.

Received for record December 7, 1938 and recorded in Volume 975 of Deeds, page 80.

NOTE: By separate instrument dated July 26, 1946, received for record August 22, 1946 and recorded in Volume 1210 of Mortgages, page 204, above declaration of restrictions was approved, ratified and confirmed by William H. Fitkin, Jr., Raymond Fitkin and Charity M. Bergmann as owners of the following lots in said Six Points Addition: Lots 1 to 7, both inclusive, 18 to 27 both inclusive, 29 to 34 both inclusive, 37, 38, 41 and Lots A and B.