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
AS TO
SOUTHERN WOODS

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 105 inclusive, in Southern Woods, 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 agree-
ments, 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 said property due and ample
protection in the uses and occupancies thereof for the purpose 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 numbered lots in Southern Woods shall
be described and known as residential lots.

No building shall be erected on lots numbers 12 to 19 inclusive,
33 to 40 inclusive, 61 to 68 inclusive and 88 to 97 inclusive, other
than a single family dwelling not to exceed one and one-half stories
in height and a private garage, which garage must be attached to and
made an integral part of the main residence structure. The minimum
width, as measured along the front building line, of any building
erected on the lots set forth in this paragraph shall be 50 feet.
No building shall be erected on lots numbers 1 to 11 inclusive, 20 to 32 inclusive, 41 to 60 inclusive, 69 to 87 inclusive and 98 to 105 inclusive, other than a single family dwelling not to exceed one story in height, commonly known and referred to as a "ranch type" dwelling, and a private garage, which garage must be attached to and made an integral part of the main residence structure.

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 single family residence on or about the center of the building site created except that no building shall be erected on any building site unless said site shall have a frontage (as measured along the street line) of not less than 65 feet.

2. No building shall be erected, placed, or altered on any building site until the construction plans and specifications and a plan showing the location of the structure on the site have been approved in writing by Central Securities Corporation as to architectural design, quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finished ground elevation. No addition shall be made to any residence and no swimming pool shall be installed on any lot until the plans, specifications and a plot plan showing the location of such addition or swimming pool shall have been approved in writing by Central Securities Corporation.

3. Central Securities Corporation reserves the sole and exclusive right to establish grades and slopes on the premises hereinabove described, and to fix the grade elevation at which any dwelling shall hereafter be erected or placed thereon, so that the same may conform to a general plan.
4. Any fence, hedge, or wall erected on a building site shall not exceed 4 feet in height and shall not be placed nearer to any street than the minimum set back line as shown on the recorded plat unless approved in writing by Central Securities Corporation.

5. No dwelling shall be permitted in said Subdivision having a cost of less than $18,000.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all dwelling shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded. The living area of any dwelling, exclusive of garage, shall be not less than 1050 square feet.

6. Said premises shall not be used or be permitted to be used for any business purpose and no noxious or offensive activity shall be carried on upon any part of said premises, nor shall anything be done thereon which may be or become an annoyance or nuisance to the owners of adjacent property.

7. 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 a structure is being erected upon any building site, building materials may be stored thereon. However, any building material not incorporated in said structure within 90 days after its deliver to the building site shall be removed therefrom. Structures shall be completed by an owner within 9 months of the beginning of construction.

8. No trash shall be burned outside the dwelling.

9. Any tent, housecar, trailer or boat, if stored on the premises, shall be housed within the garage.
10. Other than two dogs, two housecats, and birds maintained within the dwelling, the maintenance or harboring by an owner of any other animal, bird or fowl is expressly prohibited.

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 1st. day of January 1980, 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 whole or in part. Such changes shall be in writing and filed for record with the Lucas County, Ohio Recorder prior to January 1, 1980 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 shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain 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.

IN WITNESS WHEREOF, the said Central Securities Corporation has hereunto set its hand this 18th day of January, 1960.

CENTRAL SECURITIES CORPORATION
By Wm. S. Richards, President,
Two witnesses. By John F. Landwehr, Secretary.
Acknowledged January 18, 1960 by said Corporation, by said
Officers, by authority of its board of directors, before a Notary
Public, Lucas County, Ohio (seal).

Received for record January 19, 1960 and recorded in Volume
1957 of Mortgages, page 291.