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Declaration of Restrictions by Great Lakes Homes, Inc., dated July 30, 1958, filed for record July 31, 1958 at 3:18 P.M., and recorded in Volume 1895 of Mortgages, page 293, affecting premises described in the caption, and other property, as follows:

In order to create a more harmonious development, we, Great Lakes Homes, Inc., as owners of all the lots in Southway Park, as recorded in Volume 57, page 30 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 one 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 on Lots 1 through 57, unless the same is attached to the residential
structure, either directly or with a breeze-way. On lots 58 through 78, said garage must be built not less than 3 feet nor more than 5 feet from the side line and not less than 25 feet nor more than 30 feet from the rear lot line, unless the same is attached to the residential structure, either directly or with a breeze-way.

5. All driveways must lead to the street on which the house faces, except on corner lots, in which case the driveway may extend to the side street. In no event shall driveways on Lots 58 through 78 be constructed so as to exit unto Westwood Avenue.

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

7. 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.

8. 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.

9. 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.

10. 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.

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

12. 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.