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.
Port Lawrence Title & Trust Co. Trustee, a trustee with its principal place of business at 616 Madison Avenue, Toledo, Ohio 43604 has caused to be duly laid out, approved, adopted and recorded in Volume 320, page 3939 of the Plat Records in the Office of County Recorder of Lucas County, Ohio, a certain plat designated as Spring Meadows West Plat One, a Subdivision in Springfield Township, Lucas County, Ohio. Port Lawrence Title & Trust Co. Trustee is now the owner of all lots in said plat, and proposes to adopt restrictions as to the use thereof in order to preserve said addition as a desirable commercial and residential district. These restrictions constitute a general plan applicable to the development and use of said plat and all the lots thereof, and shall run with the land for the benefit of Port Lawrence Title & Trust Co. Trustee and all subsequent owners of lots in said plat, and shall be binding on all of them.

Said restrictions, hereby adopted, which shall be made a part of all conveyances of premises in said plat, shall be and are as follows:

PLANS, STANDARDS & ENFORCEMENTS

1. INTRODUCTION

No improvement of any kind shall be installed, erected, placed, assembled, altered or permitted to remain on any of the Properties until and unless the proposed use and the plans and specifications for the same, showing the nature, shape, size, color, architectural design, material, location and landscaping, paving plans, curbing and storm drainage, have been submitted in writing to the Architectural Committee described in the Declaration of Restrictions recorded at the Mortgage Records of the Lucas County Recorder ("Committee") in accordance with said Declaration of Restrictions and the Committee has approved in writing such plans and specifications as conforming to the C-2 District Plans and Standards set forth herein. A majority vote of the Architectural Committee on conformity of the submitted plans and specifications shall be the final determining factor for the approval or disapproval of the proposed improvements. The statement of intended use shall include all uses to which the area will presently and in the future put the improvement which is submitted for approval. The drawings shall include, without limitations, plot plans showing proposed land contouring or grades, buildings, parking areas with parking stalls indicated, loading facilities, access ways, other paved areas, and landscaping, including planting areas, elevations and signs. The specifications shall describe types of construction, colors and materials to be used. Approval of drawings should be obtained from the Committee before application for a building permit is made and before plans are filed.

2. LANDSCAPING

(a) Landscaping Standards and Approval: Natural resources will be utilized within the plat wherever possible. Detailed landscaping plans together with irrigation plans, must be approved by the Committee. Plantings in the district shall be of sufficient height so as to shield the view of parking areas from any adjacent roadway.

(b) Outside Storage and Equipment: No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the Properties outside a permanent structure without the prior written approval of the Committee. Outdoor storage (e.g., materials, supplies, equipment, waste containers) shall be permitted only where screened from view by a permanent wall, mounding or other appropriate permanent screen and confined to approved locations. This provision shall not be applicable to
(b) Continued

the materials, equipment and supplies stored in relation to and as part of the construction of the permanent structures upon a parcel, which materials, equipment and supplies shall be removed immediately upon completion of construction.

(c) Fences and Exterior Attachments: No fence, wall or mass planting shall be erected or installed without the prior approval of the Committee. These and exterior attachments and lighting must be approved in the same manner as buildings or other improvements.

(d) Lighting: All lighting must be arranged or shielded as to avoid excessive glare reflecting onto any portion of any adjacent street or into the path of oncoming vehicles or onto any adjacent parcel.

3. YARD REQUIREMENTS

(a) Building Lines and Construction Requirements: All buildings and improvements shall be erected in conformity with the platted building lines.

Rear building lines shall be at least 10 feet from the property line. The area between the property lines and building lines is to be used for landscaped areas, lawns, walks or off-street parking. Parking will be allowed between the building line and any existing or proposed right-of-way line, by written approval of the Committee. No fence, wall or mass planting shall be permitted to extend beyond the building lines established herein, except by written approval of the Committee. The building construction and design both shall be used to create a structure with four equally attractive sides of high quality rather than to place all emphasis on the front elevation of the building by neglecting or downgrading the aesthetic appeal of the side and rear elevations of the building. The accessory buildings and enclosures, whether attached to or detached from the main building, shall be of similar compatible design or materials.

(b) Parking Requirements and Driveways: All parking areas will be paved. Off-street parking shall not be permitted within the right-of-way of a dedicated street. Minimum automobile parking space requirements shall meet Springfield Township Zoning Code requirements. Waivers may be obtained from Springfield Township after securing prior approval from the Committee. The Committee may, at its discretion, prohibit parking wherever the same constitutes a hazard, increases congestion or causes inconvenience.

(c) Loading Areas: All loading and unloading of vehicles shall be conducted upon the parcel and not on any right-of-way. No loading dock may be placed on any side of a building having street frontage. Sufficient loading and unloading spaces shall be provided for each parcel. Loading docks and doors shall be screened from view by appropriate planting or screen walls which are compatible with the building design and materials.

(d) Maintenance: The grounds of each parcel will be maintained in a neat, presentable manner.

It shall be the duty of the owners, lessees, sublessees, and occupants of each and every unimproved parcel to keep the weeds and/or grass cut in their respective portions.

All owners, lessees, sublessees and occupants shall carefully maintain their parcels and all improvements of whatever nature thereon in a safe, clean and wholesome manner and in first-class condition and repair at all times. All exterior painted surfaces shall be maintained in first-class condition.
(a) Utilities and services: All utility services to the building from the property line must be underground. Exterior power equipment in front or side yards must blend with other improvements.

4. SIGN REQUIREMENTS

The Committee has control over all signage for the Properties and must approve the size, location, height, letter styles, colors, lighting and materials. In addition to the requirements of the Committee, all Springfield Township sign requirements must be met. Building identification signs must be located in a landscaped setting to provide the desired continuity and street scene effect. Comprehensive signage regulations are written for permanent and temporary Signage Control purposes. These regulations are available from the Architectural Committee.

5. BUILDING DESIGN AND MATERIALS

(a) Materials and Colors: All exterior building materials and colors must be approved by the Committee so as to be compatible with neighboring properties.

(b) Standards for Harmony: The following standards will be considered by the Committee, equally as important as any previous requirement:

1. Conformity and harmony of external designs and general quality with the existing standards of the neighborhood and adjacent properties.

2. The use or improvement of the proposed building and the materials of which it is to be built in relation to the parcel upon which it is to be erected or improved.

3. The effect of the proposed improvement on adjacent and neighboring properties.

4. The effect of the improvements, as planned, on the outlook from the adjacent neighboring properties.

(c) External Equipment: The placement of external equipment used in the operation of the building (e.g., transformers, air conditioners, etc.) or in the operation of the tenant (e.g., radio and TV antenna, communication dish, etc.) must be approved by the Committee and must comply with Springfield Township Zoning Code for outside storage and equipment.

6. APPROVAL OF PLANS

(a) Port Lawrence Title & Trust Co. Trustee, its successors and assigns, shall act as the Architectural Control Committee to which all plans and specifications for structures and building improvements (including, but not limited to: fences, signs, walls, landscaping, driveways), painting and other details of the improvement of the plots must be submitted for examination and approval before any erections or improvements shall be made upon said plots and before any additions, changes or alterations are made to such erections or improvements. Port Lawrence Title & Trust Co. Trustee hereby expressly reserves to itself, and to its successors and assigns, the right and privilege of assigning or relinquishing its said rights and duties as such Architectural Control Committee from time to time and for such limited periods of time and purposes as it may desire.

(b) Port Lawrence Title & Trust Co. Trustee reserves the sole and exclusive right to establish grades and slopes of the plot, and to fix the grade at which any building shall hereafter be erected or placed thereon, so that the same may conform to a general plan for the development and use of said Spring Meadows West Plat One.
(c) In all instances where plans and specifications are required to be submitted to and are approved by Port Lawrence Title & Trust Co. Trustee, if, subsequent to receiving such approval there shall be any variance from the approved plans and specifications in the actual construction or location of the approved improvements, such variance shall be deemed a violation of these restrictions.

7. VARIANCE

In those instances where strict compliance with these specific Standards would create an undue hardship by depriving the owner or lessee the reasonable use of its parcel, or in the opinion of the Committee, there are unusual characteristics which affect the parcel or use in question and make strict compliance with these Standards unfeasible, the Committee may grant the owner or lessee a variance from the Standards as long as the general purposes of the Standards are maintained. Any variance granted from the provisions of these Standards shall only be applicable to the specific parcel and conditions for which the variance was granted and shall in no respect constitute a change in or affect the terms or conditions set out in the Standards.

8. RIGHT TO ENFORCE

(a) In the event of any violation or breach of any of these restrictions or failure to conform thereto, Port Lawrence Title & Trust Co. Trustee is granted the right to summarily abate and remove at the expense of the owner thereof, or erection, thing or condition that may exist contrary to these restrictions, or may take such action at law or in equity which is available to it to enforce such restrictions. Any owner of a lot in the aforesaid condition shall also have the right and power to initiate and pursue any and all available rights in law or equity against anyone violating these restrictions, in order to provide the proper relief therefrom.

(b) No restrictions imposed hereby shall be abrogated or waived by the failure to enforce the provisions thereof no matter how many restriction hereby imposed or any of the provisions hereof or of any part of any restriction or provisions shall not impair or affect in any manner the validity, enforceability or effect of the rest of such restrictions and provisions.

(c) The rights, privileges and powers granted by this Declaration of Restrictions to, and/or reserved by Port Lawrence Title & Trust Co. Trustee shall be assignable and shall inure to the benefit of the successors and assigns of Port Lawrence Title & Trust Co. Trustee.

9. PROPERTY OWNERS' ASSOCIATION

(a) After the sale of ten (10) lots in Spring Meadows West Plat One, Port Lawrence Title & Trust Co. Trustee may cause to be incorporated a non-profit corporation under the laws of the State of Ohio, to be called the "Spring Meadows West Property Owners' Association", or a name similar thereto, and upon the formation of such association, every owner (meaning a full building site) shall become a member therein, and each such owner, shall be entitled to one vote on each matter submitted to a vote of members for each lot owned by him or it; provided, however, that where title to a lot is in more than one person, such co-owners acting jointly shall be entitled to but one vote.

(b) The Property Owners' Association, by vote in person or by written proxy of two-thirds (2/3) of its members, may adopt such reasonable rules and regulations as it may deem advisable to the maintenance of the conservation and beautification of the property, and for the health, comfort, safety, and general welfare of said property, and all parts of said property shall at all times be maintained subject to such rules and regulations.
10. DURATIONS OF RESTRICTIONS

(a) The restrictions, covenants, conditions, agreements, and other provisions herein contained shall run with all the land in Spring Meadows West Plat One shall be binding upon all persons (whether natural, corporate or otherwise) their heirs, executors, administrators, successors and assigns, who hold any interest whatsoever in said Spring Meadows West Plat One regardless of how or in what manner said interest is acquired.

(b) A violation of any of the rules and regulations adopted by Port Lawrence Title & Trust Co. Trustee shall be deemed a violation of this Declaration and may be adjudged as herein provided.

(c) Port Lawrence Title & Trust Co. Trustee reserves the right to transfer its rights, duties and obligations hereunder at any time and at its sole discretion.

IN WITNESS WHEREOF, Port Lawrence Title & Trust Co. Trustee has caused this Declaration to be signed by its officers on the day and the year first above written.

WITNESSED BY:

THOMAS E. LINN

Margaret R. Laskey, Vice-President

By: Robert L. Wasserman Vice-President

Acknowledged this day of , 1988, by said Port Lawrence Title & Trust Co. Trustee, by said officers, before me, a Notary Public in and for Lucas County, State of Ohio.

[Seal]

On this 8th day of September, 1988, before me, a Notary Public in and for said County and State, appeared THE PORT LAWRENCE TITLE AND TRUST COMPANY, TRUSTEE, by Margaret R. Laskey, Vice President and Robert L. Wasserman, Vice President, an Ohio corporation, on behalf of the corporation.

Tracey M. Kelly
Notary Public

SECOND RECORD

RECEIVED & RECORDED
SEP 13 1988 2:03 PM
BILLY COPELAND
RECEIVER, LUCAS COUNTY, OHIO

88-1337F02
ASSIGNMENT AGREEMENT

THIS AGREEMENT entered into this _____ day of April, 1992, by and between The Port Lawrence Title and Trust Company, Trustee, with its principal place of business at 616 Madison Avenue, Toledo, Ohio 43604 ("Assignor"), and George Oravecz ("Assignee").

WHEREAS, Assignor was designated to act as the Architectural Control Committee as set forth in the Declaration of Restrictions for Spring Meadows West Plat One, a Subdivision in Springfield Township, Lucas County, Ohio, which Declaration was recorded in Mortgage Record 88-1331E06, Lucas County Recorder's Office on September 12, 1988, and re-recorded in Mortgage Record 88-1337D10 on September 13, 1988; and

WHEREAS, Assignor desires to assign all of its rights and duties as the Architectural Control Committee to George Oravecz; and

WHEREAS, George Oravecz desires to assume such rights and duties;

NOW THEREFORE, it is mutually agreed to by and between the parties as follows:

1. The Port Lawrence Title and Trust Company, Trustee hereby assigns, conveys and relinquishes all interest it may have together with all rights and duties as the Architectural Control Committee under said Declaration of Restrictions to George Oravecz.
2. Upon execution of this Agreement, George Oravec, as Assignee, shall immediately assume all rights and duties to do all things permitted as Architectural Control Committee under said Declaration of Restrictions.

AND FURTHER, the Assignor shall not be subject to any liability for any actions or inactions of the Assignee as successor Architectural Control Committee.

IN WITNESS WHEREOF, the parties to this Agreement have executed this instrument the day and year first set forth above.

WITNESSED:

[Signatures]

THE PORT LAWRENCE TITLE AND
TRUST COMPANY, TRUSTEE, ASSIGNOR

BY: Victor O'Neal
Vice President

BY: [Signature]
Assistant Vice President

GEORGE ORAVECZ, ASSIGNEE:

[Signature]

92 1308012
STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 3rd day of April 1992, by Victor Crouch and Gerald A. Stewart as Vice President and Assistant Vice President of The Port Lawrence Title and Trust Co., Trustee, who personally appeared and being duly sworn, acknowledged the execution hereof on behalf of the corporation as their voluntary act and deed and as such officer.

[Signature]
Notary Public

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 3rd day of April 1992, by George Oravec.

[Signature]
Notary Public

This Instrument Prepared By:
Fred C. Meyer
Attorney-At-Law
416 Madison Avenue
Toledo, Ohio

[Signature]

RECEIVED & RECORD:

MAY 05 1992

SUE ROUX
RECORDER, LUCAS COUNTY, OHIO

92 130801.