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

WHEREAS, FRED W. ENTENMAN, TORREY KAATZ and
LYNN WATERS, Trustees, hereinafter referred to as "Owners"
are owners of the following described parcels of real estate:

Lots 42 to 50 inclusive in Sunnymead Estates, Plat 3, an Addition in Washington Township, Lucas County, Ohio; and,

WHEREAS, said Owners desire to establish restrictions upon the manner of use, improvement and enjoyment of said lots in order to make said lots more attractive for residential purposes and to protect present and future owners in the enjoyment of their use for residential purposes;

NOW, THEREFORE, said Owners, in consideration of the enhancement in the value of said property by reason of the adoption of the restrictions hereinafter set forth, do for themselves, their heirs, beneficiaries, successors and assigns, hereby declare, covenant and stipulate that all of the above described lots shall hereinafter be conveyed by them, their heirs, successors and assigns, subject to the following restrictions:

1. These covenants are to run with the land and shall be binding upon the undersigned and all persons claiming under or through them until January 1st, 1998, at which time said covenants shall be automatically extended for successive periods of 10 years each, unless and except the then owners of the majority of front footage abutting upon Jamesway and Graceway Drives within said SUNNYMEADE ESTATES PLAT THREE shall agree in writing to change these covenants in whole or
in part and shall file said writing with the recorder of Lucas County, Ohio.

2. If the owners, their heirs, assigns, or successors, shall violate any of these covenants it shall be lawful for any person, persons, firm or corporation owning or having any interest in any part of SUNNYMEADE ESTATES PLAT THREE, or any association of owners of parcels in said SUNNYMEADE ESTATES PLAT THREE to prosecute proceedings at law or in equity against the person, firm or corporation violating or attempting to violate these covenants and either prevent him or them from so doing or recover damages for such violation.

3. The invalidation of any one or more of these covenants by judgment or other Court order shall in no way affect any of the other provisions which shall remain in full force and effect.

4. Lots 42 to 50 inclusive shall be known as residential lots and no home or other building shall be built thereon situated on a building plot or site having a frontage of less than 80 feet upon Jamesway and Graceway Drives nor an area of less than 17200 square feet.

5. Lots numbers "A" and "B" are hereby dedicated to public use for street purposes as soon as Jamesway Drive and Graceway Drive are extended to the east by a duly dedicated roadway which is at least 60 feet in width.

6. All lots, subdivisions of lots, portions of the above described SUNNYMEADE ESTATES PLAT THREE shall be known and described as residential lots, plots, and sites;
and no structure shall be erected on any such residential lot, plot, portion or site other than 1 detached, single family dwelling, not to exceed 1 1/2 stories in height and a private garage of not more than 3 passenger motor car capacity, and shall conform to the type of residence now known as "ranch type" or "rambling bungalow".

7. No building or any part thereof shall be erected or maintained on any part of said lots closer than 70 feet to the front lot lines of said lots, as indicated by the building line shown on the Plat of SUNNYMEADE ESTATES PLAT THREE.

8. On all lots in said SUNNYMEADE ESTATES PLAT THREE no building shall be located nearer than 10% of the foot frontage to any sideline of the building site on which said building is to be erected.

9. Detached garages, screened summer porches, or other structures shall not be built or located nearer than 10 feet to the rear lot line of any lot in said SUNNYMEADE ESTATES PLAT THREE.

10. No noxious or offensive trade or activity shall be carried on upon any part of said SUNNYMEADE ESTATES PLAT THREE nor shall anything be done thereon which may be or became an annoyance or nuisance to the owners in said SUNNYMEADE ESTATES PLAT THREE.

11. No trailer, basement, tent, shack, garage, barn, housecar or other temporary shelter shall be maintained or used as a residence temporarily or permanently on said tract. No building erected on said tract shall be used as a residence
until the exterior thereon has been completed as specified and called for in the plans and specifications thereof.

12. No residence, exclusive of 1 story open porches and garages, containing less than a ground floor area of 1050 square feet shall be permitted on any plot or site in said SUNNYMEADE ESTATES PLAT THREE.

13. No part of SUNNYMEADE ESTATES PLAT THREE shall be used or occupied for the following purposes: dog, cat or animal hospital, kennel or house for keeping any animal, fowl or bird which may cause a nuisance; nor storage of automobiles, trailers, scrap iron, wood, building materials, paper, glass, or any reclaimed products; nor shall said SUNNYMEADE ESTATES PLAT THREE be used for any business purposes whatsoever; nor shall said SUNNYMEADE ESTATES PLAT THREE be used for any mercantile, manufacturer, storage, boarding house, rooming house, hotel, inn, public or private hospital or infirmary or any other use except for single family residential purposes, providing, however, nothing herein contained shall prohibit the keeping within said residence not more than 2 house dogs nor more than 1 house cat.

14. No noxious, dangerous or offensive thing shall be permitted within SUNNYMEADE ESTATES PLAT THREE.

15. On lots 42 to 50 inclusive no sign shall be displayed thereon other than the following:—For Sale sign not to exceed two foot by four foot in size placed at least 70 feet from the centerline of any road.

IN WITNESS WHEREOF, the said FRED W. ENTENMAN, TORREY KAATZ and LYNN WATERS, Trustees, have hereunto set
their hands this 23rd day of October, 1954.

Signed by Fred W. Entenman, Trustee, Torrey A.
Kaatz, Trustee, and Lynn G. Waters, Trustee.

Two witnesses.

Acknowledged October 23, 1954 before a Notary Public,
Lucas County, Ohio, (seal).

Received for record October 25, 1954 and recorded in
Volume 1696 of Mortgages, page 61.