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.
On April 17, 1956 at 9:03 A.M. and recorded in Volume 1706 of Mortgages page 622 there was filed a Declaration of Restrictions for all the lots in Sunnyside Plat II a subdivision in Washington Township, Lucas County, Ohio, as follows:

1. These covenants and restrictions are to run with the land and shall be binding on Warnmaker Development Co., its successors and assigns, and each and every person who shall hereafter become the owner of any interest in any lot or any part of a lot in said tract and shall continue until January 1st 1980 at which time said covenants shall be automatically extended for successive periods of ten (10) years each unless the owners of the majority of the foot frontage of the lots covered by these restrictions shall agree in writing to change these restrictions in whole or in part.

2. All lots, subdivisions of lots, and portions of Sunnyside Plat II shall be restricted to residence purposes only, and no building or structure of any kind shall be erected or maintained on the premises other than a single residence designed for the use of one family only, and a private garage for nor more than two cars for the sole use of the occupier of said premises. Not more than one residence shall be built upon any building site.

3. No noxious or offensive trade or activity shall be carried on in Sunnyside Plat II, nor shall anything be permitted therein which may be or become an annoyance or nuisance. No part of said tract shall be used or occupied for the following purposes: dog, cat or animal hospital, kennel or house, stables, cattle yard, hog pen, fowl yard or house or keeping of any animal, fowl or bird which may cause a nuisance; nor storage of trailers, automobiles, scrap iron, wood, building materials, paper, glass, junk, or any reclaimed products; nor shall said premises be used for any business or criminal purposes whatsoever; nor shall it be used for any mercantile or manufacturing establishment, storage, boarding house, rooming house, hotel, inn, restaurant, tavern, public or private hospital or infirmary. The failure to designate additional restrictions on the use of the property shall not permit any other use except the intended purpose of the premises for single residential purposes. Only one (1) house dog and one (1) house cat may be kept on any one building site.
4. No trailer, basement, tent, shack, garage, barn, housecar or other temporary shelter shall be erected, 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 has been completed as specified and called for in the plans and specifications thereof.

5. The type of residential structure which shall be permitted shall be the conventional two story house, the "split level" house, the story and a half house, or what is known as the "ranch type" or "rambling bungalow." The ground floor area of the main structure, exclusive of one story open porches, breezeway areas and garages, shall be not less than seven hundred sixty-eight (768) square feet of foundation area for a "split level" house or a story and a half house; not less than five hundred twenty-eight (528) square feet of foundation area for a two story house; and not less than seven hundred sixty-eight (768) square feet of foundation area for a ranch type home. The roof pitch of a ranch type home shall be a minimum of four (4) inches pitch or drop in twelve (12) feet, and the minimum roof overhang for such structure shall be sixteen (16) inches.

The exterior construction of any building shall be brick, brick veneer, stone, stone veneer or frame.

6. No foundation shall be placed nearer to the front line of a building site than the building line or lines shown on the plat; no foundation shall be nearer the side line of any building site than ten percent (10%) of the width of such building site; no porch shall project forward from the foundation more than ten (10) feet and no part of any detached garage shall be located more than thirty (30) feet from the rear line of any lot.

7. No fence shall be more than three (3) feet six (6) inches in height, nor shall any fence be erected or maintained closer to the street than the building line or lines set forth on the plat.

8. No building, fence, hedge, wall, walk or other structure, grading or planting shall be commenced, erected, or maintained, nor shall any addition to, or change or alteration therein be made until the plans and specifications, showing the nature, kind, shape, height, materials, floor plans, color scheme, location and approximate cost of such structure or work to be done, and the grading plan of the plot to be built upon shall have been
submitted to and approved in writing by at least a majority of a Property Com-
mittee consisting of Richard D. Dalton, James W. Rauh and Carl A. Manamaker,
or the survivors of them, and also by the Manamaker Development Co. In the
event of the resignation, death or failure to act by any committee member,
the remaining members shall have the power to appoint a member to succeed any
of the above. The above committee then shall serve until another committee is
elected as hereinafter provided. The committee shall have the right to refuse
to approve any plans or specifications or grading plans, which are not desir-
able or suitable, in its opinion, for aesthetic or other reasons; and in so
passing upon such plans, specifications and grading plans, the committee shall
have the right to take into consideration all of the restrictions contained
herein and shall further have the right to consider whether or not the external
design, grading, and the location of the buildings conform and are harmonious
with the existing buildings in said Plat and surrounding territory. In the
event such committee shall fail to approve or disapprove such plans, specifi-
cations and grading plans within thirty (30) days after the same have been
submitted to it, then such approval will not be required, provided however,
the design of the structure, size, construction and its location on the building
site conforms to and is in harmony with existing buildings in Sunnyside
Plat II and restrictions contained herein. The members of the committee shall
not be entitled to any compensation. After Manamaker Development Co., its
successors or assigns, has sold seventy-five (75%) percent of the lots in
said Sunnyside Plat II; or these restrictions have been in existence for five
(5) years, a committee shall be elected by the owners representing a majority
of the front footage of the lots or building sites in said Sunnyside Plat II
which shall then pass on these matters. This committee shall serve indefinitely
and changes in its personnel may be made as provided for in the original com-
nittee set-up. Upon the election of this committee, a written instrument
setting forth the names and addresses of the persons serving on such committee
shall be recorded in the Recorder's Office of Lucas County, Ohio.

9. The provisions of this declaration shall bind and inure to the
benefit of and be enforceable by Manamaker Development Co., its successors,
legal representatives, and assigns, and any other lot owners, their heirs,
legal representatives and assigns, having lots on building sites subject to
these restrictions. These restrictions may be enforced by injunction or other appropriate legal remedy.

10. Invalidation of any one or any part thereof, of the foregoing covenants or restrictions by a judgment or court order shall in no wise affect any of the others, which shall remain in full force and effect.