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 AND COVENANTS
FOR
SWAN VALLEY
A SUBDIVISION IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO

This Declaration of Restrictions and Covenants adopted by Dunbar Industries, Inc., an Ohio corporation, 5333 Monroe Street, Toledo, Ohio 43628, hereinafter called "Developer", on the day and year hereinafter set forth.

WITNESS THAT:

WHEREAS, Developer is the owner of Lots One through Eight, both inclusive, of Swan Valley, a Subdivision in the City of Toledo, Lucas County, Ohio, and being all of the lots in said subdivision; and

WHEREAS, Developer in consideration of the enhancement in the value of said property, by reason of the adoption of these restrictions, hereinafter set forth, does hereby declare, covenant and stipulate that said Lots One through Eight, both inclusive, shall be hereafter subject to the following restrictions, covenants, and conditions, which restrictions shall to the extent legally permissible, supersede any and all other restrictions heretofore in force on said property by any other instrument.

ARTICLE I

AMENDMENT TO THE DECLARATION

This Declaration may be amended at any time by the consent of the Owners of all of said Lots in said Subdivision.

ARTICLE II

ARCHITECTURAL CONTROL

No structure or other improvement including but not limited to, residences, garages, swimming pools, fences, walls, bridges, drive ways, hedges or other inclosures or structures shall be erected, changed or altered on any of said Lots until the Plans and
Specifications therefore have been approved in writing by the Developer and after Developer has transferred title to all of said Lots such architectural control shall be exercised by a committee of three named by the Owners of the Lots in said Subdivision.

ARTICLE III
MAINTENANCE OF NATURAL GREEN SPACE AREA

No building, landscaping or improvement of any kind may be made upon the rear twenty feet of Lots One through Seven, all inclusive, or along a twenty foot strip along the Southeasterly boundary of Lot Number Eight extending from the Glendale Avenue right of way to the Easterly boundary of Lot Number Seven. Developer will install a fence along the rear boundary of the Plat and thereafter the maintenance, repair, and upkeep of the fence shall be the responsibility of each individual lot owner.

ARTICLE IV
FENCE LIMITATION

No fences of any kind shall be permitted along the side Lot lines of any of said Lots in the Subdivision southerly of a point that is 190 feet southerly of the southerly right of way line of Glendale Avenue for Lot One, 180 feet for Lot Two, 165 feet for Lot Three, 170 for Lot Four, 180 feet for Lot Five, 180 feet for Lot Six, and southeasterly of the center line of the ditch on Lots Seven and Eight.

ARTICLE V
TYPE OF FENCES PERMITTED

Any fences constructed on any Lot in said Subdivision other than the Lot constructed over the rear boundary of the Subdivision by Developer at the outset, shall be of split rail construction (with or without wire fencing) or a brick wall or a combination of the two. Any such fences must have the plans and specifications therfor first approved in writing by Developer.

IN WITNESS WHEREOF, R. G. Dunbar, President and Frank Szymanski, Vice President, have caused the execution of this
Declaration of Restrictions this 19th day of October, 1988.

Signed in the presence of:

Catherine B. Curley  R. G. Dunbar
R. G. Dunbar, President

Janet K. Earl  Frank Szymanski
Frank Szymanski, Vice President

STATE OF OHIO  
COUNTY OF LUCAS

Before me, a Notary Public in and for said County, personally appeared R. G. Dunbar, President and Frank Szymanski, Vice President, of Dunbar Industries, Inc., an Ohio corporation, on behalf of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 19th day of October, 1988.

Deborah A. Jaketic
Notary Public

(Seal)

This instrument was prepared by Benjamin B. Herder.

RECEIVED & RECORDED
OCT 9 5 1988 9:59 AM
BILL COPELAND
RECORDER, LUCAS COUNTY, OHIO

88 1576F10