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, The National Bank of Toledo, Trustee, the "Owner", is the owner in fee simple of all the following described real estate to-wit:

Lots Numbers 1 to 7 both inclusive in Sycamore Grove, a Subdivision in the City of Toledo, Lucas County, Ohio.

NOW, THEREFORE, the Owner in order to establish a general plan for the development of said subdivision, designed to make the said lots in said subdivision more attractive for residential purposes and to protect owners of said lots in the enjoyment of their use for residential purposes, and in consideration of the enhancement in value thereof, does hereby declare and stipulate that the above described real estate now owned by it shall hereafter be conveyed subject to the restrictions hereafter set forth.

1. No structure shall be erected, altered, placed or permitted to remain on any lot or parcel of land in said Sycamore Grove in the City of Toledo, Lucas County, Ohio, other than one detached single family residence, not to exceed two stories in height and a private garage for not more than 3 cars.

2. No residence shall be located nearer to the front line of any lot in said Addition or Subdivision than the building line shown on the Plat of said Sycamore Grove in the City of Toledo, Lucas County, Ohio.

3. No building, fence or other structure shall be erected, placed or altered on any lot in said Sycamore Grove in the City of Toledo, Lucas County, Ohio until the building plans, specifications,
design, and plot plan showing the location of such building have been approved in writing by Paul M. Evans or Robert Wm. McDole as to: (1) location of the building with respect to lot lines and topography; (2) style and conformity to character of the neighborhood. No compensation shall be paid for services of Paul M. Evans or Robert Wm. McDole. All plans, estimates and profiles for any building, fence or structure to be erected on the real estate hereinabove described shall, before any part of construction work is begun, be submitted as hereinabove provided and no building, fence or structure shall be constructed until said plans, estimates, profiles or sketches, design and plot plan have been approved in writing as aforesaid. Such construction must be completed within one year after the date of such written approval.

4. No outside toilets and no septic tanks shall be built or installed on or in any lot.

5. All driveways shall be constructed of blacktop materials.

6. No garage may be erected or maintained nearer any rear or side lot line than 3 feet.

7. No fence of any kind whatsoever shall be permitted to enclose the yard in front of the building line of said Plat of said Sycamore Grove and no fence except of an ornamental nature may be used to enclose side and rear areas and in no case shall such fence be more than 4 feet in height.

8. All easements shown in said Plat of Sycamore Grove in the City of Toledo, Lucas County, Ohio, shall be effective and binding upon all lots and lands which constitute a part of said Sycamore Grove.
9. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to the neighborhood.

10. Invalidation of any of the restrictions and covenants herein, by judgment, court order, or otherwise shall in no wise effect any of the other provisions contained in this Declaration of Restrictions, which shall remain in full force and effect.

11. These covenants and restrictions are to run with the land and shall be binding on Owner and all persons claiming under or through it until the 10th day of November, 1985.

IN WITNESS WHEREOF, said The National Bank of Toledo, as Trustee, has caused its name to be signed and its corporate seal to be affixed by its duly authorized officers this 10th day of November, 1964.

Two witnesses. Signed and acknowledged November 10, 1964 before a Notary Public in Lucas County, Ohio. Seal.

Filed for record November 12, 1964 at 9:40 A.M. and recorded in Volume 2132 of Mortgages, page 1.
AMENDMENT TO RESTRICTIONS

WHEREAS, The National Bank of Toledo, Trustee as the owner in fee simple of Lots Nos. 1 to 7 inclusive in Sycamore Grove, a subdivision in the City of Toledo, Lucas County, Ohio has heretofore adopted a certain Declaration of Restrictions which is recorded in Volume 2132 of Mortgages, page 1, Lucas County, Ohio records; and

WHEREAS, said The National Bank of Toledo, Trustee as such owner desires to modify said Declaration of Restrictions by substituting a different individual with authority to approve building plans, specifications, design and plot plans thereunder;

NOW, THEREFORE, Section 3 of said Declaration of Restrictions is hereby amended to read as follows:

"3. No building, fence or other structure shall be erected, placed or altered on any lot in said Sycamore Grove in the City of Toledo, Lucas County, Ohio until the building plans, specifications, design and plot plan showing the location of such building have been approved in writing by Joseph Ach, his heirs or assigns as to: (1) location of the building with respect to lot lines and topography; (2) style and conformity to character of the neighborhood. No compensation shall be paid for services of Joseph Ach, his heirs or assigns. All plans, estimates and profiles for any building, fence or structure to be erected on the real estate hereinabove described shall, before any part of construction work is begun, be submitted as hereinabove provided and no building, fence or structure shall be constructed until said plans, estimates, profiles or sketches, design and plot plan have been approved in writing.
as aforesaid. Such construction must be completed within one year after the date of such written approval."

IN WITNESS WHEREOF, said The National Bank of Toledo, as Trustee, has caused its name to be signed and its corporate seal to be affixed by its duly authorized officers this 4th day of December, 1964.

Two witnesses. Signed and acknowledged December 4, 1964 before a Notary Public in Lucas County, Ohio. Seal.