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 FOR SYLVAN-GREEN
ESTATES, A SUBDIVISION IN SYLVANIA TOWNSHIP,
LUCAS COUNTY, OHIO.

Know All Men by These Presents, that Westward Garden Lands,
Inc., an Ohio Corporation, being the owner of all lots in Sylvan-
Green Estates, being numbered from 1 to 41 inclusive, for the purpose
of establishing a general plan of restrictions for the benefit of
itself and all future owners covering the use and occupancy of each
lot does hereby declare that each and every lot sold, conveyed or
transferred shall be subject to the following covenants, conditions,
agreements and restrictions, to-wit:

No lot shall be used for other than one single family dwelling,
with all garages attached and no detached buildings, trailers, kennels,
coups or exposed oil tanks shall be placed on property, nor any
nuisance of any kind maintained. Nor shall any building be occupied
by any person until entirely completed throughout.

No building shall be located on any lot nearer to the front lot
line or nearer to the side street line than the minimum building
set back lines shown on the recorded plat.

No building shall have a ground floor area of less than 1000
sq. ft. exclusive of garage and shall have a minimum ridge height of
13 feet and not to exceed a maximum ridge height of 20 feet measured
from first floor line. No first floor line shall be more than 20 inches
higher than grade of adjacent property and no building shall be nearer
than 20 feet to any side lot line.

No building, fence, wall, driveway or landscaping shall be
constructed or altered without first submitting a plan prepared by
a competent architect to Westward Garden Land, Inc., its successors
or assigns, and the approval thereof endorsed thereon in writing.

All driveways shall have a culvert at street not less than 10 inches in diameter where street gutter serves more than three lots.

All restrictions herein contained shall be construed together, but if it shall be held that any restriction or any part of any restriction, is invalid or unenforceable for any reason whatsoever, no other restrictions or any part thereof, shall be effected or impaired.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these restrictions are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots have been recorded, agreeing to change said covenants in whole or in part.

Signed December 21, 1953 by Westward Garden Lands, Inc. by Justus M. Browning, its President, Robert W. Browning, its Treasurer.

(Signed) Justus M. Browning,
By Justus M. Browning, President,
Robert W. Browning, Treasurer:

Witness:
Ethel L. Howland, Notary Public, Lucas County, Ohio, (Seal).

Received for record January 19, 1954 at 2:25 P.M., and recorded in Volume 1653 of Mortgages, page 171.