TALMADGE
GARDENS

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PROTECTIVE COVENANTS RELATING
TO TALMADGE GARDENS

The Title Guarantee & Trust Company, Trustee, an Ohio Corporation, being the sole owner of lots numbers 45 through 88, both inclusive, and lots numbers 212 to 217, both inclusive, in Talmadge Gardens, a Subdivision in Sylvania Township, Lucas County, Ohio, hereby imposes and subjects each of said lots to the following restrictions and protective covenants as a general plan of improvement intended for the benefit and uniform protection of all future owners of these lots within said subdivision and establishing restrictions governing the construction and erection of dwellings or other structures thereon, and hereby declares that each and all of said lots shall be conveyed by it subject thereto:-

1. Said lots shall be used for residence purposes only. Not more than one single family residence shall be built upon any one lot.

2. There is designated upon the said lots, as shown upon the plat of said subdivision, a building line; no building or any part thereof shall be erected or maintained closer to any street than the building line so marked and designated upon said plat; provided however, that unenclosed porches may extend not more than 8 feet beyond said building line. A minimum freespace of 10 percent of the lot width shall be maintained from each lot side line on all lots, excepting corner lots numbered 45, 55, 56, 66, 67, 77, 78 and 88 which lots shall have a minimum free space of 8 feet on the inside side lot line thereof of any residence constructed on lots numbered 45, 55, 56 and 66 shall front on Barcelona Drive, and any residence constructed on lots numbered 67, 77, 78 and 88 shall front on Westchester Drive.

3. No building, fence, wall, sign, or other structure shall be erected or maintained on said lots unless erected or maintained in accordance with plans and specifications showing the nature, kind,
shape, type, material, color scheme and location of such structure on lot including a finished grade elevation, which shall be submitted to Talmadge Gardens Associates, its successors or assigns, or to the undersigned or a Committee of three lot owners in said Subdivision designated by the undersigned, and approval thereof endorsed thereon in writing.

4. All of the 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 restriction or restrictions, or any part thereof, shall be affected or impaired.

5. The aforesaid restrictions shall be in full force and effect until the first day of January, 1979, and continually thereafter unless and until any proposed change shall have been approved in writing by the owners of the legal title to a majority of said lots.

Duly executed March 1, 1955 by The Title Guarantee and Trust Company, Trustee.

Received for record March 11, 1955 and recorded in Volume 1717 of Mortgages, page 300.
PROTECTIVE COVENANTS RELATING
TO TALMADGE GARDENS

The Title Guarantee & Trust Company, Trustee, an Ohio
Corporation, being the sole owner of lots numbers 1 to 44, both
inclusive, and lots numbers 218 to 223, both inclusive, in Talmadge
Gardens, a Subdivision in Sylvania Township, Lucas County, Ohio,
hereby imposes and subjects each of said lots to the following
restrictions and protective covenants as a general plan of improvement
intended for the benefit and uniform protection of all future owners
of these lots within said subdivision and establishing restrictions
governing the construction and erection of dwellings or other
structures thereon, and hereby declares that each and all of said
lots shall be conveyed by it subject thereto:

1. Said lots shall be used for residence purposes only. Not
   more than one single family residence shall be built upon any one lot.

2. There is designated upon the said lots, as shown upon
   the plat of said subdivision, a building line; no building or any
   part thereof shall be erected or maintained closer to any street than
   the building line so marked and designated upon said plat; provided,
   however, that unenclosed porches may extend not more than 3 feet beyond
   said building line. A minimum freespace of 10 percent of the lot width
   shall be maintained from each lot side line on all lots.

3. No building, fence, wall, sign, or other structure shall
   be erected or maintained on said lots unless erected or maintained in
   accordance with plans and specifications showing the nature, kind,
   shape, type, material, color scheme and location of such structure en
lot including a finished grade elevation, which shall be submitted to Talmadge Gardens Associates, its successors or assigns, or to the undersigned or a committee of three lot owners in said Subdivision designated by the undersigned, and approval thereof endorsed thereon in writing.

4. All of the 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 restriction or restrictions, or any part thereof, shall be affected or impaired.

5. The aforesaid restrictions shall be in full force and effect until the first day of January, 1979, and continually thereafter unless and until any proposed change shall have been approved in writing by the owners of the legal title to a majority of said lots.

Executed November 19, 1954, by The Title Guarantee & Trust Company, Trustee.

Received for record November 26, 1954 and recorded in Volume 1701 of Mortgages, page 271.
PROTECTIVE COVENANT RELATING
TO TALMADE GARDENS

The Title Guarantee & Trust Company, Trustee, an Ohio Corporation, being the sole owner of lots numbers 133 through 206, both inclusive, in Talmahe Gardens, a subdivision in Wyandot Township, Lucas County, Ohio, hereby impose and subject each of said lots to the following restrictions and protective covenants as a general plan of improvement, intended for the benefit and uniform protection of all future owners of said lots within said subdivision and establishing restrictions governing the construction and erection of dwellings or other structures thereon, and hereby declare that each and all of said lots shall be conveyed by it subject thereto:

1. Said lots shall be used for residence purposes only. Not more than one single family residence shall be built upon any one lot.

2. There is designated upon the said lots, as shown upon the plat of said subdivision, a building line; no building or any part thereof shall be erected or maintained closer to any street than the building line so marked and designated upon said plat; provided, however, that unenclosed porches may extend not more than 8 feet beyond said building line. A minimum frontage of 10 per cent of the lot width shall be maintained from each lot side line on all lots excepting corner lots numbered 133, 143, 144, 145, 155, 165, 166, 176, 177, 187, 188 and 189 which lots shall have a minimum frontage of 8 feet on any inside side lot line thereof; any residence constructed on lots numbered 133 or 154 shall front on Maple Drive; any residence constructed on lots numbered 155 or 176 shall front on Laurel Drive and any residence constructed on lots numbered 177 or 188 shall front on Willowdale Drive.

3. No building, fence, wall, sign, or other structure shall be erected or maintained on said lots unless erected or maintained in accordance with plans and specifications showing the nature, kind,
shape, type, material, color scheme and location of such structure on lot including a finished grade elevation, which shall be submitted to Talmadge Gardens Associates, its successors or assigns, or to the undersigned or a Committee of three lot owners in said Subdivision designated by the undersigned, and approval thereof endorsed thereon in writing.

4. All of the 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 restriction or restrictions, or any part thereof, shall be affected or impaired.

5. The aforesaid restrictions shall be in full force and effect until the first day of January, 1978, and continually thereafter unless and until any proposed change shall have been approved in writing by the owners of the legal title to a majority of said lots.

Executed this 21st day of June, 1957.

THE TITLE GUARANTEE & TRUST COMPANY, TRUSTEE
(with corporate seal)

By: John F. Landwehr, President
C. H. Barsch, Secretary

Two witnesses. Acknowledged June 21, 1957 by said Company, as Trustee, by said Officers, by authority of the Board of Directors, in Lucas County, Ohio before a Notary Public, State of Ohio. (seal)

Received for record June 24, 1957 and recorded in Volume 1849 of Mortgages, page 67.
PROTECTIVE COVENANTS RELATING TO TALMADGE GARDENS

The Title Guarantee & Trust Company, Trustee, an Ohio Corporation, being the sole owner of lots numbers 89 through 132, both inclusive, and lots numbers 207 through 211, both inclusive, in Talmadge Gardens, a Subdivision in Sylvania Township, Lucas County, Ohio, hereby imposes and subjects each of said lots to the following restrictions and protective covenants as a general plan of improvement intended for the benefit and uniform protection of all future owners of these lots within said subdivision and establishing restrictions governing the construction and erection of dwellings or other structures thereon, and hereby declares that each and all of said lots shall be conveyed by it subject thereto:

1. Said lots shall be used for residence purposes only. Not more than one single family residence shall be built upon any one lot.

2. There is designated upon the said lots, as shown upon the plat of said subdivision, a building line; no building or any part thereof shall be erected or maintained closer to any street than the building line so marked and designated upon said plat; provided, however, that unenclosed porches may extend not more than 8 feet beyond said building line. A minimum freespace of 10 percent of the lot width shall be maintained from each lot side line on all lots, excepting corner lots numbered 89, 99, 100, 110, 111, 121, 122, and 132 which lots shall have a minimum free space of 8 feet on the inside side lot line thereof; any residence constructed on lots numbered 89, 99, 100, and 110 shall front on Coronada Drive, and any residence constructed on lots numbered 111, 121, 122, and 132 shall front on Shamrock Drive.
3. No building, fence, wall, sign, or other structure shall be erected or maintained on said lots unless erected or maintained in accordance with plans and specifications showing the nature, kind, shape, type, material, color scheme and location of such structure on lot including a finished grade elevation, which shall be submitted to Talmadge Gardens Associates, its successors or assigns, or to the undersigned or a Committee of three lot owners in said Subdivision designated by the undersigned, and approval thereof endorsed thereon in writing.

4. All of the 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 restriction or restrictions, or any part thereof, shall be affected or impaired.

5. The aforesaid restrictions shall be in full force and effect until the first day of January, 1979, and continually thereafter unless and until any proposed change shall have been approved in writing by the owners of the legal title to a majority of said lots.

Duly executed September 1, 1955 by The Title Guarantee & Trust Company, Trustee.

Received for record September 26, 1955 and recorded in Volume 1756 of Mortgages, page 90.