TALMADGE GREEN

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DECLARATION OF RESTRICTIONS
TALMADGE GREEN
SUBDIVISION

WHEREAS, Central Securities Corporation, a Corporation duly
organized and existing under and by virtue of the laws of the State
of Ohio, is the owner in fee simple of the following described real
estate, to wit:

Lots one (1) to twenty-four (24) inclusive, in TALMADGE GREEN,
a SUBDIVISION in WASHINGTON TOWNSHIP, LUCAS COUNTY, OHIO, and

WHEREAS, the said Central Securities Corporation desires to
make known the restrictions, conditions, covenants, charges and
agreements, subject to which all of said property hereinabove described
is now owned, and subject to which the lots aforesaid are to be
conveyed;

NOW THEREFORE, in consideration of the enhancement in value
of said property and to afford purchasers of all of said property
due and ample protection in the uses and occupancies thereof for
the purposes for which it is designed, the said Central Securities
Corporation hereby declares that said real estate is held by it and
shall be conveyed by it subject to all of the restrictions, conditions,
covenants, charges and agreements hereinafter set forth.

1. All of the above lots in Talmadge Green Subdivision shall
be described and known as residential lots. No building shall be
erected, altered, placed or permitted to remain on any lot other than
a single family dwelling and a private garage which garage must be
attached to and made an integral part of the main residence structure.
Nothing herein contained shall be construed to prevent the purchase by
a single owner of more than one lot or portions of adjacent lots and
the erection of a dwelling on or about the center of the building site.

2. No building shall be erected, placed or altered on any
lot until the construction plans and specifications and a plot plan
showing the location of such building has been approved in writing by
Central Securities Corporation, Toledo, Ohio, or its successors and/or
assigns, as to architectural design, floor area, quality of workmanship
and materials, and harmony of external design with existing structures.
No addition shall be made to any residence and no swimming pool or
fence shall be installed on any lot in said subdivision until the
plans, specifications and location thereof have been approved in writing
by the said Central Securities Corporation, its successors and/or
assigns.

3. The ground floor area of any dwelling erected in said
subdivision, exclusive of open porches and garages, shall be not less
than 1,000 square feet.

4. No noxious or offensive activities shall be carried on
on any lot, nor shall anything be done thereon which may be or become
an annoyance or a nuisance to the neighborhood.
5. The said premises shall not be used for the storage of scrap, building materials, paper, glass or any reclamation product or material, except that during the period of construction building materials may be stored thereon. Any building materials not incorporated in the structure being erected, within 90 days after its delivery to the building site, shall be removed therefrom. Structures shall be completed by the owner within nine months after the beginning of construction.

6. Any housecar, truck, trailer, or boat, if stored on the premises, shall be housed within a garage.

7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

These covenants are to run with the land and shall be binding on Central Securities Corporation and all persons claiming under or through them until the first day of January, 1983, after which time said covenants shall be automatically extended for successive periods of 10 years, unless, by the then owners of a majority of the lots, it is agreed to change said restrictions in the whole or in part. Such changes shall be in writing and filed for record with the Lucas County, Ohio Recorder prior to January 1, 1983 or prior to the termination of the other successive periods mentioned herein and shall be effective and operate to effect such change from and after the termination of such period as follows the date of filing thereof for record.

Enforcement of these restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain the violation or to recover damages. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, said Central Securities Corporation has hereunto set its hand this 18th day of January, 1963.

CENTRAL SECURITIES CORPORATION

By: Wm. S. Richards, President

By: John F. Landwehr, Secretary

Two witnesses.

Acknowledged January 18, 1963, by said company, by said officers, by authority of its Board of Directors, before a Notary Public, Lucas County, Ohio, (seal).

Received for record January 22, 1963 and recorded in Volume 2067 of Mortgages, page 630.