"THE PINES"
AT WOODSTREAM FARMS - PLAT 1

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

AS TO
"THE PINES" AT WOODSTREAM FARMS, PLAT I
A SUBDIVISION IN THE CITY OF SYLVANIA
LUCAS COUNTY, OHIO

WHEREAS, Louisville Title Agency for N. W. Ohio, Inc., Trustee, (hereinafter referred to as "Trustee") is the owner in fee simple of the following described real estate, (hereinafter referred to as "subject property") to wit:

That part of the Southeast 1/4 of Section 8, Town 9 South, Range 6 East, in the City of Sylvania, Lucas County, Ohio, bounded and described as follows:

Beginning at a point in the south line of said Section 8, said point being the southeasterly corner of Woodstream Farms Plat Nine; thence North along the easterly line of said Woodstream Farms Plat Nine a distance of 362.00 feet; thence East 190.00 feet; thence North 8.00 feet; thence East 355.00 feet; thence South 130.00 feet; thence East 37.00 feet; and thence South 240.00 feet to the south line of said Section 8 (centerline of Drift Road); and thence West along said south line of Section 8 a distance of 502.00 feet to the place of beginning; containing 4.80 acres of land, more or less, and subject to legal highway s.

AND WHEREAS, Trustee, for the benefit of Woodstream Development Co. (hereinafter referred to as "Developer") and for the benefit of all future owners of all or any part of the subject property, desires to establish certain rights in and restrictions upon the manner of use, improvement and enjoyment of the subject property, in order to insure the stability of land values and to protect all future owners of all or any part of the subject property from variations not in keeping with the uses, improvements and enjoyments described herein.

NOW, THEREFORE, in consideration of these premises and in consideration of the benefits accruing to the future owners of all or any part
of the subject property, and the enhancement in value of said property, and for the mutual benefit and protection of each and every person who now is, or shall hereafter become, an owner thereof, trustee, for its successors and assigns, does hereby declare and stipulate that the subject property, and every part thereof sold, conveyed or transferred, including transfers by operation of law, shall be deemed said, conveyed or transferred subject to the following covenants, conditions, agreements and restrictions, which shall run with the land, to-wit:

**ARTICLE ONE**

Section 1. No dwelling or any addition thereto or any alterations thereof shall be erected, reconstructed, placed or suffered to remain upon any lot, unless or until the size, location, type, style of architecture, use, the materials of construction thereof, and the exterior color scheme thereof, the landscape plan, the grading plan of the lot, including the grade elevations of said dwelling, the plot plan showing the proposed location of said dwelling upon any lot and the plans, specifications and details of said dwelling upon any lot and the plans, specifications and details of said dwelling shall have been approved in writing by Developer, its successors or assigns, and a true copy of said plans, specifications and details shall have been lodged permanently with the Developer, and no dwelling except such as conforms to said plans, specification and details shall be erected, reconstructed, placed or suffered to remain upon any lot. Developer reserves the sole and exclusive right to establish grades and slopes on all lots in "The Pines" at Woodstream Farms, Plat I, and to fix the grade at which any dwelling shall hereafter be erected or placed thereon, so that the same may conform to a general plan.

Section 2. No dwelling shall be erected, reconstructed, placed or suffered to remain upon any lot, near the front or street line or lines than the building set back lines as shown on the recorded plat, nor nearer to any side line or rear line than shall be determined by Developer in writing at the time of the approval of the plans and specifications for said dwelling. This restriction as to the distances at which said dwelling shall be placed from the front, side and rear lines of said lot, shall apply to and include porches, verandas, porte cochre, and other similar projections of said dwelling.
Section 3. The parcel of land upon which a dwelling is to be constructed and/or maintained together with the land adjacent thereto and used in conjunction therewith may include one lot or part of one, two or more lots, delineated on the recorded plat of "The Pines" at WoodStream Farms, Plat I. but only with the written consent of the Developer.

Section 4. No garage or any addition thereto or alteration thereof shall be erected, reconstructed, placed or suffered to remain upon any lot except for the exclusive use of the family occupying said dwelling and the servants thereof, nor unless, in the case of the single family dwelling such garage be made an integral part of said dwelling, nor unless nor until the size, location, type style or architecture, use, the materials of construction thereof, the color scheme therefor, the grade elevation thereof, and the plans, specifications and details of said garage, including the driveway approach, and garage entrance shall have been first approved in writing by Developer, and a true copy of said plans, specifications and details of said garage shall have been lodged permanently with Developer, and no garage except as conforms to said plans, specifications, and details shall be erected, reconstructed, placed or suffered to remain upon any lot. Such garage, in the case of a single family dwelling, being an integral part of said dwelling, shall be subject to all of the covenants, rights, terms, reservations, limitations, agreements and restrictions at any point herein made applicable to said dwelling.

Section 5. No above ground swimming pool shall be installed on any lot nor shall any other swimming pool be installed in "The Pines" at WoodStream Farms, Plat I. until the plans, specifications and a plot plan showing the location of such addition or swimming pool shall have been approved in writing by Developer.

Section 6. The location of any and all driveways shall remain as now established upon any lot, or, if not now established, shall be determined by Developer in writing at the time of approval of the plans and specifications for said dwelling. No driveway shall be located, relocated or suffered to remain upon any lot in "The Pines" at WoodStream Farms, Plat I. except as now located or determined in writing by the Developer. Complete specifications for construction of any driveway shall be submitted to Developer and its approval thereof endorsed thereon in writing.
Section 7. No structure or any part thereof shall be erected, placed or maintained on any lot in "The Pines" at WoodStream Farms, Plat 1, nearer to the front or street line or lines than the building set back lines as shown on the recorded plat. Said portion of any lot shall not be used for any purpose other than that of a lawn; nothing herein contained, however, shall be construed as preventing the use of such portion of any lot for walks (and drive, if otherwise permitted), the planting of trees or shrubbery, the growing of flowers or ornamental plants, or statuary, fountains and similar ornamentations, for the purpose of beautifying any lot, but no vegetables, so-called, nor grains of the ordinary garden or field variety shall be grown on such portion thereof; and no weeds, underbrush, or other unsightly growths, shall be permitted to grow or remain anywhere upon any lot, and no unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. No fence, hedge, wall or enclosure of any kind, for any purpose, shall be erected, placed or suffered to remain upon any lot, nor shall a hedge be erected, placed or suffered to remain upon any lot nor shall a hedge be erected, placed or suffered to remain upon any lot until the written consent of Developer shall have been first obtained therefor and shall be subject to the terms and conditions of said consent as to its type, height, width, color, upkeep and any general conditions pertaining thereto that said consent may name.

Section 8. No basketball backboard shall be erected or attached to the front of any dwelling or garage beyond the building line as set forth on the plat, and all such basketball backboards wherever erected shall be approved by Developer before installation.

Section 9. In connection with the provisions contained in Section 6 above, it is hereby provided that if, in the opinion of the Developer, by reason of the shape, dimensions or topography of any lot herein described, or by reason of the type of dwelling to be erected thereon, or for any other reason satisfactory to it, the enforcement of the provisions of said Restrictions would work a hardship, Developer may modify such provisions so as to permit variations in cost, size, type, location or otherwise that will not, in its judgment, do material damage to any abutting or adjacent property.
Section 10. Developer reserves the exclusive right to grant consents for
the construction, operation and maintenance of electric light, telephone and
telegraph poles, lines and conduits, and for water, gas, sewer, and pipes and
conduits or any other public utility facilities together with the necessary or
proper incidents and appurtenances, in, through, under and/or upon any and all
highways, now existing or hereafter established, upon which any portion of any
lot may now or hereafter front or abut.

Section 11. Developer reserves to itself, its successors and assigns, the
exclusive and perpetual right to grant easements in, through, under, on and/or
over those areas designated on the plat of "The Pines" at Woodstream Farms, Plat
I, as easement, utility easement, drainage easement, sanitary sewer easement, or
words of similar import, for the construction, operation and maintenance of
electric light, telephone, telegraph and cablevision and similar poles, lines
and conduits, and for water, gas and sanitary or storm sewer pipelines and
conduits, or any other public utility facilities, together with the necessary or
proper incidents and appurtenances; and no building or other structure, or any
part thereof, shall be erected or maintained upon any part of the property in
"The Pines" at Woodstream Farms, Plat I, over or upon which easements for the
installation and maintenance of such public or private utilities will be or have
been granted. No owner of any lot in "The Pines" at Woodstream Farms, Plat I,
shall have the right to reserve or grant any easement or rights of way in,
through, under, on or over any of the lots without the prior written consent of
the Developer, its successors and assigns.

Section 12. No spirituous, vinous or fermented liquors of any kind shall be
manufactured or sold, either at wholesale or retail, upon any lot; no industry,
business or trade, occupation or profession of any kind shall be conducted,
maintained or permitted upon any lot. No well for gas, water, oil or other
substance, (except water wells for underground sprinkling systems which shall
have all parts, including but not limited to, well points, well casings, all
pumps, wires, conduits and pipes, shall be totally concealed underground; the
location of said lawn sprinkler wells shall be approved by Developer) shall at
any time, whether intended for temporary or permanent purpose, be erected,
placed or suffered to remain upon any lot; nor shall any lot be used in any way
or for any purpose which may endanger the health or unreasonably disturb the quiet of the owner or owners of any adjoining lot. No pole, or overhead or exposed wires, whether for use in connection with radio, telephone, television, electric light or any other purpose, shall be erected, placed or suffered to remain upon any lot or upon or visible from the outside of said dwelling without the consent of Developer first having been obtained. No signs of any character, other than the sales or rental of a dwelling located on said lot on which such sign is located, shall be erected, placed or posted or otherwise displayed on or about any lot without the written permission of Developer. The Developer shall have the right and discretion to prohibit, restrict or control the size, construction, materials, location and height of all such signs. The right is reserved by Developer to erect and place signs on any unsold lots in "The Pines" at WoodStream Farms, Plat I.

Section 13. Other than dogs, cats or birds, all of which shall be maintained within the dwelling so as not to unreasonably disturb neighbors, the maintenance or harboring of any other animals is expressly prohibited in "The Pines" at WoodStream Farms, Plat I.

Section 14. No clothes, sheets, blankets or other articles shall be hung outside or exposed on any part of any lot, except in the rear yards and then only on portable laundry dryers of a revolving type not higher than seven (7) feet from the ground. No more than one dryer may be used for each dwelling house. No laundry shall be hung for drying on Sundays and holidays. No laundry of any kind, or other articles, shall be exposed or hung for drying at any time on any front porch or in the front or side of any building. No yard equipment, including power mowers, power shears and similar equipment shall be used by anyone on Sundays or holidays from May 1st to October 1st of each year prior to ten o'clock A.M.

Section 15. Any commercial vehicle, boat, house, car, trailer or other similar housing device is stored on any lot in "The Pines" at WoodStream Farms, Plat I, shall be housed within a garage.

Section 16. Said lots shall not be used for the storage of automobiles, trailers, scrap, scrap iron, wood, building materials, paper, glass or any reclamation product or material, except that during the period the building is
being erected upon such lot, building materials may be stored thereon. However, any building materials not incorporated in said building within ninety (90) days after it is delivered to said lot shall be removed therefrom. Structures must be completed by an owner within six (6) months of the date of the beginning construction.

Section 17. All rubbish and debris, combustible and noncombustible, and all garbage shall be stored in underground containers or stored and maintained in containers, entirely within the garage or basement. Additional regulations for the storage, maintenance and disposal of rubbish, debris, leaves and garbage may, from time to time be established by Developer.

Sectional 18. Developer, its successors and assigns reserves and is hereby granted the right in case of any violation or breach of any of the restrictions, rights, reservations, limitations, agreements, covenants and conditions herein contained, to enter the property upon or as to which such violation or breach exists, and to summarily abate and remove, at the expense of the owner thereof, any erection, thing or condition that may be or exists thereon contrary to the intent and meaning of the provisions hereof interpreted by Developer, and Developer shall not, by reason thereof be deemed guilty of any manner of trespass for such entry, abatement or removal. A failure of Developer to enforce any of the restrictions, rights, reservations, limitations, agreements, covenants and conditions contained herein shall in no event be construed, taken or held to be a waiver therefor or acquiescence in or consent to any continuing further or succeeding breach or violation thereof, and Developer shall at any and all times have the right to enforce the same.

Section 19. No grantee or successor in title shall subdivide or convey less than the whole of any lot without first obtaining the written consent of the Developer.

Section 20. In all instances where plans and specifications are required to be submitted to and are approved by Developer, if subsequent thereto there shall be any variance in the actual construction and location of any alteration or addition, fence, wall, hedge or roadway, any such variance shall be deemed a violation of these restrictions.
Section 21. Whenever any of the foregoing covenants, reservations, agreements or restrictions provide for any approval, designation, determination, modification, consent or any other action by Developer, any such approval, designation, modification, consent or any other such action by any attorney-in-fact authorized to sign deeds on behalf of Developer shall be sufficient pursuant to a recorded power of attorney.

Section 22. The Developer shall have the exclusive right to determine the location, color, size, design, lettering and standards and brackets of all mail and paper delivery boxes, and the location, size, type and species of trees and/or shrubbery planted between the sidewalk and street curb in order that all such areas of "The Pines" at Woodstream Farms, Plat I, be strictly uniform in appearance with respect thereto. The owner of a residential lot shall maintain the mailbox and/or paper delivery box and replace when necessary with a mailbox and/or paper delivery box of similar type, look and quality.

Section 23. On every non-corner lot within the Subdivision, there shall be a minimum of six (6) trees located between the street and the front of the dwelling. Corner lots shall have a minimum of eight (8) trees. If needed, such trees shall be planted at the lot owners' expense and if not paid within 30 days after invoicing a lien shall be filed on the property. Trees shall be a minimum of six (6) feet in height. The front yard shall be sodded and in the case of corner lots, the front yard and side yard facing the street shall be sodded.

Section 24. No fence, hedge, wall or enclosure of any kind, for any purpose, shall be erected, placed or suffered to remain upon said lots, nor shall a hedge be erected, placed or suffered to remain upon said lots until the written consent of the Developer shall have been first obtained therefor, and to be subject to the terms and conditions of said consent as to its type, height, width, color, upkeep and any general conditions pertaining thereto that said consent may name.

Notwithstanding this restriction, the style of three rail "split rail" type fences, but not the location, are hereby granted prior approval by the Developer, except for corner lots, provided such "split rail" fences are not requested nearer to any street than the established building line by record plat, unless approved by the Developer in writing. All lots will require written approval before installation of said fencing.
Section 25. Each and every lot in "The Pines" at WoodStream Farms, Plat I, shall be subject to a maintenance charge in the amount initially established as Eighty Dollars ($80.00) annually, (such allotment shall be on a per lot basis), and payment to be made in equal installments on the first day of May and the first day of November, each calendar year for such calendar year commencing May 1, 1991. The Association shall have a lien perpetually upon lots in "The Pines" at WoodStream Farms, Plat I, to secure the payment of the annual maintenance charge. If in default of the payment of such maintenance charge, within sixty (60) days of its due date, a "Notice of Lien" in substantially the following form may be filed and recorded in the lien records at the Office of the Recorder of Lucas County, Ohio:

"NOTICE OF LIEN"

Notice is hereby given that "The Pines" at WoodStream Farms, Plat I, claims a lien for unpaid annual assessments for the year(s) ________ in the amount of ________, against the following described premises:

(Insert legal description)

"The Pines" at WoodStream Farms, Plat I

By:

President-MillStream Development Co.

STATE OF OHIO) SS:
COUNTY OF }

The foregoing instrument was acknowledged before me this ________ day of ____________, 19__, by __________________________, President of MillStream Development Company, an Ohio corporation, on behalf of the corporation.

__________________________
Notary Public

-9- 90 520D01
ARTICLE TWO

Section 1. Upon the sale of two-thirds (2/3) or more of the lots in the various plats of "The Pines" at Woodstream Farms, Developer may cause to be incorporated a non-profit corporation under the laws of the State of Ohio to be called "The Pines" Property Owners' Association, and upon the formation of such Association, every owner (meaning a full building site) shall become a member therein, and each such owner, including Developer, shall be entitled to one vote on each matter submitted to a vote of members for each lot owned by him or it; provided, however, that where title to a lot is in more than one person, such co-owners, acting jointly, shall be entitled to but one vote.

Section 2. The Association, by vote of two-thirds (2/3) of its members may adopt such reasonable rules, regulations and by-laws as it may deem advisable for the maintenance, conservation and beautification of the property, and for the health, comfort, safety and general welfare of residents on said property, and all parts of said property shall at all times be maintained subject to such rules and regulations.

Section 3. Developer shall by an instrument in writing, in the nature of an assignment, vest the Association, and when formed, with rights, privileges and powers herein retained by the Developer, which said assignment shall be recorded in the office of the Recorder of Deeds, Lucas County, Ohio.

Section 3.1. The rights granted to the Developer in this Article Two, Section 3.1, shall remain exclusively vested in the Developer for a period of twenty (20) years from and after the date hereof, notwithstanding any assignment by the developer to the Association of the Developer's rights, privileges and powers as provided in Article Two, Section 3 hereof. Upon the expiration of such twenty (20) year period, or at such earlier time as the Developer may designate, the rights granted to the Developer in this Article Two, Section 3.1, shall terminate.

ARTICLE THREE

Section 1. Each Grantee of Developer, by the acceptance of a deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, easements, and the jurisdictional rights and powers of Developer and the Association, created or reserved by this Declaration or by plat or deed
restrictions heretofore recorded, and all easements, rights, benefits and
privileges of every character hereby granted, created, reserved or declared, and
all impositions and obligations hereby imposed shall run with the land and bind
every owner as though the provisions of the Declaration were recited and
stipulated at length in each and every deed of conveyance. The violation of any
restriction or condition, or the breach of any covenant or provision herein
contained shall give Developer, its successors or assigns, or the Association,
the right (a) to enter upon the land upon which, or as to which, such violation
or breach exists, and to summarily abate and remove, at the expense of the owner
of said lot or lots, any structure, thing or condition that may exist thereon
contrary to the intent and meaning of the provisions hereof, and Developer or
the Association not thereby be deemed guilty of any manner of trespass; or (b)
the continuance of any breach may be enjoined, abated, or remedied by
appropriate legal proceedings, either at law or in equity, by Developer, its
successors or assigns, or by the Association.

Section 2. These covenants and restrictions shall run with the land and
shall be binding upon the Developer and all persons claiming under or through
the Developer until the 1st day of January, 2005, at which time these covenants
and restrictions shall be automatically extended for successive periods of ten
(10) years. These covenants and restrictions may be amended prior to January 1,
2005 with written approval of the then owners of not less than two-thirds (2/3)
of the lots in "The Pines" at WoodStream Farms, Plat I, which amendment shall
become effective from and after the filing with the Recorder of Lucas County,
Ohio, of an instrument stating the amendment and signed by all approving lot
owners with the formalities required by law. These covenants and restrictions
may be terminated as of January 1, 2005, and may be amended or terminated
thereafter with the written approval of the owners of not less than one-half
(1/2) of the lots in "The Pines" at WoodStream Farms, Plat I, upon the filing of
an instrument as aforesaid with the Recorder of Lucas County, Ohio.

Section 3. No restrictions imposed hereby shall be abrogated or waived by
any failure to enforce the provisions, hereof, no matter how many breaches may
occur.
Section 4. The invalidity of any restriction hereby imposed or of a provision shall not impair or affect in any manner, the validity, enforceability or effect of the rest of this Declaration.

Section 5. Violation of any of the rules and regulations adopted by the Association acquiring the rights and benefits of Developer shall be deemed a violation of this Declaration and may be enjoined as herein provided. The rights, privileges and powers herein retained by Developer shall be assignable to and shall inure to the benefit of its successors and assigns.
IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands to this instrument as of the 25th day of April, 1990.

WITNESSES:

LOUISVILLE TITLE AGENCY FOR N. W. OHIO, INC., TRUSTEE

By: ____________________________
    Kenneth I. White, Sr.,
    Executive Vice-President

By: ____________________________
    David A. Harker, Treasurer

STATE OF OHIO, COUNTY OF LUCAS, SS:

The foregoing instrument was acknowledged before me this ________ day of

__________________________, 1990, by Kenneth I. White, Sr., Executive

Vice-President ________ and David A. Harker, Treasurer ________

of Louisville Title Agency for N. W. Ohio, Inc., Trustee, an Ohio Corporation, on
behalf of the Corporation.

[Signature]
Notary Public

WITNESSES:

WOODSTREAM DEVELOPMENT CO.

By: ____________________________
    Douglas C. Hamscher, President

By: ____________________________
    [Signature]

STATE OF OHIO, COUNTY LUCAS, SS:

The foregoing instrument was acknowledged before me this 25th day of

April, 1990, by Douglas C. Hamscher, President

of WoodStream Development Co., an Ohio Corporation, on behalf of the Corporation.

[Signature]
Notary Public

3:20

RECEIVED & RECORDED

April 25, 1990 2:37 PM

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AMENDMENT AND RATIFICATION OF RESTRICTIONS

This Instrument is executed this 10th day of May, 1990, WITNESSETH:

WHEREAS, the Plat of The Pines at Woodstream Farms, a Subdivision in the City of Sylvania, Lucas County, Ohio was filed for record on April 19, 1990 and recorded in Volume 127 of Lucas County, Ohio Plat Records, pages 38 and 39;

AND WHEREAS, a certain Declaration of Restrictions covering the real property comprising said aforementioned Plat was filed for record on April 25, 1990 and recorded as Document No. 90-520-C05 Lucas County, Ohio Mortgage Records;

AND WHEREAS, the real estate described in said Declaration of Restrictions as "subject property" should have been described as Lots one (1) through eleven (11) inclusive and Lots A and B in The Pines at Woodstream Farms, a Subdivision in the City of Sylvania, Lucas County, Ohio, in accordance with Volume 127 of Plats, page 38, instead of the acreage description underlying and comprising said Plat;

NOW, THEREFORE, the undersigned Trustee, for itself, its successors and assigns, does hereby amend the description of the "subject property" appearing in said aforementioned Declaration of Restrictions to now read: Lots one (1) through eleven (11) inclusive and Lots A and B in The Pines at Woodstream Farms, a Subdivision in the City of Sylvania, Lucas County, Ohio, in accordance with Volume 127 of Plats, page 38. Further, said undersigned Trustee, for itself, its successors and assigns, does hereby fully ratify and confirm all of the terms, provisions and conditions of said aforementioned Declaration of Restrictions as same have been amended herein.

Signed and Acknowledged in the presence of: Louisville Title Agency for N.W. Ohio, Inc., Trustee

By: [Signature]
[Name]

By: [Signature]
[Name]

STATE OF OHIO

COUNTY OF LUCAS

The foregoing instrument was acknowledged before me this 10th day of May, 1990 by Kenneth I. White, Sr., Executive Vice President and David A. Marker, Treasurer of Louisville Title Agency for N.W. Ohio, Inc., Trustee, an Ohio Corporation, on behalf of the corporation.

This Instrument prepared by: [Name]

Grantor RECEIVED & RECORDED MAY 11 1990

BILL COPELAND RECORDER, LUCAS COUNTY, OHIO