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

In order to create a more harmonious development, we, Great Lakes Housing, Inc., as owner of all the lots in Trenton Place, as recorded in Volume 68, Page 30 & 31, of Lucas County, Ohio Map Records, do hereby declare the following restrictions on the use and occupancy of said lands:

1. All lots shall be used for residential purposes only. No building shall be erected, altered, placed or be permitted to remain on any of these lots other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars.

2. No dwelling shall be permitted on any lot in said subdivision unless it meets the following standards:
   
   (a) Two story house shall have a minimum ground floor area of 624 square feet.
   
   (b) One story dwelling without basement shall have a minimum ground floor area of not less than 960 square feet.
   
   (c) One story dwelling having a basement shall be not less than 864 square feet.

These figures are exclusive of open porches.

3. No residence shall be located nearer to the front lot line than the building line indicated on the recorded plat. Open porches and terraces are excluded from this regulation. Nor shall the residence be built nearer to a side lot line than five feet except where shown otherwise on the recorded plat.

4. No outbuilding shall be erected on any lot except a one or two car garage which may be built of wood or masonry, also a utility building not over 10 x 12 feet.
5. No signs shall be permitted on any lot or house built thereon except as may be necessary for the sale of the premises.

6. No fence shall be constructed forward of the main rear house line, and any fence shall be constructed of decorative material as chain link or wood picket.

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

9. Before any structure can be built on any lot, the plans and specifications for the same must be approved in writing by The Northern Ohio Investment Company or its nominees.

10. These restrictions shall run with the land for a period of thirty (30) years from the date of the recording hereof and shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

11. The owner of any lot may enjoin in a court of competent jurisdiction any attempt to violate any of these restrictions. The invalidation of any of these covenants by a court of competent jurisdiction shall not render the other covenants invalid but the same shall remain in full force and virtue.

(Signed) Great Lakes Housing, Inc.

By E. C. Ritenour, Vice President

Richard A. Coble, Secretary.

Acknowledged July 11, 1972 by said Corporation, by said Officers, by authority of its Board of Directors, before a Notary Public, Lucas County, Ohio, (Seal).

Received for record July 12, 1972 at 11:05 A.M., and recorded in Volume 2519 of Mortgages, page 169.