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 VALLEY FORGE, A SUBDIVISION
IN THE VILLAGE OF WATERVILLE
LUCAS COUNTY, OHIO

WHEREAS, the undersigned are the owners of all the lots of Valley Forge, a Subdivision in the Village of Waterville, Lucas County, Ohio; HARVEST DEVELOPMENT, INCORPORATED, an Ohio Corporation; CLIFFORD C. LOSS, INC., an Ohio Corporation, and JUNIOR C. CARR and JOANN CARR, husband and wife; WILLIAM M. REYOME and CAROLYN J. REYOME, husband and wife; RICHARD F. McCARTNEY, JR., and PHYLLIS A. McCARTNEY, husband and wife; KENNETH W. BOOST and GERALDINE A. BOOST, husband and wife; WALTER B. NICELY and NANCY L. NICELY, husband and wife, NED LEE STAUFFER and PATRICIA ANN STAUFFER, husband and wife, ALBERT W. RIECK and DOROTHY N. RIECK, husband and wife; JOHN ELVIN SCRIBNER, JR., and JEAN M. SCRIBNER, husband and wife; JOHN HARRIS BRIGGS PHILLIPS and MARILYN M. PHILLIPS, husband and wife; DONALD N. HONNER and NADINE HONNER, husband and wife;

WHEREAS, it is necessary and desirable, and will be beneficial to the future of all of the lots above mentioned, to impose reasonable restrictions upon the use, occupancy, improvement and enjoyment of all of said properties, which shall affect all of the properties and shall become binding upon all present and future owners of said properties and shall run with the land, all as more fully hereinafter stated;

NOW, THEREFORE, in consideration of the premises, and in consideration of the enhancement of the value of said real estate and to accord future purchasers of said lots due and ample protection

1.
to the end that said lots, their use and development will follow the
general plan contemplated by the owners, said owners, for themselves,
their heirs, successors, and assigns, hereby declare and stipulate that
each lot in said Valley Forge shall be bound by the following restrict-
ions and hereafter shall be conveyed subject to them:

1. These covenants shall run with the land and be binding
upon the owners and all persons claiming under or through them until
January 1, 1980, at which time said restrictions and covenants shall
be automatically extended for successive periods of 10 years each,
unless and until such time, within a period of 6 months immediately
preceding the expiration of the original term of said restrictions or
any successive term, the then owners of a majority of said lots shall
have elected in writing to change, in whole or in part, or to terminate
these restrictions, and shall have placed said election of record.

2. If the owners, their heirs, successors, or assigns, shall
violate any of these covenants and restrictions, it shall be lawful
for any person, persons, firm, association or corporation owning,
having any interest in, or composed of the owners of any of the
lots or portions of lots in Valley Forge to prosecute proceedings
at law or in equity against the person, persons, firm, association or
corporation violating or attempting to violate these covenants and
either to prevent him, or them from so doing or to recover damages
for such violations.

3. The invalidation of any one or more of these covenants
shall in no way affect any other provision of this declaration.

4. All lots, subdivision of lots, and portions of Valley
Forge shall be used for single family residential purposes only. No
building of any kind shall be placed thereon except residence buildings and the necessary and proper outbuildings to be used in connection therewith. Not more than one residence shall be built upon any one lot as now platted. No trailer, tent, shack, garage, barn or other outbuilding or vehicle shall be used upon said lots, subdivision of lots or portions of Valley Forge as a residence either temporarily or permanently.

5. No trade, business, profession or use whatsoever, other than for residential purposes, except those necessarily incidental to residential use, whether for profit or otherwise, shall be permitted, carried on or conducted thereon.

6. The maintenance or harboring thereon of any animal, bird, or fowl other than two dogs, two house cats, and birds and fish maintained and kept as pets within the dwelling is expressly prohibited.

7. No building, sign or fence shall be erected, placed or altered on any building, plot, lot or site in Valley Forge unless approval of the plans, specifications and plot plan therefore showing the location of such building, sign or fence has first been approved in writing, both as to conformity and harmony to external design with the desired structures to be erected in Valley Forge and as to the location of such proposed building or fence with respect to topography and landscaping, by a majority of the Valley Forge Architectural Committee, which committee shall consist of Clifford C. Loss, Jr., and Donald J. Loss, and such other persons as a majority of said Committee may, from time to time, elect to fill vacancies created in said committee. The decision of said committee in granting or denying approval shall be final and binding upon all owners of any part of Valley Forge during the term of these restrictions or any extension thereof.
IN WITNESS WHEREOF, the undersigned, being the owners of all
of the lots in said Valley Forge, a Subdivision in the Village of
Waterville, Lucas County, Ohio, do execute this Declaration this 1st
day of August, 1959.

HARVEST DEVELOPMENT, INCORPORATED

By: Jack C. Loss, President
    Benjamin B. Durfee, Secretary
    CLIFFORD C. LOSS, INC.

By: Clifford C. Loss, Sr., President
    Donald J. Loss, Secretary

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Two witnesses.

Acknowledged August 1, 1959 by Harvest Development
Incorporated, by said Officers, by authority of its Board of
Directors, before a Notary Public, Lucas County, Ohio (seal).
Acknowledged August 1, 1959, Clifford C. Loss, Inc.,
y by said Officers, by authority of its Board of Directors, before a
Notary Public, Lucas County, Ohio (seal).

Acknowledged August 1, 1959, by Junior C. Carr and JoAnn
Carr, husband and wife, before a Notary Public, Lucas County, Ohio
(seal).

Acknowledged August 1, 1959, by William M. Reyome and
Carolyn J. Reyome, husband and wife, before a Notary Public, Lucas
County, Ohio (seal).

Acknowledged August 1, 1959 by Richard F. McCartney, Jr.
and Phyllis A. McCartney, husband and wife, before a Notary Public,
Lucas County, Ohio (seal).

Acknowledged August 1, 1959 by Kenneth W. Boost and
Geraldine A. Boost, husband and wife, before a Notary Public, Lucas
County, Ohio (seal).

Acknowledged August 1, 1959, by Walter E. Nicely and Nancy
1. Nicely, husband and wife, before a Notary Public, Lucas County,
Ohio (seal).

Acknowledged August 1, 1959 by Ned Lee Stauffer and
Patricia Ann Stauffer, husband and wife, before a Notary Public,
Lucas County, Ohio (seal).

Acknowledged August 1, 1959 by Albert W. Rieck and
Dorothy N. Rieck, husband and wife, before a Notary Public, Lucas
County, Ohio (seal).

Acknowledged August 1, 1959, by John Elvin Scribner, Jr.
and Jean M. Scribner, husband and wife, before a Notary Public, Lucas
County, Ohio (seal).

Acknowledged August 1, 1959, by John Harris Briggs Phillips
and Marilyn M. Phillips, husband and wife, before a Notary Public,
Lucas County, Ohio (seal).
Acknowledged August 1, 1959 by Donald N. Honner and Nadine
Honner, husband and wife, before a Notary Public, Lucas County,
Ohio (seal).

Received for record August 17, 1959 and recorded in
Volume 1942 of Mortgages, page 235.