VALLEY STREAM
PLAT 2

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

WHEREAS, The Title Guarantee and Trust Company, an Ohio corporation, as Trustee, hereinafter called "Owner," is the owner of Lots 41 through 88, inclusive, being all the lots in Valley Stream Subdivision Plat 2, a Subdivision in Springfield Township, Lucas County, Ohio, designated on a plat of said subdivision recorded in Volume 77 at Page 3 of the Lucas County, Ohio Plat Records; and

WHEREAS, The Ohio Citizens Trust Company, hereinafter called "Mortgagee" is the holder of a certain mortgage on certain of said lots recorded at Mortgages No. 77-1264-A03 in the Lucas County Mortgage Records,

WHEREAS, it is desired to develop Valley Stream Subdivision Plat 2 as an attractive and pleasant subdivision to the benefit of future owners of lots therein and other residents of Springfield Township and for such purpose to establish restrictions and an Architectural Control Committee,

NOW, THEREFORE, in consideration of the premises and in consideration of the enhancement in value thereof and to afford purchaser protection in the use and occupancy thereof for the purposes of which the same are designated and to provide a uniform plan for the improvement, development, use, occupancy and enjoyment of said Valley Stream Subdivision Plat 2 as an architecturally harmonious, artistic and desirable subdivision, the owner and the mortgagee for themselves, their respective successors and assigns, hereby stipulate and declare that each lot and parcel in said Valley Stream Subdivision Plat 2 shall hereafter be conveyed by it and its successors and assigns subject to the restrictions hereinafter set forth:

1. An Architectural Control Committee is hereby established consisting of William J. Kennelly, Maury I. Kaplin and
William C. Mitchell.

2. The members of said Architectural Control Committee shall serve until their incapacity, resignation or death. Upon the incapacity, resignation or death of a member of the Architectural Control Committee, his successor shall be appointed by the remaining members of the Committee within six (6) months of the incapacity, death or resignation of a member. In the event of the incapacity, resignation or death of a member of the Committee, and his successor is not appointed within six (6) months there-after, the successor member shall be appointed by the owners of a majority of the lots in said subdivision.

3. The lots located within Valley Stream Subdivision Plat 2 shall be used for such purposes as are permitted by present zoning of Springfield Township. No lot shall be used for any purpose not presently permitted by the zoning of Springfield Township without approval of the Architectural Control Committee; this provision is intended to and shall prohibit a change of presently permitted use by change of zoning without approval of the Architectural Control Committee.

4. Single family dwellings shall have a minimum of 1,000 square footage of livable area exclusive of porches and shall have an attached or an integral garage with space for not less than two (2) automobiles.

5. No building, basement, swimming pool, tennis court, fence, wall, hedge, or other enclosure, or any utility meter, or other structure of any sort shall be erected, placed or maintained on any lot in said subdivision nor shall any change, addition to or alteration thereof affecting the outward appearance thereof be made unless the same shall be in accordance with detailed plans
and specifications thereof showing the size, location, type, architectural design, quality, cost, use and material of construction thereof, the color scheme thereof, the grading plan of the lot, and the finished grade elevation thereof, which detailed plans and specifications have first been approved in writing by the Architectural Control Committee. All such plans and specifications must be prepared by a competent architect or draftsman. If the Architectural Control Committee shall fail to approve or disapprove any proposed plans and specifications within thirty (30) days after the same shall have been submitted to it for approval, such plans and specifications shall be deemed to have received the approval of said Committee.

6. In requiring the submission of detailed plans and specifications as herein set forth, the parties hereto have in mind the development of said subdivision as an architecturally harmonious, artistic and desirable residential subdivision and in approving or withholding its approval of any detailed plans and specifications so submitted, the Architectural Control Committee, or its successors and assigns, may consider the appropriateness of the improvement contemplated with relation to improvements on contiguous or adjacent lots, its artistic and architectural merits, its adaptability to the lot on which it is proposed to be made, and such other matters as may be deemed to be in the interest and benefit of the owners of the lots in said subdivision as a whole and any determination made by the Architectural Control Committee in good faith shall be binding on all parties in interest.

7. No structure or any part thereof, other than a fence, hedge, wall, or other enclosure which shall first have been
approved as provided in paragraph 5 above, shall be erected, 
placed or maintained on any lot nearer to the front or street 
line or lines than the building setback line or lines shown on 
the recorded plat. No structure of any sort shall be erected, 
placed or maintained on any lot nearer to any side lot line or 
rear lot line than shall be required by the appropriate zoning 
and building requirements of Springfield Township.

3. No portion of any residential lot or structure 
thereon shall be used or permitted to be used for any business 
purpose whatsoever and no noxious, offensive, or unreasonably 
disturbing activity shall be carried on upon any part or in any 
part of said subdivision, nor shall anything be done thereon which 
may be or become an annoyance or nuisance in said subdivision.

4. No trailer, basement, tent, shack, garage, barn, 
house, car, or other temporary shelter or housing device shall be 
maintained or used as a residence, temporarily or permanently, in 
said subdivision. No dwelling erected in said subdivision shall 
be used as a residence until the exterior thereof has been completed 
in accordance with the detailed plans and specifications approved 
therefor as provided in paragraph 5 above.

10. No clotheslines shall be located on any lot except 
for a removable folding umbrella type.

11. Any truck, boat, bus, tent, house car, camper, 
trailer or other similar housing or recreational device, if stored 
on any said lot, shall be housed within a garage building.

12. Said premises shall not be used for the storage 
of automobiles, trailers, scrap, scrap iron, water, paper, or glass, 
or any reclaimation products or material except that during the 
period an improvement is being erected upon any such lot, building
materials to be used in the construction of such improvement may be stored thereon; provided, however, any building material not incorporated in said improvement within ninety (90) days after its delivery to such lot shall be removed therefrom. All improvements must be completed by an owner within one (1) year from the date of the beginning of the construction thereof. No sod, dirt or gravel other than incidental to construction of approved improvements, shall be removed from said lots without the written approval of the Architectural Control Committee and its successors and assigns.

13. No portion of any lot nearer to any street than the building setback line or lines shown upon the recorded plat of said subdivision shall be used for any purpose other than that of a lawn, provided, however, this covenant shall not be construed to prevent the use of such portion of said lot for walks, drives, trees, shrubbery, flowers, flower beds, ornamental plants, statuary, fountains, fence, hedge, wall or other enclosure which shall first have been approved as provided in paragraph 5 above for the purpose of beautifying said lot, but shall be construed to prohibit the planting or maintaining of vegetables and grains thereon.

14. No weeds, underbrush, or other unsightly growths or objects of any kind, shall be placed, be permitted to grow, or suffer to remain on any part of said premises. No trash burner, outdoor fireplace, or other device expelling gas or smoke shall be placed within twenty (20) feet of any adjoining lot line.

15. Television antennas shall be attached to the exterior of any residence and shall not extend more than four (4) feet above the ridge line of any residence. No towers will be permitted.
16. Any tanks for the storage of propane gas or fuel oil shall be located and buried beneath the ground level; provided, however, propane tanks for service to the entire subdivision may be located above ground.

17. The Architectural Control Committee shall have the right in the event of any action or condition which the Architectural Control Committee or their successors and assigns determine to be in violation of these restrictions to enter the property upon which such violation is deemed by it to exist and to summarily abate and remove at the expense of the owner thereof the structure or condition deemed by it to be in violation hereof, and said Architectural Control Committee or their successors and assigns shall not by reason thereof be guilty in any manner of trespass for such entry, abatement or removal or liable for damages by reason thereof to any person whatsoever. Any failure to enforce these restrictions shall not be deemed a waiver thereof or any acquiescence in or consent to any continuing, further or succeeding violation hereof. If, in the opinion of the Architectural Control Committee by reason of the shape, dimensions or topography of a particular lot in the subdivision, enforcement of these restrictions with respect to size of structure would constitute a hardship, the Architectural Control Committee may permit a variation which will in its judgment be in keeping with the maintenance of this subdivision as a desirable subdivision.

18. The Architectural Control Committee shall have the sole and exclusive right to establish grades and slopes on all lots in said subdivision and to fix the grade at which any residence shall hereafter be erected or placed thereon so that the same may conform to the general plan of development. All such grades and
a slope shall be established on the engineering plans submitted to and approved by the Architectural Control Committee.

19. All rubbish and debris, combustible and non-combustible, and all garbage shall be stored in underground containers, or stored and maintained in containers entirely within the garage or basement. However, rubbish, debris, combustible and non-combustible, and garbage may be stored in outside containers if approved by the Architectural Control Committee. Additional regulations for the storage, maintenance, and disposal of rubbish, debris, leaves and garbage may from time to time be established by the Architectural Control Committee or their successors and assigns.

20. No well for the production of gas, water, oil or otherwise, whether intended for temporary or permanent purposes, shall be drilled or maintained on any lot, nor shall such premises be otherwise used in any way which may endanger the health or unreasonably disturb the peaceable use of adjoining premises.

21. Any violation or attempt to violate any of the covenants or restrictions herein while the same are in force shall be unlawful. Any other person or persons owning any lot in said subdivision may prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions to prevent him or them from so doing to cause the removal of any violation and to recover damages or other dues for such violation or attempted violation.

22. All transfers and conveyances of each and every lot of said subdivision shall be made subject to these covenants and restrictions.

23. These covenants and restrictions shall be taken to be real covenants running with the land and shall be binding.
upon all parties, persons and corporations owning or acquiring
land in said subdivision and their heirs, executors, administrators,
successors and assigns until December 31, 1997, and these restric-
tions shall be automatically extended in their entirety for suc-
cessive periods of ten (10) years unless by appropriate instrument
in writing and consenting to their termination in whole or in part
shall be filed for record, executed and acknowledged by the owners
of not less than a majority of the lots.

24. Only the lots contained in said Valley Stream
Subdivision Plat 2 shall be subject to and bound by the restric-
tions, covenants, conditions and restrictions set out in this
instrument and none of said provisions shall in any manner affect
or be operative in respect of any other lands of the Owner or its
successors or assigns.

25. Any and all of the rights, powers, duties and obli-
gations which, in this instrument are assumed by, reserved to or
given to the Architectural Control Committee, may be assigned or
transferred to any one or more corporations or associations which
will agree to assume said rights, powers, duties and obligations and
carry out and perform the same. Any such assignment or transfer
shall be made by appropriate instrument in writing in which the
assignee or transferee shall join for the purpose of evidencing
its acceptance of such rights, powers, duties and obligations, which
instrument shall be recorded and such assignee or transferee shall
thereupon have the same rights and powers and be subject to the same
obligations and duties as are herein given to and assumed by said
Architectural Control Committee. In the event of such assignment
or transfer, the assignor or transferor and its successors and assigns
or said Architectural Control Committee, shall thereupon be released from all the rights, powers, duties and obligations in this instrument reserved to or given to and assumed by said Architectural Control Committee. The right of assignment hereby reserved to the Architectural Control Committee is so reserved to the end that the rights, powers, duties and obligations reserved or given to it may be assigned to an association or corporation formed by the owners of lots in said subdivision or in said subdivision together with contiguous subdivisions, for the purpose of accepting said assignment; and such assignment may be made at such time as the Architectural Control Committee may determine. Whenever in this instrument reference is made to said Architectural Control Committee, such reference shall be deemed to include the successors and assigns of said Committee.

26. Any such corporation or association which may be the transferee or assignee as provided in the preceding paragraph shall be empowered to levy, assess and collect for the preservation, maintenance, improvement and care of areas designated on said plat as a park and for the boulevard shown on said plat an amount not to exceed $25.00 per year for each and every lot in said subdivision in the event that the appropriate governmental unit does not provide such services or to supplement any such governmental services; provided, however, that the maximum amount which can be levied, assessed and collected against any one lot in any one year may be increased or decreased from said $25.00 in proportion to any increase or decrease in the Consumer Price Index of the Bureau of Labor Statistics from the base of February, 1978. Any amount so assessed or levied shall become a lien on each lot. In the event any amount so assessed or levied is not paid when due and remains in arrears for more than sixty (60) days, such corporation or association may
cause to be filed with the Lucas County Recorder a Notice of Lien
describing the lot and the amount due and executed in accordance with
the formalities then required to record a lien against real estate.

27. It is expressly agreed that if any covenant or condition
or restriction hereinabove contained, or any portion thereof, is
invalid or void, such invalidity or voidness shall in no way affect
any other covenant, condition, or restriction.

IN WITNESS WHEREOF, The Title Guarantee and Trust Company,
Trustee, and The Ohio Citizens Trust Company, as mortgagee, have
caused this instrument to be executed by their respective duly
authorized representatives this 2nd day of March, 1978.

THE TITLE GUARANTEE AND TRUST
COMPANY, TRUSTEE

By Ernest E. Cottrell, Vice President
By Elsa L. Mueller, Assistant Secretary

THE OHIO CITIZENS TRUST COMPANY

By Walter W. Peterson
By Carl L. Hampton, Vice President

Four witnesses. Two as to each signature.

Acknowledged March 2" 1978 by said The Title Guarantee and
Trust Company, Trustee, by said officers, by authority of its Board
of Directors, before a Notary Public, Lucas County, Ohio, (Seal.)

Acknowledged March 1" 1978 by said The Ohio Citizens Trust
Company, by said officers, by authority of its Board of Directors,
before a Notary Public, Lucas County, Ohio, (Seal.)

Received for record March 3" 1978 at 3:13 P.M. in Mortgage
Record 78-198A01, Lucas County, Ohio Records.
ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, for and in consideration of One Dollar ($1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do hereby transfer, set-over and assign to the VALLEY STREAM PROPERTY OWNERS ASSOCIATION, INC., an Ohio non-profit corporation, all enforcement rights they may have under all recorded Declarations of Restrictions ("Restrictions" herein) for Valley Stream Subdivision Plats 1 through 5 ("Plats" herein) in Springfield Township, Lucas County, Ohio, except for those limited retained enforcement rights as more specifically enumerated immediately below.

It is hereby expressly understood and agreed that the undersigned, in their respective capacities, shall retain the sole and exclusive right pursuant to and under the aforesaid Restrictions to:

1. Establish grades and slopes for all vacant lots in the Plats so that the same may conform to the general plan of development;

2. Approve all initial building plans and specifications for all dwellings proposed to be built on any lot in the Plats;

In return for the acceptance by the Assignee, Valley Stream Property Owners Association, Inc., of the rights, powers, duties and obligations which are assumed, reserved to, or given to the Architectural Control Committee by the Restrictions, the undersigned Assignors accept the responsibility to proceed in good faith to:

1. Supervise and pursue all pending lawsuits filed against any property owner in the Plats for alleged violations of the Restrictions, and

2. Supervise and pursue the handling and disposition of current known violations of the Restrictions which have not proceeded to suit as of the date of this Assignment.

The Assignee, Valley Stream Property Owners Association, Inc., shall have concurrent rights and powers with respect to existing violations of the Restrictions, but the primary responsibility, duties and obligations with respect to the resolution of these violations remains with the undersigned Assignors. The Assignors agree to obtain the consent of the Assignee to a settlement of any of the above lawsuits or claims.
This Assignment shall be binding upon and inure to the benefit of the undersigned and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, The Title Guarantee & Trust Company, as Trustee, and all members of the Architectural Control Committees for the Valley Stream Subdivision Plats 1 through 5 have hereby duly executed this Assignment on this 19th day of March, 1980.

THE TITLE GUARANTEE & TRUST COMPANY,
AS TRUSTEE

By: John T. Bruch, President

By: Joseph R. Gorman, Executive Vice President

ARCHITECTURAL CONTROL COMMITTEE FOR The Valley Stream
Subdivision
PLATS ONE THROUGH FIVE

By: William T. Kennedy

By: Nancy R. Caplice

By: William C. Mitchell

STATE OF OHIO )
) SS:
COUNTY OF LUCAS )

Before me, a Notary Public in and for said County and State, personally appeared John T. Bruch and Joseph R. Gorman, the President and Executive Vice President respectively of The Title Guarantee & Trust Company, as Trustee, who acknowledged that the seal affixed to said instrument is the corporate seal of said corporation and that they did sign and seal said instrument as such President and Executive Vice President of said The Title Guarantee & Trust Company, as Trustee, on behalf of said corporation and by authority of its Board of Directors and that said instrument is the voluntary act and deed of the said John T. Bruch and Joseph R. Gorman as such officers and the voluntary act and deed of said corporation for the uses and purposes therein expressed.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 19th day of ______, 19____.

[Signature]

Notary Public

STATE OF OHIO

COUNTY OF LUCAS

Before me, a Notary Public in and for said County and State, personally appeared William J. Kennelly, Maury I. Kaplin and William C. Mitchell, all of the members of the Architectural Control Committees of the Valley Stream Subdivision Plats 1 through 5, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 19th day of ______, 19____.

[Signature]

Notary Public

CONSENT TO ASSIGNMENT

The Valley Stream Property Owners Association, Inc., an Ohio non-profit corporation, through its below officers, does hereby agree to assume all of the rights, powers, duties and obligations assigned to it by the foregoing instrument.

IN WITNESS WHEREOF, the Valley Stream Property Owners Association, Inc., has caused this Consent to be duly executed this ______ day of ______, 19____.

WITNESSES:

[Signatures]

VALLEY STREAM PROPERTY OWNERS ASSOCIATION, INC.

By: [Signature]

Chris E. Steiner, President

By: [Signature]

Richard C. Hashbrouck, Secretary
Before me, a Notary Public in and for said County and State, personally appeared Chris E. Steiner and Richard C. Hasbrook the President and Secretary respectively of the Valley Stream Property Owners Association, Inc., who acknowledged that there is no corporate seal of said corporation and that they did sign said instrument as such President and Secretary of said Valley Stream Property Owners Association, Inc., on behalf of said grantee corporation and by authority of its Board of Directors and that said instrument is the voluntary act and deed of the said Chris E. Steiner and Richard C. Hasbrook as such officers and the voluntary act and deed of said corporation for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this the 24th day of February 19___.

Notary Public

This Instrument Prepared By:
Jerome P. Parker, Esq.
1431 National Bank Building
Toledo, Ohio 43604
APPOINTMENT OF SUCCESSOR TRUSTEE

WHEREAS, we, HAROLD J. DENNIS, ALFRED G. DENNIS, DOROTHY J. REYES, MARY F. PETTIS, LORETTA D. HAZEL and ELIZABETH D. SCHMALZ, were the Assignors in the assignment of a certain mortgage and note which mortgage is recorded in Volume 3259 of Mortgages, page 27, Lucas County, Ohio records and said assignment is recorded in Microfiche M 78 – 122A10, Lucas County, Ohio records;

and;

WHEREAS, ARTHUR C. DENNIS, Trustee who was the Assignee in said assignment is now deceased;

and;

WHEREAS, in a Trust Agreement referred to in said assignment, no provision was made for a successor trustee;

and;

WHEREAS, it is the purpose of this document that the aforesaid assignors, above-listed, and ALFRED G. DENNIS, Executor of the Last Will and Testament of ARTHUR C. DENNIS, appoint a successor Trustee;

NOW, THEREFORE, we, the undersigned do hereby appoint ALFRED G. DENNIS, as Successor Trustee, with all the powers contained in the Trust Agreement, an executed copy of which is attached hereto and made a part hereof as if fully rewritten herein. Said Trust Agreement is the same trust agreement referred to in the Assignment of Mortgage and Note recorded in Microfiche M 78 – 122A10, Lucas County, Ohio records.

AND I, ALFRED G. DENNIS, do hereby accept the appointment and will act as Successor Trustee.

IN WITNESS WHEREOF, we have hereunto set our hands this 14th day of OCTOBER, 1978.

Signed in the presence of:

Alfred G. Dennis, Assignor

Witness to signatures of Alfred G. Dennis and Dorothy J. Reese, Assignors.

Dorothy J. Reese, Assignor

Witness to signatures of Alfred G. Dennis and Dorothy J. Reese, Assignors.
STATE OF OHIO)  
LUCAS COUNTY)  

Before me, a Notary Public, in and for said County, personally 
appeared Alfred G. Dennis, as Assignor, and as Successor Trustee 
and as Executor of the Last Will and Testament of Arthur C. Dennis 
and Dorothy J. Reese, Assignor, who acknowledged that they did sign 
the foregoing instrument and that the same is their, individually 
and collectively free act and deed.

In Testimony whereof, I have hereunto set my hand and affixed 
my official seal at Holland, Ohio, this 11th day of October, 
1978.

Notary Public

STATE OF TEXAS)  
HARRIS COUNTY)  

Before me, a Notary Public in and for said county, personally 
appeared Harold J. Dennis, who acknowledged that he did sign the 
foregoing instrument and that the same is his free act and deed.

In Testimony whereof, I have hereunto set my hand and affixed 
my official seal at Pasadena, Texas, this 21st day of October, 
1978.

Notary Public

STATE OF TEXAS)  
HARRIS COUNTY)  

Before me, a Notary Public in and for said county, personally 
appeared Mary F. Pettis, who acknowledged that she did sign the 
foregoing instrument and that the same is her free act and deed.

In Testimony whereof, I have hereunto set my hand and affixed 
my official seal at Houston, Texas, this 3rd day of October, 
1978.

Notary Public
STATE OF OHIO

FRANKLIN COUNTY

Before me, a Notary Public in and for said County, personally
appeared Loretta D. Hazel, who acknowledged that she did sign the
foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed
my official seal at Columbus, Ohio, this 4th day of November
1976.

[Signature]

Notary Public

COLUMBUS

Notary Public in the State of Ohio

My commission expires June 6, 1976

STATE OF OHIO

LORAIN COUNTY

Before me, a Notary Public in and for said County, personally
appeared Elizabeth D. Schmalz, who acknowledged that she did sign
the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed
my official seal at Vermillion, Ohio, this 25th day of November
1976.

[Signature]

Notary Public

R. L. LEINBACH, Notary Public

My commission expires April 5, 1961

RECEIVED & RECORD

MAY 30, 1980

RANDY ISENBERT
RECORDS, LUCAS COUNTY, OHIO

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