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DECLARATION OF RESTRICTIONS

VALLEYBROOK ESTATES, A SUBDIVISION IN ADAMS TOWNSHIP, LUCAS COUNTY, OHIO

WHEREAS, the undersigned Corey Brothers Builders, a Co-Partnership, and Robert J. Rossbacher and Agnes H. Rossbacher, husband and wife, are the owners of all of the lots constituting Valleybrook Estates, a Subdivision in Adams Township, Lucas County, Ohio, hereinafter referred to as Valleybrook Estates, and whereas Robert J. Rossbacher and Agnes H. Rossbacher, husband and wife, are the holders of a certain mortgage on certain real estate of which Valleybrook Estates is a part; and

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 lots, which shall affect all of the lots and shall become binding upon all future and present owners of said lots and shall run with the land, all as more fully hereinafter stated;

NOW, THEREFORE, in order to provide a uniform general plan for the improvement, development, use, occupancy and enjoyment of said Valleybrook Estates as an architecturally harmonious and desirable residential district, and to continue, maintain and perpetuate said Valleybrook Estates in its entirety as originally planned for the maintenance of property values of residences to be hereafter constructed therein, in consideration of the premises, the undersigned as Owners and Mortgagees of all the lots in said Valleybrook Estates as now or hereafter constituted, for themselves, their heirs, successors and assigns, for the regulation and protection of every person, their heirs, executors, administrators, legal representatives or assigns who now are, or shall in the future be,
the owners, occupants or tenants of any interest in and to any lot, lots or part thereof, in the improvement, development, use, occupancy and enjoyment of said lots in Valleybrook Estates, by the execution and recording of this indenture of restrictions, does hereby restrict the improvement, development, use, occupancy and enjoyment of all lots in said Valleybrook Estates for the period, to the extent, and in the manner following, to-wit:

1. The undersigned hereby reserve for themselves, their heirs, successors and assigns, the right to use and permit the use of the strip of land five (5) feet in width along the rear of each lot in Valleybrook Estates as shown upon the plat thereof for the construction and maintenance of public or quasi-public utilities or functions.

2. All of the lots in Valleybrook Estates shall be described and known as residential lots; and no structure shall be placed upon any such residential lot other than one single family dwelling and a private garage, which garage must be made an integral part of the main residence structure.

3. Said premises shall not be used or permitted to be used for any business purpose or purposes, and no noxious or offensive activities shall be carried on upon any part of said premises, nor shall anything be done thereon which may be or become an annoyance or nuisance to the owners of other property in Valleybrook Estates.

4. No building, structure or basement shall be erected, placed upon or altered on any lot in Valleybrook Estates unto the building plans and specifications and a lot plan showing the location of such building, structure or basement have been approved in writing by Corey Brothers Builders or by such other person, firm, corporation or committee as may be designated in writing by them. Such approval shall be with respect to the architectural design, size, quality and cost
of such building, structure or basement and as to its location with respect to the topography and finished ground elevation. No porch shall be added or structural change shall be made unless approved in writing by Corey Brothers Builders, or by such other person, firm, corporation or committee as may be designated in writing by them. No building or any part thereof shall be erected closer to the lot line than is indicated by the building lines shown on the recorded plat of Valleybrook Estates, Adams Township, Lucas County, Ohio. However, this restriction shall not apply to nor include porches, verandas or awnings.

5. No ranch-type residence or any similar one story residence shall be erected having less than 1400 square feet of floor space, all of which shall be exclusive of basement area, porch area and attached garage area.

6. No split-level residence or any similar type residence shall be erected upon any lot which residence has less than 1400 square feet of floor space, exclusive of basement area, porch area and attached garage.

7. No one and one-half story residence or other similar type residence shall be erected upon any lot which residence has less than 1000 square feet of floor area, exclusive of basement area, second floor area and attached garage and porch area.

8. No two-story residence or any similar type residence shall be erected upon any lot which residence has less than 1000 square feet of floor area, exclusive of basement area, second floor area and attached garage and porch area.

9. No residence having more than two stories shall be erected upon any lot in Valleybrook Estates.

10. No barn, stable or outbuildings of any kind or description nor any billboard, sign or advertising device of any kind other than a
"For Sale" sign shall be erected or permitted to remain upon any lot in Valleybrook Estates.

11. No tent, housecar, trailer or other similar housing device shall be erected or permitted to remain upon any lot in Valleybrook Estates unless stored or housed within a garage building.

12. No downsquout drainage lines, sanitary sewer lines, or filter bed underdrains shall be directly or indirectly connected to the surface water drainage system which outlets into the Reuben Realty Company Easement North of Valleybrook Estates; nor shall any septic drainage be directly or indirectly joined be or allowed in any manner to enter said storm sewer drainage system. All plans for the construction of septic tanks, sewer lines and sanitary systems shall be submitted for approval to Corey Brothers Builders, or to such other person, firm, corporation or committee designated in writing by them. Such plans shall be submitted for approval prior to the commencement of construction thereof. Corey Brothers Builders, or any other person, firm, corporation or committee designated in writing by them, shall have the right to enter upon any lot at any time for the purpose of determining whether the construction of buildings, septic tanks, sewer lines or sanitary system is proceeding in accordance with plans submitted and approved.

13. No liquor, whether spirituous, vinous or fermented, shall be sold or allowed to be sold upon the premises.

14. A minimum free space shall be uniformly maintained from each sideline which shall be equivalent to 10% of the width of the lot.

15. No fence or wall of any kind shall be erected upon any lot without the written consent of Corey Brothers Builders or such other person, firm, corporation or committee as may be designated in writing by them.
16. No portion of the lots contained herein within the frontage and side area as designated by building lines shall be used for any purpose other than that of lawn. Provided, however, that this restriction shall not be construed to prohibit walks, driveways, trees, shrubbery, ornamental plants, flowers, statuary, fountains or other similar ornamentations, but no vegetables, or grain shall be grown thereon. No weeds, underbrush or unsightly objects of any kind shall be placed upon any part of said lots.

17. These covenants and restrictions are to run with the land and shall be binding upon the undersigned and all persons claiming under or through them until the 1st day of January, 1980, at which time said covenants and restrictions shall automatically be extended for successive periods of 10 years unless by the then owners of a majority of the lots in Valleybrook Estates it is agreed to change said restrictions and covenants in whole or in part. Such changes shall be by instrument setting forth said changes and acknowledged and signed by at least the then owners of a majority of said lots, which instrument shall be filed for record with the Recorder of Lucas County, Ohio prior to the termination of such period or successive period mentioned herein and shall be effective and operate to effect such changes from and after the termination of such period or successive period as follows the date of the filing thereof for record with the Recorder of Lucas County, Ohio.

18. All transfers and conveyances of the lots herein mentioned shall be made subject to these covenants and restrictions.

19. Invalidation of any of the restrictions and covenants herein by judgment or Court order or by act of the owners as provided in the paragraph providing for a change in the restrictions shall in
no wise affect any of the other restrictions and covenants contained herein, which other restrictions and covenants shall remain in full force and effect.

20. No residence shall be erected which has less than 25% of the outside wall area covered with brick or stone, or brick or stone veneer.

IN WITNESS WHEREOF the undersigned Corey Brothers Builders, a Co-Partnership, has caused its name, as Owner, to be affixed hereto by Roger E. Corey and Esa E. Corey, all of the partners doing business as Corey Brothers Builders, and Robert J. Rossbacher and Agnes H. Rossbacher, husband and wife, as Owners and Mortgagees, have caused their names to be affixed hereto, all this 10th day of June, 1958.

COREY BROTHERS BUILDERS, A CO-PARTNERSHIP
By: Roger E. Corey
By: Esa E. Corey
Robert J. Rossbacher
Agnes H. Rossbacher

Four witnesses, two as to each signature.

Acknowledged June 10th 1958 by Roger E. Corey and Esa E. Corey, all of the partners of Corey Brothers Builders, a co-partnership, in behalf of said Corey Brothers Builders, before a Notary Public, Lucas County, Ohio, (Seal).

Acknowledged June 10th 1958 by Robert J. Rossbacher and Agnes H. Rossbacher, husband and wife, before a Notary Public, Lucas County, Ohio, (Seal).

Received for record June 10th 1958 and recorded in Volume 1888 of Mortgages, page 383.