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
WAJER-BROOKS ADDITION
A SUBDIVISION IN THE CITY
OF TOLEDO, LUCAS COUNTY, OHIO

KNOW ALL MEN BY THESE PRESENTS:

That CLIFFORD C. LOSS, INC., owner of the following described property:

Lots 3 through 16 and 18 through 21 inclusive, in Wajer-Brooks Addition, in the City of Toledo, Lucas County, Ohio.

Does hereby place the following restrictions upon the use and occupancy of the above described premises:

1. That covenants shall run with the land and be binding upon the owners and all persons claiming under or through them until January 1, 1975, at which time said restrictions and covenants shall be automatically extended for successive periods on 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 on record.

2. That 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 Wajer-Brooks Addition, 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 effect any other provision of this declaration.

4. All lots, subdivisions of lots, and portions of Wajer-
Brooks Addition 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 out-
buildings 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 Wajer-Brooks Addition as a residence either tempo-
rarily 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 Wajer-Brooks
Addition 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
to external design with the desired structure to be erected in
Wajer-Brooks Addition and as to the location of such proposed
building or fence with respect to topography and landscaping, by a majority of the Major-Brooks Addition Architectural Committee, which committee shall consist of Donald J. Loss and Jack C. 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 Major-Brooks Addition during the term of these restrictions or any extension thereof.

Duly executed on October 7, 1964, by Clifford C. Loss, Inc.
Received for record October 13, 1964, and recorded in Volume 2129 of Mortgages, page 84.
Deed dated April 8, 1947 and recorded May 10, 1947 in Volume 1259 of Deeds, page 311, from Newman Land Co., an Ohio Corporation, conveying the land upon which said Addition is laid out, contains the following restrictions: no outside toilets shall be erected, installed or maintained; all buildings erected upon the lands shall have solid foundation of concrete, cement block, masonry or brick, and all such buildings shall be finished and painted on the exterior.