WEDGEWOOD
VALLEY ESTATES

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 Arnold Realty Company, an Ohio Corporation, is the owner of the following described real estate:
Lots 1 to 6, both inclusive, in WEDGEWOOD VALLEY ESTATES, an Addition in Adams Township, Lucas County, Ohio;
and
WHEREAS the Arnold Realty Company desires to establish a general plan for the development of said Wedgewood Valley Estates which will be for its own benefit and the benefit of all future owners or occupants of all or any part of said premises.

NOW, THEREFORE, the Arnold Realty Company, in consideration of the enhancement in the value of said property by reason of the adoption of the Restrictions hereinafter set forth, does for itself, its successors and assigns, hereby declare and stipulate that said lots shall be conveyed by it, its successors and assigns, subject to the following Restrictions, Easements, and Conditions:

1. LAND USE AND BUILDING TYPE.

No lot shall be used except for residential purposes and only one residence for occupancy by a single family may be erected or permitted on each lot. No building shall be erected, altered, placed or permitted to remain on any lot other than a single family dwelling house of not less than 60 foot frontage overall which may include a 1 or 2 car garage. Such single family dwelling to be erected shall include a one, two or three car garage for private use only and said garage shall conform architecturally to the dwelling house.

2. BUILDING LOCATION.
No building shall be located on any lot nearer to the front lot line nor nearer to the side street line than the minimum building setback lines as shown on the recorded plat. No building shall be located nearer than ten feet to an interior lot line or nearer than ten feet to the rear lot line.

3. ARCHITECTURAL CONTROL.

No dwelling, fence, hedge, wall grading, planting of any character, or other structure shall be commenced, erected, or maintained, nor shall any alteration, addition or change be made on said lot, or to the buildings located on said lot until the plans and specifications of said improvement, or change showing the nature, kind, shape, height, grade, materials, floor plans, color scheme, location and approximate cost of such structure or work to be done and grading plan of the lot to be built upon shall have been submitted to and approved in writing by the Architectural Control Committee. The Committee shall have the right to refuse to approve any such plan or specifications or grading plans, which are not suitable or desirable in its opinion for aesthetic or other reasons and in so passing upon such plans, specifications and grading plans, they shall have the right to take into consideration the suitability of the proposed building or other structures and of the materials with which it is to be built to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure as planned on the outlook from the adjacent or neighboring property. Any and all oil tanks must be buried below ground level.

4. ARCHITECTURAL CONTROL COMMITTEE.

Said Architectural Control Committee shall be composed of the President and Secretary-Treasurer of the Arnold Realty Company, until such time as said Company has conveyed to others 80 per cent of the lots
in said Addition, at which time said Committee shall be composed of
three lot owners and two Officers of the Arnold Realty Company. Said
Officers shall have charge of and keep all records of said Committee.
The Lot Owners to serve on said Committee shall be elected by a vote
of the then record owners of a majority of said lots. In the event
of death or resignation of any member of the Committee, the remaining
members shall have full authority to designate a successor in absence
of action by the lot owners.

All Plans and Specifications required to be approved or
disapproved by these covenants, shall be submitted to the Committee
at the Office of the Arnold Realty Company. The Committee shall approve
or disapprove said Plans and Specifications in writing within thirty
days from date of their submission.

5. EASEMENTS.

Easements for installation and maintenance of utilities and
drainage facilities are reserved as shown on the recorded plat over
the rear 5 feet of each lot.

6. NUISANCES.

No animal, fowl or livestock of any kind shall be kept or
harbored on any lot in said Addition. The keeping within any dwelling
house of one domestic dog or cat is hereby permitted, so long as such
dog or cat does not become a nuisance to the owners or occupiers of
lots in this Addition.

No noxious or offensive activities shall be permitted on any
lot, nor shall anything be done thereon which may be or may become a
nuisance to the neighborhood.

7. MISCELLANEOUS RESTRICTIONS.

(A) No structure of a temporary character, trailer, basement,
tent, shack, garage or other outbuilding shall be used on any lot in
this Addition as residence.
(B) No office, whether commercial or professional, shall be erected or maintained in any residence in said Addition, but the same shall be used for residential purposes only and not otherwise.

(C) No boats, trucks or trailers shall be stored or parked in the yards or on the driveways of any of said lots in this Addition.

(D) No debris, garbage or rubbish shall be permitted on any of the lots in said Addition, except as may be stored in an approved container made for that purpose to be kept at the rear of the residence.

(E) No clothes, sheets, blankets or other articles shall be hung out or exposed on any part of said premises except in the rear yards on portable laundry dryers. No laundry shall be hung for drying on Sundays or other legal holidays.

(F) No sign of any character shall be erected, posted or displayed upon or about any lot in said Addition without the written permission of the Architectural Control Committee.

8. RIGHT TO MODIFY.

The Arnold Realty Company reserves the right in its absolute discretion at any time to annul, waive, change or modify any of the covenants, reservations and restrictions herein contained as to any lot then owned by the Company; and with the consent of the record owners of a majority of said lots to annul, waive, change or modify any of the covenants, reservations and restrictions herein contained as to any other lot in said Addition.

9. DURATION AND RENEWAL.

All the covenants, agreements, easements, reservations and restrictions contained herein shall be in force until January 1, 1983, after which time said covenants, agreements, easements, reservations and restrictions shall be automatically extended for successive periods
of 10 years, unless waived or modified in writing by the then owners of 3/4ths of the lots. Said modification of these Restrictions to be effective must be recorded prior to the expiration date.

In Witness Whereof, Arnold Realty Company has caused this Declaration to be signed by its President and Secretary, this 18th day of December, 1957.

ARNOLD REALTY COMPANY,

By John K. Arnold, President,

By Norman J. Rier, Secretary.

Two witnesses.

Acknowledged December 18, 1957 by said Company by said Officers by authority of its Board of Directors before a Notary Public, Lucas County, Ohio (Seal).

Received for record December 20, 1957 and recorded in Volume 1872 of Mortgages, page 554.