WELLINGTON WOODS

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DECLARATION OF RESTRICTIONS FOR
WELLINGTON WOODS, A SUBDIVISION
IN SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO

WHEREAS, Louisville Title Agency for Northwestern Ohio Inc., Trustee, is the owner of the property herein referred to as and described as Lots number one (1) through forty-six (46), both inclusive, and Lots A and B in WELLINGTON WOODS PLAT I, a Subdivision in Sylvania Township, Lucas County, Ohio.

WHEREAS, said Owners desire to establish a general plan for the development of said Wellington Woods and to establish restrictions upon the manner of use, improvement and enjoyment of the lots in said subdivision which will make said lots more attractive for residential purposes and protect present and future owners of said lots in the enjoyment of their use for residential purposes;

NOW, THEREFORE, said Owners, in consideration of the enhancement in value of said property by reason of the adoption of the restrictions hereinafter set forth, do for themselves, their successors and assigns, hereby declare, covenant and stipulate that all lots as numbered above shall hereafter be conveyed by them, their successors and assigns, subject to the following restrictions, which restrictions supersede any and all other restrictions herefore enforced on said property by any other instrument;

1. These covenants and restrictions are to run with the land and shall be binding upon said Owners and all persons claiming under or through them until the First day of January, 1977, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless by the then owners of a majority of the lots numbered above 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 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, previous to the termination of the successive periods mentioned herein and shall be effective and operative to effect such change from and after the termination of such successive period as follows the date of the filing thereof for record with the Recorder of Lucas County, Ohio.

2. Invalidation of any of the restrictions and covenants herein by judgement or Court Order or by act of the owners as provided in (1) above shall in no way effect any of the other provisions contained in this Declaration of Restrictions, which shall remain in full force and effect.

3. No liquor, whether spirituous, vinous or fermented, shall be sold or be allowed to be sold on said premises.

4. Said premises shall not be used or be permitted to be used for any business purposes or purpose, and no noxious or offensive activity shall be carried on upon any part of said premises, nor shall anything be done thereon which may be or become any annoyance or nuisance to the owners of adjacent property.

5. All of the above numbered lots in Wellington Woods, shall be described as and known as residential lots and no structures shall be placed on any such residential lot other than one single family dwelling and a private garage of not less or more than two car capacity which must be made an integral part of the main residence structure.

6. No building, structure or basement shall be erected, placed or altered on any such residential lot numbered above until the building plans and specifications and a plot plan showing the location of such building have been approved in writing by Architectural Control Committee, as to the architectural design, size, quality and cost of such building and as to its location with respect to topography and finished ground elevation. No porch or structural change shall be made unless approved in writing by Architectural Control Committee. Such approval shall be required for a period of five (5) years from the date hereof.
7. No building or any part thereof shall be erected or maintained on any part of said lots nearer to the front lot line or nearer to the side lot line than the minimum building setback lines shown on the recorded plat or nearer than ten per-cent (10%) to the side lot line of any of said lots, or according to the building code of the City of Toledo.

8. No more than one single family dwelling shall be erected on any one lot but nothing herein contained shall be construed to prevent the purchase of two (2) adjoining lots by a single owner and erection of a single residence on or about the center of the parcel created by the joining of the two lots.

9. Other than two (2) dogs, two (2) house cats and birds maintained within the dwelling, the maintenance or harboring of any other animal, bird or fowl is expressly prohibited on said lots.

10. Said premises shall not be used for any mercantile, manufacturing, storage or business purpose, nor shall same be used for a boarding house, rooming house, public or private hospital or for any infirmary purposes, said premises being herein expressly restricted to single family residential purposes only.

11. Said premises shall not be used for the storage of automobiles, trailers, scrap, scrap iron, wood, building materials, paper, glass or any reclamation product or material, except that during the period a building is being erected upon said such lot, building materials may be stored thereon, however, any building material not incorporated in said building within ninety (90) days after its delivery of said lot shall be removed therefrom. Structures must be completed by an owner within six (6) months of the date of the beginning of construction.

12. No trash, burner, outdoor fireplace or other device expelling gases shall be placed with twenty (20) feet of any line of adjoining lots.

13. No portion of any lot between the building line as shown on the plat and any road, avenue or street, exclusive of porches, shall be used for any purpose other than that of lawn or
shrubbery and no fence shall be built between the building line and the street line, as shown on the plat.

14. No ornamental fence, hedge or wall shall exceed four (4) feet in height.

15. No weeds, underbrush or unsightly objects of any kind shall be placed or suffered to remain upon any part of said premises.

16. No sod, dirt or gravel, other than that incident to construction of permitted structures, shall be removed from said premises without the approval of Architectural Control Committee.

17. Any tent, housecar, trailer or other similar housing device if stored on said premises shall be housed within a garage building.

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

19. Masonry chimneys shall be used for the primary chimney.

20. Wood windows will be required on all residences in Wellington Woods.

21. All residences, on the outside, must maintain one third (1/3) brick or stone.

22. All exposed foundation must be brick or stone.

23. Construction costs, including land, must be Thirty Thousand Dollars ($30,000) or over.

24. Plans and specifications showing the nature, kind, shape, type, material, color scheme and location of such structure shall be submitted to Anthony J. Falzone or Eugene Sisinyak, or a committee selected by them for approval and such approval thereof shall be endorsed upon said plans and specifications in writing before construction is started.

Two witnesses.

Signed and Acknowledged August 23, 1967 before a Notary Public, Lucas County, Ohio. (Seal).
Received for record August 23, 1967 at 11:00 A.M. and recorded in Volume 2221 of Mortgages, page 288.