WHITE PLAINS

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DECLARATION OF RESTRICTIONS

The undersigned, being the owners and proprietors of the lots and lands in White Plains, a Subdivision partly in the City of Toledo and partly in Washington Township, Lucas County, Ohio, which are enumerated and described below opposite their respective names, for the protection of various owners of lots in said Subdivision and in order to enhance the values thereof and to increase the desirability of all property in said Subdivision, do hereby make, establish and declare the following conditions and restrictions which shall effect the ownership, use and occupancy of said lots and lands, as follows, to-wit:

(1) All said lots shall be used for residence purposes only, and no building of any kind, other than a private dwelling designed for the occupancy of not more than two families, and not more than two stories in height, excepting private garages designed and used for the exclusive convenience of the occupants of the respective lots upon which the same are built, shall be placed or constructed upon any of the said above numbered lots, and not more than one residence shall be built upon any lot.

(2) No dwelling shall be constructed or placed upon any of said lots which shall cost less than $4000.00 to construct, exclusive of the cost of furnishing the same, and also, exclusive of the cost of any garage erected thereon.

(3) No building shall be erected on any lot nearer than 30 feet from the front lot line nor nearer than 5 feet to any side lot line. The side line restrictions shall not
apply to a garage located on the rear one-quarter of a lot, except that on corner lots no structure shall be permitted nearer than 10 feet to the side street line. Unenclosed porches may extend to a point not more than 10 feet in front of said building line.

(4) No garages shall be placed or constructed upon any of said lots otherwise than in the rear of the dwelling or attached thereto so as to form an integral part thereof; and no garage shall be used or occupied as living quarters by any person or family.

(5) No lot shall be resubdivided into building plots having less than 4800 square feet of area or a width of less than 40 feet each, nor shall any building be erected on any lot which has an area of less than 660 square feet in the case of a one-story structure, nor less than 1000 square feet in the case of a one and one-half or two-story structure.

(6) No fences or hedges shall be erected or maintained on any of said lots which shall extend in front of the building line as above established, excepting hedges not exceeding 36 inches in height.

(7) No house trailer or other vehicle equipped with sleeping or living accomodations shall be placed or permitted to be placed on any of said lots and be used or occupied for sleeping or living purposes.

(8) A perpetual easement over the rear 4 feet of each of said lots is hereby reserved to the grantor, his heirs and assigns, for the purpose of installing and maintaining utilities service.
(9) No cattle, horses, swine or poultry shall be housed upon any of said lots, nor shall any privy, privy vault, cesspool or open receptacle for garbage or other rubbish, nor any other public or private nuisance be kept or maintained thereon.

(10)

(11) No building shall be erected or moved onto any lot until the design or location thereof has been approved in writing by a Committee appointed by the subdivider or elected by a majority of the owners of lots in said subdivision. However, in the event that such Committee is not in existence or fails to approve or disapprove such design or location within 5 days, then such approval will not be required, providing the design and location on the lot conform to and are in harmony with the restrictions hereinabove set forth and with the existing structures in the tract.

(12) The foregoing restrictions and conditions are to run with the land and shall be binding upon the respective grantees of the undersigned and all persons claiming under them until January 1st, 1965. If any of the grantees or owners of said lots or persons claiming under them or any of them, their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions hereinabove set forth during said period, it shall be lawful
for any other person or persons owning any other lots in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such provision, condition or restriction and either to prevent him or them from so doing or to recover damages for such violation or attempted violation.

IN TESTIMONY WHEREOF, the undersigned, respectively, have hereunto signed their names this 5th day of May, A. D. 1939.

(Signed) Arthur I. White
Florence C. White, owners of lots in White Plains:
Mame Stem, owner of lot no. 8
Eldred Crawford
Rose Crawford, owners of lot no. 27
Elizabeth Carson, owner of lots nos. 3 & 4

Alice Weirich
Walter A. Weirich, owners of lot no. 28
Esther A. Morcom
William D. Morcom, owners of lot no. 6
Elmer J. Sanders
Mina M. Sanders, owners of lot no. 10
Ruth A. Stone
Earl E. Stone, owners of lot no. 7

Edward A. Stapleton
Mary R. Stapleton, owners of lot no. 11

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