WILLOW MEADOWS (NKA WILSON MEADOWS)

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
OF
WILLOW MEADOWS KNOWN AS WILSON MEADOWS

WHEREAS, M. L. Wilson Builder, Inc. and Henry Bahler, Jr. and Leona Bahler, husband and wife, are the owners of legal title to the following described real estate, to-wit:

Lots Number one (1) through ninety (90), both inclusive in WILLOW MEADOWS, now known as WILSON MEADOWS, a Subdivision in the City of Toledo, Lucas County, Ohio, being all the lots in said Subdivision.

M. L. Wilson Builder, Inc. is the owner of legal title to Lots numbers one (1) through ninety (90), both inclusive, except for Lot number twenty-two (22).

Henry Bahler, Jr. and Leona Bahler, husband and wife, are the owners of legal title to Lot number twenty-two (22).

AND that Declarations of Restrictions were filed in Mortgage Record 79-551C09, Lucas County, Ohio Records;

AND that the Owners desire to amend said Declaration of Restrictions.

THEREFORE, the said owners hereby amend said Declaration of Restrictions filed in Mortgage Record 79-551C09, Lucas County, Ohio Records by deleting same in their entirety and substituting therefore the following in there place and stead:

WHEREAS, the said Owners desire to make known the restrictions, conditions, covenants, charges and agreements, subject to which all of said property hereinabove described is now owned by them, and subject to which the lots aforesaid are to be conveyed by them, respectively.

NOW THEREFORE, in consideration of the premises and in consideration of the enhancement in value of said property and to afford purchasers thereof due and ample protection in the use and occupancy of the same and to provide a general plan of development of said lots in said Subdivision designed to make the same more attractive for the purchasers thereof, the undersigned owners do hereby declare and stipulate that each of the lots in said Subdivision is made, and shall be held, subject to the following restrictions, covenants and conditions, to-wit:

1. The covenants and conditions herein set forth shall run with the land and shall be binding on the undersigned and all persons claiming under or through the undersigned for a period of 25
years from the date hereof and continuing thereafter unless and until any proposed change shall have been approved in writing by the Owners of the legal title to a majority of said Lots.

2. No building, wall, garage, sign or other structure shall be erected or maintained on said lots unless erected or maintained in accordance with plans and specifications showing ground or grade elevation, nature, kind, shape, type, material, color schemes and location of such structure on the lot, which have been submitted and approved in writing thereon by any one member of the Architectural Committee, said Committee shall consist of Officers of M. L. Wilson Builder, Inc. When 75% or more of the lots have been sold then said lot owners shall select a Committee except as to lots retained by M. L. Wilson Builder, Inc.; neither members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

3. Lots in said Subdivision shall be used for residence purposes only and no structure, other than a dwelling and a private garage, which garage may be attached to or separate from the dwelling, of not more than two and one-half (2 1/2) car in size, shall be erected, altered or placed on said lots.

4. No dwelling shall be erected or permitted upon any of said lots which contains a finished living area, exclusive of open porches and garages, of less than 800 square feet.

5. No structure of a temporary character, trailer, shack, basement, garage, tent, barn or other out building, shall be used at any time on any of said lots as a residence, temporarily or permanently.

6. No fence, wall or hedge shall be erected or maintained upon said lots nearer to the dedicated street line than the building setback line shown on the recorded plat.

7. If the owners of any of the lots in said Subdivision, their heirs and assigns, shall violate any of the covenants herein contained it shall be lawful for any person, firm or corporation
take necessary proceedings at law or equity to abate or enjoin such violation and to recover damages therefore. Invalidation of any one of these covenants by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, Henry Bahler, Jr. and Leona Bahler, husband and wife, have hereunto set their hands and M. L. Wilson Builder, Inc. has caused its corporate name to be subscribed by its duly authorized officer, this 8th day of December 1979.

WITNESSES:

__________________________
Henry Bahler, Jr.

__________________________
Leona Bahler

WITNESSES:

__________________________
M. L. WILSON BUILDER, INC.

__________________________
President

Acknowledged December 8, 1979 before a Notary Public, Lucas County, Ohio (Seal).

Received for record December 12, 1979 at 1:53 P.M. in Mortgage Record 79-1409C05, Lucas County, Ohio Records.
NAME CHANGE OF PLATS
OF
WILLON MEADOWS
TO
WILLON MEADOWS

WHEREAS, M. I. WILSON BUILDER INC., and HENRY BAHLER JR., and
LEONA BAHLER, husband and wife, owners in fee simple of certain hereinafter
described premises, filed the Plat of WILLOW MEADOWS, a Subdivision in
the CITY of TOLEDO, LUCAS COUNTY, OHIO which Plat was filed for record
on the 25th day of May, 1979, and recorded in Volume 81 of Plats, Page 34
of Lucas County Record of Plats, and

WHEREAS, said premises include Lots Numbers One (1) through
Ninety (90), both inclusive, and

WHEREAS, M. I. WILSON BUILDER INC., and HENRY BAHLER JR., and
LEONA BAHLER, husband and wife, as owners in fee simple of all of the
lots in said subdivision, desire to change the name of said subdivision
to WILSON MEADOWS.

NOW, THEREFORE, the undersigned as owners in fee simple of all
of the lots in Willow Meadows, a subdivision in the City of Toledo, Lucas
County, Ohio, do hereby adopt an amendment to the Plat of Willow Meadows,
by changing the name to WILSON MEADOWS.

IN WITNESS WHEREOF, the undersigned HENRY BAHLER JR., and
LEONA BAHLER, husband and wife, have hereunto set their hands and
M. I. WILSON BUILDER, INC., has caused its corporate name to be
subscribed by its duly authorized officer, this __ day of
December, 1979.

WITNESSES:

Henry Bahler Jr.

Leona Bahler

WITNESSES:

M. I. WILSON BUILDER INC.

BY Marion L. Wilson

Caught in Middle

STATE OF OHIO

LUCAS COUNTY

BE IT KNOWN, that on this 8th day of December, 1979,
before me a Notary Public in and for the State of Ohio, personally appeared
HENRY BAHLER JR., and LEONA BAHLER, husband and wife, to me known, who
being first duly sworn according to law state that they did sign the
foregoing instrument and that the same is their free act and deed for the
purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and
affixed my Official Seal on the day and year above written.

[Signature]
Notary Public, State of Ohio

Official Seal of State of Ohio

79 1409003
BE IT KNOWN, that on the 24th day of January, 1979, before me, a Notary Public in and for the State of Ohio, personally appeared before me, one MARION L. WILSON, of M. L. WILSON BUILDER, INC., the corporation which executed the foregoing instrument, that he did sign said instrument as President and in behalf of said corporation and by authority of its Board of Directors, that said instrument is the free act and deed as such and respectively, and the free and corporate act and deed of said M. L. WILSON BUILDER INC., for the purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year above written.

[Notary Seal]

RECEIVED & REC'D
DEC 13 1979

[Signature]

[Notary Public - State of Ohio]
FIRST AMENDMENT TO RESTRICTIONS FOR
LOTS 82, 83 AND 84 WILDWOOD HOLLOW, A SUBDIVISION IN
SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO.

Whereas, Developer is the owner of the platted lots numbers 82, 83 and 84 in Wildwood Hollow, a Subdivision in Sylvania Township, Lucas County, Ohio in accordance with Volume 132 of Plats, page 26;

Whereas, Developer caused to be filed for record a set of restrictions which were recorded on October 2, 1990 as mortgage file number 96-2521-AB1 through 96-2521-AB4 inclusive;

Whereas, Developer wishes to amend Article IV of said restrictions as is more fully set forth herein;

Now therefore, in consideration of these premises and in consideration of the benefits accruing to the future owners of subject premises, Developer does hereby amend Section IV of the aforementioned restrictions in its entirety to the following:

SECTION IV. SUBJECT PROPERTY SUBJECT TO CERTAIN OTHER RECORDED RESTRICTIONS:

Subject premises shall be subject to Sections 2.14, 2.15 and 3.3 of the Declaration of Restrictions for lots 1 through 81 in Wildwood Hollow filed for record at mortgage file number 93-2539-AB2 through 93-2539-AB2, which provisions are incorporated by reference herein, and shall be subject to a maintenance charge in the annual amount of five hundred dollars ($500.00), payment to be made annually at the time of taking title (approximately pro-rated) and then on the first day of January each calendar year for such calendar year commencing January 1, 1998.

IN WITNESS WHEREOF, the undersigned parties have heretounto set their hands to this instrument this 3rd day of September, 1997.

[Signatures]

[Stamp]
State of Ohio  
County of Lucas

The foregoing instrument was acknowledged before me this 3rd day of September, 1997 by Gary L. Grup, as attorney in fact on behalf of Wingset, Inc., an Ohio corporation, on behalf of the corporation.

[Signature]
Notary Public

Louisville Title Agency for N.W. Ohio, Inc., Trustee, title holding trustee for subject premises, hereby consents to the foregoing restrictions.

[Signature]
John W. Martin, President

State of Ohio  
County of Lucas

The foregoing instrument was acknowledged before me this 3rd day of September, 1997 by John W. Martin, President of Louisville Title Agency for N.W. Ohio, Inc., Trustee, on behalf of the corporation.

[Signature]
Notary Public

This instrument prepared by:
Wingset, Inc.

RECEIVED & RECORDED
SEP 04 1997
SUE RIoux  
RECORDER, LUCAS COUNTY, OHIO

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