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 RESTRICTION

WHEREAS, M. L. WILSON BUILDER, INC., hereinafter called "OWNER" is the holder of the legal title to the following described real estate, to-wit:

Lot Numbers 1 through 59 in WILSON WOODS, PLAT 1, a Subdivision in the City of Sylvania, Lucas County, Ohio.

WHEREAS, the said Owner desires 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 Owner does 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 scheme 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 resident
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 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 outbuilding, 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 having any
interest in any part of the lots herein described, to 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 effect any of
the other provisions which shall remain in full force and effect.
IN WITNESS WHEREOF, the M. L. WILSON BUILDER, INC., has caused its corporate name to be subscribed and by its duly authorized officers, this 13th day of December, 1976.

M. L. WILSON BUILDER, INC.

Two witnesses. By Marion L. Wilson, President

Acknowledged December 13" 1976 by said corporation, by said officer, by authority of its Board of Directors, before a Notary Public, Lucas County, Ohio, (Seal.)

Received for record December 14" 1976 and recorded in Volume 3444 of Mortgages, page 266.