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
WILSON WOODS PLAT TWO

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

Lots Numbers Sixty (60) through Sixty-nine (69)
both inclusive, in WILSON WOODS, PLAT TWO, 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 said property hereinabove described is now owned by him, 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 scheme and location of such structures 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 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, base, t, 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 of these covenants by judgment or Court Order shall be of no 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 officer, this _ day of ______________, 1979.

M. L. WILSON BUILDER INC.

BY Marion L. Wilson
President

WITNESSES:

Sue Ann Cook

Opus 71 (2)

STATE OF OHIO

LUCAS COUNTY

BE IT KNOWN, that on this _ day of ______________, 1979, before me, a Notary Public in and for the State of Ohio, personally appeared MARION L. WILSON, President of M. L. WILSON BUILDER INC., the Corporation which executed the foregoing instrument, that he did sign and affix his Official Seal to said instrument as such and in behalf of said corporation and by authority of its Board of Directors; that said instrument is his 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 and uses herein mentioned.

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

This instrument prepared by:
Richard W. Boldt,
Attorney at Law
632 Spitzer Building
Toledo, Ohio 43604

RECEIVED & RECORDED
DEC 5-1979

SANDY BARNES
RECEIVED, LUCAS COUNTY, OHIO
79 1333A08
AFFIDAVIT

STATE OF OHIO
LUCAS COUNTY

M. L. WILSON, also known as Marion L. Wilson, being first duly sworn according to law, deposes and says that he is the President of M. L. Wilson Builder, Inc., and that on the 5th day of December, 1979, he as President of M. L. Wilson Builder, Inc., the owner of Lots Numbers Sixty (60) through Sixty-nine (69), both inclusive, in WILLSON WOODS, PLAT TWO, a SUBDIVISION in SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO, recorded in Volume 84 of Plats, Page 14,

executed a Declaration of Restrictions covering said Plat and that said Declaration of Restrictions was recorded in the Lucas County Recorder's Office in Microfilm 79-1383A-07 on the 5th day of December, 1979.

Affiant further says that said Declaration of Restrictions recites that said premises were in the CITY OF SYLVANIA instead of in SYLVANIA TOWNSHIP and that this affidavit is given to correct such error.

Further affiant sayeth not.

SIGNED IN THE PRESENCE OF:

M. L. Wilson, President
of M. L. Wilson Builder, Inc.

Sworn to before me and subscribed in my presence this 24th day of March, 1980.

Notary Public - State of Ohio

This instrument prepared by:
Richard W. Boldt
Attorney at Law
622 Spitzer Building
Toledo, Ohio 43604

RECEIVED & RECORDED
MARC 27 1980 2:25

Rate of Members
Real Estate, Lucas County, Ohio