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
FOR WINDY HILL

IRENE B. SITTENSTOCK, being the sole owner of Lots numbers
one (1) through sixteen (16), both inclusive, in WINDY HILL, Lucas
County, Ohio, hereby imposes and subjects each of said lots to
the following restrictions and protective covenants as a general
plan of improvement intended for the benefit and uniform protection
of all future owners of these lots within said subdivision and
establishing restrictions governing the construction and erection
of dwellings or other structures thereon, and hereby declares that
each and all of said lots shall be conveyed by her subject thereto:

1. The lots in said Subdivision shall be used for residential
purposes only and no dwelling shall be erected, altered or placed
on said lots other than one single family dwelling. No one of
said dwellings shall exceed twenty (20) feet in height from
established grade line. No detached garage shall be permitted on
said lots.

2. No dwelling shall be located on any lot nearer to the front
line or nearer to the side street line than the minimum building
set back line shown on the recorded plat. Small open porches
and stoops not to exceed ten (10) feet in length which do not
materially interfere with the view from residences on adjoined
lots may encroach not to exceed six (6) feet over the building
set back lines. Bays or chimneys not to exceed ten (10) feet in
length which are a part of such dwellings may encroach not to
exceed two (2) feet over the building set back line. No dwelling
shall be located nearer than six (6) feet from the side lines
of the plot upon which such dwelling is erected.

3. No building, fence, wall, sign, 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 Robert P. Sittenstock, his successors or assigns, 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.

4. All of the restrictions herein contained shall be construed
together, but if it shall be held that any restrictions, or any
part of any restrictions are invalid or unenforceable for any
reason whatsoever, no other restriction or restrictions, or any
part thereof, shall be affected or impaired.

5. The aforesaid restrictions shall be in full force and effect for
a period of ten (10) years from the date hereof and continually
thereafter unless and until any proposed change shall have been
approved in writing by the owner of the legal title to a majority
of said lots.

6. 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.
7. No noxious or offensive activities shall be carried on upon any of said lots nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood, nor shall any commercial trade or activity or advertisement in connection therewith be conducted upon any of the lots herein described.

8. No ornamental fence, hedge, or wall shall exceed four (4) feet in height without written approval of the owner.

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

Two witnesses. Signed and acknowledged January 28, 1960 before a Notary Public, Lucas County, Ohio, (Seal).


AMENDMENT TO THE PLAT OF WINDY HILL
CITY OF TOLEDO, LUCAS COUNTY, OHIO

WHEREAS, I, Mrs. Herbert L. Sitzenstock, also known as Irene E. Sitzenstock, have on the 11th day of June, 1959, executed the Plat of Windy Hill in the City of Toledo, Lucas County, Ohio, which was received for record January 28, 1960, and recorded in Volume 58 of Plats, page 34, Lucas County, Ohio Records and;

WHEREAS, through oversight I failed to dedicate to public use the ways thereon shown:

NOW, THEREFORE, I, Mrs. Herbert L. Sitzenstock, also known as Irene E. Sitzenstock, do hereby dedicate to public use the ways shown on said Plat of Windy Hill, City of Toledo, Lucas County, Ohio, recorded in Volume 58 of Plats, page 34, Lucas County, Ohio, Records.

IN WITNESS WHEREOF, I, Mrs. Herbert L. Sitzenstock, also known as Irene E. Sitzenstock, have hereto set my hand this 5th day of February, 1960.

(SIGNED) Mrs. Herbert L. Sitzenstock

Two witnesses. Signed and acknowledged February 5, 1960 before a Notary Public, Lucas County, Ohio, (Seal).