WOODRIDGE
SUBDIVISION

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DECLARATION OF RESTRICTIONS
FOR WOODRIDGE SUBDIVISION

WHEREAS, THE PORT LAWRENCE TITLE AND TRUST COMPANY, TRUSTEE, AND Anthony J.
Strangis and Beatrice J. Strangis, AND Paul F. Double and Grace E. Double, AND
David F. Stout and Marchessa Stout, AND Charles Lodico and Elaine N. Lodico, AND
Edwin E. Elliott and Janice M. Elliott, AND Alvin Gagnon and Virginia Gagnon,
hereinafter referred to as the Owners, held title in fee simple to the following
described parcels of land, situated in Sylvania Township, Lucas County, Ohio,
to-wit:

Lots numbered one to twenty-nine (1 to 29) both
inclusive, in WOODRIDGE SUBDIVISION, Sylvania
Township, Lucas County, Ohio.

and said parcels are hereinafter referred to as WOODRIDGE.

NOW, THEREFORE, in consideration of the premises, and in consideration of
the enhancement in value thereof, and to afford purchasers due and complete
protection in the use and occupancy thereof for the purposes for which the same
are designated and to provide a uniform general plan for the development, improve-
ment, use, occupancy and enjoyment of WOODRIDGE, as an architectural, harmonious,
artistic and desirable residential district, the Owners, for themselves, their
heirs, legal representatives, successors, and assigns, hereby declare that the
above described land is hereby restricted in accordance with the restrictions
hereinafter set forth, and agree that each lot in WOODRIDGE shall be conveyed
by them, their heirs, legal representatives, successors, and assigns, subject
to these restrictions:

1. These covenants and restrictions are to run with the land and shall
be binding on The Port Lawrence Title and Trust Company, Trustee, their
successors and assigns, and each and every person who shall hereafter become
the owner of any interest in any lot or any part of a lot in said tract and
shall continue until October 30, 1981, at which time said covenants and restric-
tions shall be automatically extended for successive periods of ten (10) years
each unless the owners of a majority of the front footage of the lots covered by these restrictions shall agree in writing to change these restrictions in whole or in part.

2. All lots, subdivision of lots, and portions of WOODRIDGE shall be restricted to residence purposes only, and no building or structure of any kind shall be erected or maintained on the premises other than a single residence designed for the use of one family only, with private garage or approved car storage area for the sole use of the occupier of said premises. Not more than one residence shall be built upon any building site which must have at least twenty thousand (20,000) square feet area.

3. No noxious or offensive trade or activity shall be carried on in WOODRIDGE nor shall anything be permitted therein which may be or become an annoyance or nuisance. No part of said tract shall be used or occupied for the following purposes: dog, cat or animal hospital, kennel or house, stables, cattle yard, hog pen, fowl yard or house or keeping of any animal, fowl or bird which may cause nuisance; nor storage of trailers, automobiles, scrap iron, wood, building materials, paper, glass, junk or any reclaimed products; nor shall said premises be used for any business or criminal purposes whatsoever; nor shall it be used for any mercantile or manufacturing establishment, storage, boarding house, rooming house, hotel, inn, restaurant, tavern, public or private hospital or infirmary. The failure to designate additional restrictions on the use of the property shall not permit any other use except the intended purpose of the premises for single residential purposes. Only two (2) house dogs and one (1) house cat may be kept on any one building site.

4. No trailer, basement,tent, shack, garage, barn, housecar or other temporary shelter shall be erected, maintained or used as a residence until the exterior has been completely finished as specified and called for in the plans and specifications thereof.

5. The kind of residential structure that shall be permitted on each lot shall be subject to the approval of the Subdivider or his Committee.

6. No foundation shall be placed nearer than thirty-five (35) feet from the front line of a building site which coincides with the building lines on said plat; no foundation shall be nearer the side line of any building site than ten (10) per
cent of the width of the building site; no porch shall project forward from the
foundation in any manner so as to be closer than thirty-five (35) feet from the
front property line; nor shall a porch be nearer the side line of any building site
than ten (10) per cent of the width of the building site.

7. No building, fence, hedge, wall, walk or other structure, grading or
planting shall be commenced, erected, or maintained, nor shall any addition to, or
change or alteration therein be made until the plans and specifications, showing
the nature, kind, shape, heights, materials, floor plans, color scheme, location
and number of square feet of such structure or work to be done, and the grading plan
of the plot to be built upon shall have been submitted to and approved in writing by
Nicholas G. Berensky, Developer of the Subdivision, or a committee to be named by
said Developer, or their survivors. In the event of the resignation, death or
failure to act by any member of such a committee, the remaining members shall have
the power to appoint a member to succeed to any of the above. The above committee
then shall serve until another committee is selected as hereinafter provided. The
committee shall have the right to refuse to approve any plans or specifications or
grading plans, which are not desirable or suitable, in its opinion, for aesthetic or
other reasons, and in so passing upon such plans, specifications and grading plans,
the committee shall have the right to take into consideration all the restrictions
contained herein and shall further have the right to consider whether or not the
external design, grading and the location of the buildings conform to and are har-
monious with the existing buildings in said WOODRIDGE and surrounding territory.

In the event such person or committee shall fail to approve or disapprove such plans,
specifications and grading plans within thirty (30) days after the same have been
submitted, then such approval will not be required, provided however, the design of
the structure, construction, and its location of the building site conforms to and is
in harmony with existing buildings in WOODRIDGE and restrictions contained herein.
After two-thirds of the lots have been sold, the Developer may appoint a committee
made up of property owners in WOODRIDGE SUBDIVISION, which committee shall approve
all plans and specifications according to the restrictions contained herein.

8. The provisions of this declaration shall bind and inure to the benefit of
and be enforceable by The Port Lawrence Title and Trust Company, Trustee, their
successors, legal representatives and assigns, and any other lot owners, their heirs, legal representatives and assigns, having lots on building lots subject to these restrictions. These restrictions may be enforced by injunction or other appropriate legal remedy.

9. Invalidation of any one or any part thereof, of the foregoing covenants or restrictions by a judgment or court order shall in no wise affect any of the others, which shall remain in full force and effect.

In consideration of the premises and of the enhancement in value to said parcels of land hereinbefore described as Lots numbered one to twenty-nine (1 to 29) both inclusive, in WOODRIDGE SUBDIVISION, Sylvania Township, Lucas County, Ohio, the above named owners, do hereby declare and establish the foregoing restrictions and covenants and execute the same this 30th day of October, A.D. 1961.


Four witnesses, two as to each signature.

Acknowledged October 30, 1961 by said The Fort Lawrence Title and Trust Company, as Trustee, by said officers, by authority of its Board of Directors before a Notary Public, Lucas County, Ohio (Seal).


Received for record October 31, 1961 at 1:55 P.M., and recorded in Volume 2026 of Mortgages, page 313.