WOODSTREAM FARMS - PLAT 8

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

WHEREAS, said Louisville Title Agency for N. W. Ohio, Inc., Trustee,
is the owner in fee simple of the following described real estate:

That part of the Southeast 1/4 of Section 8, Town 9 South, Range 6 East, in the City of Sylvania, Lucas County, Ohio, bounded and described as follows:

Beginning at the southeasterly corner of Summer Breeze Estates Plat I, as recorded in Volume 83, Pages 21 thru 24, Lucas County Book of Plats; thence North along the easterly line of Summer Drive 120 feet; thence East 21 feet; thence North 60 feet; thence West 25 feet to the easterly line of Summer Drive; thence North along said easterly line of Summer Drive 120 feet to the southeasterly corner of Lot 83 in said Summer Breeze Estates Plat I; thence East along the southerly line of said Lot 83 a distance of 134 feet to the southeasterly corner of said Lot 83; thence North along the easterly line of said Summer Breeze Estates Plat I a distance of 478.22 feet to the southerly line of Woodstream Farms Plat Seven; thence North 64 degrees 29 minutes 41 seconds East along said southerly line of Woodstream Farms Plat Seven 398.93 feet; thence South 503.23 feet; thence East 37.60 feet; thence South 180 feet; thence West 11 feet; thence South 190 feet to the south line of said Section 8 (centerline of Print Road); and thence West along said south line of Section 8 a distance of 494 feet to the place of beginning; containing 7.99 acres of land, more or less.

WHEREAS, Woodstream Development Company, hereinafter referred to as Developer, intends to record a plat for the development of said aforementioned real estate into lots to be known as Woodstream Farms Plat VIII, and to establish restrictions upon the manner of use, improvement, and enjoyment of the lots in said subdivision which will make said lots more attractive for residential purposes for its own benefit and the benefit of all future owners.

NOW, THEREFORE, Developer, in consideration of the enhancement in the value of said property by reason of the adoption of the restrictions hereinafter set forth, does, for itself and its successors and assigns, hereby adopt, declare, covenant and stipulate that all lots platted from the above described real estate, to be known as Woodstream Farms Plat VIII, in the City of Sylvania, Lucas County, Ohio, shall be subject to the following restrictions and shall be conveyed by said Developer, its successors and assigns, subject to said restrictions, to wit:

ARTICLE ONE

Section 1. No dwelling or any addition thereto or any alterations thereof shall be erected, reconstructed, placed or suffered to remain upon any
lot, unless or until the size, location, type, style of architecture, use, the materials of construction thereof, and the exterior color scheme thereof, the grading plan of the lot, including the grade elevations of said dwelling, the plot plan showing the proposed location of said dwelling upon any lot and the plans, specifications and details of said dwelling shall have been approved in writing by Developer, its successors or assigns, and a true copy of said plans, specifications and details shall have been lodged permanently with the Developer, and no dwelling except such as conforms to said plans, specifications and details shall be erected, reconstructed, placed or suffered to remain upon any lot. Developer reserves the sole and exclusive right to establish grades and slopes on all lots in Woodstream Farms Plat VIII, and to fix the grade at which any dwelling shall hereafter be erected or placed thereon, so that the same may conform to a general plan.

Section 2. No dwelling shall be erected, reconstructed, placed or suffered to remain upon any lot, nearer the front or street line or lines than the building set back lines as shown on the recorded plat, nor nearer to any side line or rear line than shall be determined by Developer in writing at the time of the approval of the plans and specifications for said dwelling. This restriction as to the distances at which said dwelling shall be placed from the front, side, and rear lines of said lot, shall apply to and include, porches, verandas, porte-cochere, and other similar projections of said dwelling.

Section 3. The parcel of land upon which a dwelling is to be constructed and/or maintained together with the land adjacent thereto and used in conjunction therewith may include one lot or part of one, two or more lots, delineated on the recorded plat of Woodstream Farms Plat VIII, but only with the written consent of the Developer.

Section 4. No garage or any addition thereto or alteration thereof shall be erected, reconstructed, placed or suffered to remain upon any lot except for the exclusive use of the family occupying said dwelling and the servants thereof, nor unless, in the case of the single family dwelling such garage be made an integral part of said dwelling, nor, unless nor until the size, location, type style or architecture, use, the materials of construction thereof, the color scheme thereof, the grade elevation thereof, and the plans, specifications and details of said garage, including the driveway approach, and garage entrance shall have been first approved in writing by Developer,
and a true copy of said plans, specifications and details of said garage shall have been lodged permanently with Developer, and no garage except as conforms to said plans, specifications, and details shall be erected, reconstructed, placed or suffered to remain upon any lot. Such garage, in the case of a single family dwelling, being an integral part of said dwelling, shall be subject to all of the covenants, rights, terms, reservations, limitations, agreements and restrictions at any point herein made applicable to said dwelling.

Section 5. No above ground swimming pool shall be installed on any lot nor shall any other swimming pool be installed in WoodStream Farms Plat VIII, until the plans, specifications and a plot plan showing the location of such addition or swimming pool shall have been approved in writing by Developer.

Section 6. The location of any and all driveways shall and remain as now established upon any lot, or, if not now established, shall be determined by Developer in writing at the time of approval of the plans and specifications for said dwelling. No driveway shall be located, relocated or suffered to remain upon any lot in WoodStream Farms Plat VIII, except as now located or determined in writing by the Developer. Complete specifications for construction of any driveway shall be submitted to Developer and its approval thereof endorsed thereon in writing.

Section 7. No structure or any part thereof shall be erected, placed or maintained on any lot in WoodStream Farms Plat VIII, nearer to the front or street line or lines than the building set back lines as shown on the recorded plat. Said portion of any lot shall not be used for any purpose other than that of a lawn; nothing herein contained, however, shall be construed as preventing the use of such portion of any lot for walks (and drives, if otherwise permitted), the planting of trees or shrubbery, the growing of flowers or ornamental plants, or statuary; fountains and similar ornamentations, for the purpose of beautifying any lot, but no vegetables, so-called, nor grains of the ordinary garden or field variety shall be grown on such portion thereof; and no weeds, underbrush, or other unsightly growths, shall be permitted to grow or remain anywhere upon any lot, and no, unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. No fence, hedge, wall or enclosure of any kind, for any purpose, shall be erected, placed or suffered to remain upon
any lot, nor shall a hedge be erected, placed or suffered to remain upon any lot until the written consent of Developer shall have been first obtained therefor and shall be subject to the terms and conditions of said consent as to its type, height, width, color, upkeep and any general conditions pertaining thereto that said consent may name.

Section 8. No basketball backboard shall be erected or attached to the front of any dwelling or garage beyond the building line as set forth on the plat, and all such basket ball backboards where ever erected shall be approved by Developer.

Section 9. In connection with the provisions contained in Section 6 above, it is hereby provided that if, in the opinion of the Developer, by reason of the shape, dimensions or topography of any lot herein described, or by reason of the type of dwelling to be erected thereon, or for any other reason satisfactory to it, the enforcement of the provisions of said restrictions would work a hardship, Developer may modify such provisions so as to permit variations in cost, size, type, location or otherwise that will not, in its judgment, do material damage to any abutting or adjacent property.

Section 10. Developer reserves the exclusive right to grant consents for the construction, operation and maintenance of electric light, telephone and telegraph poles, lines and conduits, and for water, gas, sewer, and pipes and conduits or any other public utility facilities together with the necessary or proper incidents and appurtenances, in, through, under and/or upon any and all highways, now existing or hereafter established, upon which any portion of any lot may now or hereafter front or abut.

Section 11. Developer reserves to itself, its successors and assigns, the exclusive right to grant consents for easements and right-of-ways in, through under and/or over those portions of the front, rear and sides of each lot, as shown on the plats of WoodStream Farms Plat VIII, designed as utility right-of-ways, for the construction, operation and maintenance of electric lights, telephone and telegraph poles, lines and conduits, or any other public utility facilities, together with the necessary or proper incidents and appurtenances. No building or other structure, or any part thereof, shall be erected or maintained upon any part of the property in WoodStream Farms Plat VIII, over or upon which easements for the installation and maintenance of public utilities and storm sewers will be or have been granted.
Section 12. No spirituous, vinous or fermented liquors of any kind shall be manufactured or sold, either at wholesale or retail, upon any lot; nor industry, business or trade, occupation or profession of any kind shall be conducted, maintained or permitted upon any lot. No well for gas, water, oil or other substance, except water wells for underground sprinkling systems which shall have all parts, including, but not limited to, well points, well casings, all pumps, wires, conduits and pipes shall be totally concealed underground; the location of said lawn sprinkler wells shall be approved by Developer shall at any time, whether intended for temporary or permanent purpose, be erected, placed or suffered to remain upon any lot; nor shall any lot be used in any way or for any purpose which may endanger the health or unreasonably disturb the quiet of the owner or owners of any adjoining lot. No pole, or overhead or exposed wires, whether for use in connection with radio, telephone, television, electric light or any other purpose, shall be erected, placed or suffered to remain upon any lot or upon or visible from the outside of said dwelling without the consent of Developer first having been obtained. No signs of any character, other than the sale or rental of a dwelling located on said lot on which such sign is located, shall be erected, placed or posted or otherwise displayed on or about any lot without the written permission of Developer. The Developer shall have the right and discretion to prohibit, restrict or control the size, construction, materials, location and height of all such signs. The right is reserved by Developer to erect and place signs on any unsold lots in WoodStream Farms Plat VIII.

Section 13. Other than dogs, cats or birds, all of which shall be maintained within the dwelling so as not to unreasonably disturb neighbors, the maintenance or harboring of any other animals is expressly prohibited in WoodStream Farms Plat VIII.

Section 14. No clothes, sheets, blankets or other articles shall be hung out or exposed on any part of any lot, except in the rear yards and then only on portable laundry dryers of a revolving type not higher than seven (7) feet from the ground. No more than one dryer may be used for each dwelling house. No laundry shall be hung for drying on Sundays and holidays. No laundry of any kind, or other articles, shall be exposed or hung for drying at any time on any front porch or in the front or side of any building. No
yard equipment, including power mowers, power shears and similar equipment shall be used by anyone on Sundays or holidays from May 1 to October 1 of each year prior to ten o'clock A.M.

Section 15. Any commercial vehicle, boat, house, car, trailer or other similar housing device if stored on any lot in WoodStream Farms VIII shall be housed within a garage.

Section 16. Said lots shall not be used for the storage of automobiles, trailers, scrap, scrap iron, wood, building materials, paper, glass, or any reclaimed product or material, except that during the period the building is being erected upon such lot, building materials may be stored thereon. However, any building materials not incorporated in said building within ninety (90) days after it is delivered to said lot shall be removed therefrom. Structures must be completed by an owner within six (6) months of the date of the beginning construction.

Section 17. All rubbish and debris, combustible and noncombustible, and all garbage shall be stored in underground containers or stored and maintained in containers, entirely within the garage or basement. Additional regulations for the storage, maintenance and disposal of rubbish, debris, leaves and garbage may, from time to time be established by Developer.

Section 18. Developer, its successors and assigns reserves and is hereby granted the right in case of any violation or breach of any of the restrictions, rights, reservations, limitations, agreements, covenants and conditions herein contained, to enter the property upon or as to which such violation or breach exists, and to summarily abate and remove, at the expense of the owner thereof, any erection, thing or condition that may be or exists thereon contrary to the intent and meaning of the provisions hereof interpreted by Developer, and Developer shall not, by reason thereof be deemed guilty of any manner of trespass for such entry, abatement or removal. A failure of Developer to enforce any of the restrictions, rights, reservations, limitations, agreements, covenants and conditions contained herein shall in no event be construed, taken or held to be a waiver therefor or acquiescence in or consent to any continuing further or succeeding breach or violation thereof, and Developer shall at any and all times have the right to enforce the same.

Section 19. No grantee or successor in title shall subdivide or convey less than the whole of any lot without first obtaining the written
consent of the Developer.

Section 20. In all instances where plans and specifications are required to be submitted to and are approved by Developer, if subsequent thereto there shall be any variance in the actual construction and location of any alteration or addition, fence, wall, hedge or roadway, any such variance shall be deemed a violation of these restrictions.

Section 21. Whenever any of the foregoing covenants, reservations, agreements or restrictions provide for any approval, designation, determination, modification, consent or any other action by Developer, any such approval, designation, modification, consent or any other such action by any attorney-in-fact authorized to sign deeds on behalf of Developer shall be sufficient pursuant to a recorded power of attorney.

Section 22. The Developer shall have the exclusive right to determine the location, color, size, design, lettering and standards and brackets of all mail and paper delivery boxes, and the location, size, type and species of trees and/or shrubbery planted between the sidewalk and street curb in order that all such areas of Woodstream Farms Plat VII be strictly uniform in appearance with respect thereto. The owner of a residential lot shall maintain the mailbox and/or paper delivery box and replace when necessary with a mailbox and/or paper delivery box of similar type, look and quality.

Section 23. On every non-corner lot within the Subdivision, there shall be a minimum of five (5) trees located between the street and the front of the dwelling. Corner lots shall have a minimum of eight (8) trees. If needed, such trees shall be planted at the lot owners’ expense and such trees shall be a minimum of five (5) feet in height.

Section 24. No fence, hedge, wall or enclosure of any kind, for any purpose, shall be erected, placed or suffered to remain upon said lots, nor shall a hedge be erected, placed or suffered to remain upon said lots until the written consent of the Developer shall have been first obtained therefor, and to be subject to the terms and conditions of said consent as to its type, height, width, color, upkeep and any general conditions pertaining thereto that said consent may name. Notwithstanding this restriction, the erection of "split rail" type fences are hereby granted prior approval by the Developer provided such "split rail" fences are not erected nearer to any street than the building set-back line or lines shown on the plat of this subdivision.
ARTICLE TWO

Section 1. Upon the sale of two-thirds (2/3) or more of the lots in the various plats of WoodStream Farms, Developer may cause to be incorporated a non-profit corporation under the laws of the State of Ohio to be called the "WoodStream Farms Property Owners' Association", and upon the formation of such Association, every owner (meaning a full building site) shall become a member therein, and each such owner, including Developer, shall be entitled to one vote on each matter submitted to a vote of members for each lot owned by him or it; provided, however, that where title to a lot is in more than one person, such co-owners, acting jointly, shall be entitled to but one vote.

Section 2. The Association, by vote of two-thirds (2/3) of its members may adopt such reasonable rules, regulations and by-laws as it may deem advisable for the maintenance, conservation and beautification of the property, and for the health, comfort, safety and general welfare of residents on said property, and all parts of said property shall at all times be maintained subject to such rules and regulations.

Section 3. Developer shall by an instrument in writing, in the nature of and assignment, vest the Association, and when formed, with rights, privileges and powers herein retained by the Developer, which said assignment shall be recorded in the office of the Recorder of Deeds, Lucas County, Ohio.

ARTICLE THREE

Section 1. Each Grantee of Developer, by the acceptance of a deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, easements, and the jurisdictional rights and powers of Developer and the Association, created or reserved by this Declaration or by plat or deed restrictions heretofore recorded, and all easements, rights, benefits and privileges of every character hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed shall run with the land and bind every owner as though the provisions of the Declaration were recited and stipulated at length in each and every deed of conveyance. The violation of any restriction or condition, or the breach of any covenant or provision herein contained shall give Developer, its successors or assigns, or the Association, the right (a) to enter upon the land upon which, or as to which, such violation or breach exists, and to summarily abate and remove, at the expense of the owner of said lot or lots, any structure, thing, or condition that may exist thereon contrary to the
intent and meaning of the provisions hereof, and Developer or the Association not
thereby be deemed guilty of any manner of trespass; or (b) the continuance of any
breach may be enjoined, abated, or remedied by appropriate legal proceedings,
either at law or in equity, by Developer, its successors or assigns, or by the
Association.

Section 2. These covenants and restrictions shall run with the land
and shall be binding upon the Developer and all persons claiming under or through
the Developer until the 1st day of January, 2000, at which time these covenants
and restrictions shall be automatically extended for successive periods of ten
(10) years. These covenants and restrictions may be amended prior to January 1,
2000 with written approval of the then owners of not less than two-thirds (2/3)
of the lots in Woodstream Farms Plat VIII, which amendment shall become
effective from and after the filing with the Recorder of Lucas County, Ohio,
of an instrument stating the amendment and signed by all approving lot owners
with the formalities required by law. These covenants and restrictions may be
terminated as of January 1, 2000, and may be amended or terminated thereafter
with the written approval of the owners of not less than one-half (1/2) of the
lots in Woodstream Farms Plat VIII, upon the filing of an instrument as aforesaid
with the Recorder of Lucas County, Ohio.

Section 3. No restrictions imposed hereby shall be abrogated or waived
by any failure to enforce the provisions hereof, no matter how many breaches
may occur.

Section 4. The invalidity of any restriction hereby imposed or of an
provision shall not impair or affect in any manner, the validity, enforceability
or effect of the rest of this Declaration.

Section 5. Violation of any of the rules and regulations adopted by
the Association acquiring the rights and benefits of Developer shall be deemed
a violation of this Declaration and may be enjoined as herein provided. The
rights, privileges and powers herein retained by Developer shall be assignable
to and shall inure to the benefit of its successors and assigns.
IN WITNESS WHEREOF, the undersigned parties have hereunto set their
hands to this instrument as of the 5th day of September , 1986.

WITNESSES:  

Jaye Arney  

Jana Robertson

LOUISVILLE TITLE AGENCY FOR N. W. OHIO, INC., TRUSTEE

By: Kenneth I. White, Sr.  
Executive Vice-President

By:  
John W. Martin, V. President

STATE OF OHIO, COUNTY OF LUCAS, SS:

The foregoing instrument was acknowledged before me this 5th
day of September , 1986, by Kenneth I. White, Sr., Executive Vice-President
and John W. Martin, Vice-President of Louisville Title Agency for N. W.
Ohio, Inc., Trustee, an Ohio Corporation, on behalf of the corporation.

Notary Public
Joyce Saut  
Notary Public, State of Ohio  
My commission expires Nov. 22, 1988

WITNESSES:

Jaye Arney  

Jana Robertson

WOODSTREAM DEVELOPMENT CO.

By: Douglas C. Womsher, President

STATE OF OHIO, COUNTY OF LUCAS, SS:

The foregoing instrument was acknowledged before me this 5th
day of September , 1986, by Douglas C. Womsher, President
of Woodstream Development Company, an Ohio corporation, on behalf of the corporation.

Notary Public
Joyce Saut  
Notary Public, State of Ohio  
My commission expires Nov. 22, 1988

RECEIVED & RECORDED
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BILL COPELAND  
RECORDER, LUCAS COUNTY, OHIO

Louisville Box
K. Wh. 4a

86 1287E06
AFFIDAVIT AND NOTICE OF SECOND AMENDMENT TO RESTRICTIONS
For Summer Breeze Estates and Woodstream Farms

State of Ohio  )  SS:
County of Lucas  )

The undersigned John P. Danehy, being first duly sworn, deposes and states that he is the current President of the Woodstream Farms Property Owners Association, an Ohio nonprofit corporation, and that he was authorized by the Board of Trustees of the Woodstream Farms Property Owners Association to distribute and tabulate ballots regarding a proposed Satellite Dish Restriction, said ballot having been distributed to each of the subject property owners in November 1994. The undersigned Affiant further states that he has tabulated the ballots regarding the proposed Satellite Dish Restriction and that the owners of 258 lots, which is greater than two-thirds (2/3) of the subject plats lot owners, have approved the Satellite Dish Restriction.

Notice is hereby given that the immediately following is the newly enacted Satellite Dish Restriction:

Effective September 1, 1994, no satellite dish, antenna, tower, or any other structure of any kind or nature used for transmission or receiving television, radio, electronic or other communication signals may be erected or placed on any lot or home unless prior written approval has been obtained from the Woodstream Farms Architectural Committee. No satellite dish having a diameter in excess of eighteen (18) inches may be erected or placed on any lot or home. Any satellite dish, antenna, tower, or structure which is erected in violation of this provision or in violation of the conditions in the written approval shall be subject to being summarily dismantled and removed by the Woodstream Farms.
Property Owners Association and the homeowner violating this provision shall be responsible for reimbursing the Association for all of the expenses, court costs and attorneys fees incurred by the Association to effectuate such dismantling, removal and abatement, either with or without court proceedings.

Notice is further given that the newly enacted above Satellite Dish Restriction applies to the following Declarations of Restrictions and Plats:

(i) Declaration of Restrictions for Summer Breeze Estates Plat 1 and Woodstream Farms Plat 1, recorded in the Office of the Lucas County Recorder at Deed No. 83-243A01;

(ii) Declaration of Restrictions for Woodstream Farms Plat 2, dated November 8, 1984 and recorded in the Office of the Lucas County Recorder at Deed No. 84-1330C09 and at Deed No. 84-1356D06;

(iii) Declaration of Restrictions for Woodstream Farms Plat 4, dated January 23, 1985 and recorded in the Office of the Lucas County Recorder at Deed No. 85-079C03;

(iv) Declaration of Restrictions for Woodstream Farms Plats 5, 6 and 7, dated August 1, 1985 and recorded in the Office of the Lucas County Recorder at Deed No. 85-938A12;

(v) Declaration of Restrictions for Woodstream Farms Plat 8, dated September 5, 1986 and recorded in the Office of the Lucas County Recorder at Deed No. 86-1287D09;

(vi) Declaration of Restrictions for Woodstream Farms Plat 9, dated May 23, 1988 and recorded in the Office of the Lucas County Recorder at Deed No. 88-639C12 and 88-662D10;
(vii) The Declarations of Restrictions for Woodstream Farms Plats 12 (including replated Lot 279 which was originally part of Plat 10, but which is now part of Plat 12), 13, 14, 15 and 16.

Witnesses:

Michelle A. Shortridge
Patricia L. Carey

John P. Danehy

The foregoing Affidavit was sworn to before me and subscribed and acknowledged by John P. Danehy in my presence this 30th day of November, 1994.

Notary Public

My Commission Expires:

DAVID L. HONOLD
ATTORNEY AT LAW
Notary Public, State of Ohio
My commission has no expiration date.

This instrument prepared by:

David L. Honold, Esq.
WASSERMAN, BRYAN, LANDRY & HONOLD
300 Inns of Court Building
405 North Huron Street
Toledo, Ohio 43604
Telephone: (419) 243-1239
Facsimile: (419) 243-2719

RECEIVED & RECORDED
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SUE RIOUX
RECORDER, LUCAS COUNTY OHIO

94 2895812
AFFIDAVIT AND NOTICE OF AMENDMENT TO RESTRICTIONS
For Summer Breeze Estates and Woodstream Farms

State of Ohio  
County of Lucas  

The undersigned John P. Danehy, being first duly sworn, deposes and states that he is the current President of the Woodstream Farms Property Owners Association, an Ohio nonprofit corporation, and that he was authorized by the Board of Trustees of the Woodstream Farms Property Owners Association to distribute and tabulate ballots regarding a proposed Amended Basketball Backboard Restriction, said ballot having been distributed to each of the subject property owners in June 1994. The undersigned Affiant further states that he has tabulated the ballots regarding the proposed Amended Basketball Backboard Restriction and that the owners of 252 lots, which is greater than two-thirds (2/3) of the subject plats lot owners, have approved the Amended Basketball Backboard Restriction.

Notice is hereby given that the heretofore existing Basketball Backboard Restriction, as set forth immediately following, has been repealed:

No basketball backboard shall be erected or attached to the front of any dwelling or garage or beyond the building line as set forth on the plat, and all such basketball backboards wherever erected shall be approved by Developer.

Notice is given that the immediately following is the newly enacted Amended Basketball Backboard Restriction:

The heretofore existing Basketball Backboard Restriction is hereby repealed. As of May 1, 1994 all existing basketball
backboards that are in place shall be permitted to remain, but must be properly maintained for safety and aesthetic purposes. All basketball backboards erected after May 1, 1994, including the replacement or relocation of heretofore existing backboards, must be approved in writing in advance by the Woodstream Farms Architectural Committee.

Notice is further given that the newly enacted above Amended Basketball Backboard Restriction applies to the following Declarations of Restrictions and Plats:

(i) Declaration of Restrictions for Summer Breeze Estates Plat I and Woodstream Farms Plat I, recorded in the Office of the Lucas County Recorder at Deed No. 83-243A01;

(ii) Declaration of Restrictions for Woodstream Farms Plat 2, dated November 8, 1984 and recorded in the Office of the Lucas County Recorder at Deed No. 84-1330C09 and at Deed No. 84-1356D06;

(iii) Declaration of Restrictions for Woodstream Farms Plat 4, dated January 23, 1985 and recorded in the office of the Lucas County Recorder at Deed No. 85-079C03;

(iv) Declaration of Restrictions for Woodstream Farms Plats 5, 6 and 7, dated August 1, 1985 and recorded in the Office of the Lucas County Recorder at Deed No. 85-938A12;

(v) Declaration of Restrictions for Woodstream Farms Plat 8, dated September 5, 1986 and recorded in the Office of the Lucas County Recorder at Deed No. 86-1287D09;

(vi) Declaration of Restrictions for Woodstream Farms Plat 9, dated May 23, 1988 and recorded in the Office of the Lucas County Recorder at Deed No. 88-639C12 and 88-662D10;

94 2005D11
The Declarations of Restrictions for Woodstream Farms Plats 12 (including replatted Lot 279 which was originally part of Plat 10, but which is now part of Plat 12), 13, 14, 15 and 16.

Witnesses:

[Signatures]

The foregoing Affidavit was sworn to before me and subscribed and acknowledged by John P. Danehy in my presence this 27th day of July, 1994.

[Signature]

Notary Public

My Commission Expires:

David L. Honold
ATTORNEY AT LAW
Notary Public, State of Ohio

This instrument prepared by:

David L. Honold, Esq.
WASSERMAN, BRYAN, LANDRY & HONOLD
300 Inns of Court Building
405 North Huron Street
Toledo, Ohio 43604
Telephone: (419) 243-1239
Facsimile: (419) 243-2719

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RECORDER, LUCAS COUNTY, OHIO
94 2005 D12
NOTICE OF INCORPORATION OF WOODSTREAM FARMS PROPERTY OWNERS ASSOCIATION AND LIEN RIGHTS CREATED THEREUNDER

Notice is hereby given that Woodstream Development Company, pursuant to various Declarations of Restrictions for Summer Breeze Estates Plat I (now a part of Woodstream Farms Subdivision) and Woodstream Farms Plats 1, 2, 4, 5, 6, 7, 8, 9, and 12 (and also future Plats 13, 14, 15 and 16 when such Plats are recorded), has caused to be incorporated on or about June 9, 1993 WOODSTREAM FARMS PROPERTY OWNERS ASSOCIATION, an Ohio non-profit corporation. Woodstream Development Company, as Developer and Incorporator, has established and executed a Code of Regulations for Woodstream Farms Property Owners Association. Article IX of the Code of Regulations provides for annual assessments to be levied by the Association against all lots in the above Plats in the subdivision to provide funds to carry out the duties and obligations of the Association, and further provides for certain lien rights of the Association to secure payment of the annual assessments. The perfection of such a lien shall be made by filing with the Lucas County Recorder an Affidavit and Notice of Lien setting forth at a minimum the name(s) of the legal titleholder(s), the legal description of the lot, and the assessment amount owing, and shall be executed by the President, Treasurer or Secretary of the Association.

Additional information regarding assessments and lien filings may be obtained from the Association.

David L. Honold, Statutory Agent for Woodstream Farms Property Owners Association

Sworn to and subscribed in my presence this 9th day of July, 1993.

Barbara K. Marquart
Notary Public

My Commission Expires:

BARBARA K. MARQUART
Notary Public, State of Ohio
My Commission Expires 2-3-97

This Instrument Prepared by:
David L. Honold, Esquire
405 N. Huron, Suite 300
Toledo, Ohio 43604
ASSIGNMENT

This Assignment is made and entered into by Woodstream Development Company, an Ohio corporation (hereinafter "Woodstream") as of this 20th day of July, 1993.

WITNESSETH THAT:

WHEREAS, by a Declaration of Restrictions recorded in the Office of the Lucas County Recorder at Deed No. 83-243A01, Woodstream, as the owner of Woodstream Farms Plat XII, Plat I and Woodstream Farms Plat I, in the City of Sylvania, Lucas County, Ohio, submitted said Plat to certain restrictions and covenants;

WHEREAS, by a Declaration of Restrictions recorded in the Office of the Lucas County Recorder at Deed No. 84-1330C09 and 84-1256B06, Woodstream, as the owner of Woodstream Farms Plat II, in the City of Sylvania, Lucas County, Ohio, submitted said Plat to certain restrictions and covenants;

WHEREAS, by a Declaration of Restrictions recorded in the Office of the Lucas County Recorder at Deed No. 85-079C03, Woodstream, as the owner of Woodstream Farms Plat IV, in the City of Sylvania, Lucas County, Ohio, submitted said Plat to certain restrictions and covenants;

WHEREAS, by a Declaration of Restrictions recorded in the Office of the Lucas County Recorder at Deed No. 85-930A12, Woodstream, as the owner of Woodstream Farms Plat V, VI and VII, in the City of Sylvania, Lucas County, Ohio, submitted said Plats to certain restrictions and covenants;

WHEREAS, by a Declaration of Restrictions recorded in the Office of the Lucas County Recorder at Deed No. 86-1267D09, Woodstream, as the owner of Woodstream Farms Plat VIII, in the City of Sylvania, Lucas County, Ohio, submitted said Plat to certain restrictions and covenants;

WHEREAS, by a Declaration of Restrictions recorded in the Office of the Lucas County Recorder at Deed No. 88-639C12 and 88-662D10, Woodstream, as the owner of Woodstream Farms Plat IX, in the City of Sylvania, Lucas County, Ohio, submitted said Plat to certain restrictions and covenants;

WHEREAS, by a Declaration of Restrictions recorded in the Office of the Lucas County Recorder at Deed No. 91-094B05, Woodstream, as the owner of Woodstream Farms Plat X, in the City of Sylvania, Lucas County, Ohio, submitted said Plat to certain restrictions and covenants (collectively all of the above Declarations of Restrictions are hereinafter referred to as "Declarations"; collectively all of the above Plats are hereinafter referred to as "Plats");

WHEREAS, Woodstream, pursuant to said Declarations, reserved the right to vest a property owners association with the rights, privileges and powers retained by Woodstream in the Declarations;
WHEREAS, Woodstream Farms Property Owners Association was duly organized as an Ohio non-profit corporation on June 9, 1993;

WHEREAS, Woodstream desires, pursuant to said Declarations, to assign to Woodstream Farms Property Owners Association all the rights, privileges and powers retained by Woodstream in said Declarations relating to the corresponding Plats.

NOW, THEREFORE, Woodstream, pursuant to the said Declarations, hereby assigns to Woodstream Farms Property Owners Association all of its rights, privileges and powers (except as otherwise provided herein) in, to and under said Declarations relating to each of the corresponding Plats. Woodstream specifically reserves exclusively to itself, and does not assign to Woodstream Farms Property Owners Association, its rights pursuant to Article One, Sections 10 and 11 of the Declarations and the right to act as Architectural Control Committee pursuant to Article 7.1 of the Code of Regulations of Woodstream Farms Property Owners Association.

IN WITNESS WHEREOF, Woodstream has caused this Assignment of the Declarations to be signed by it as of the day and year first above written.

WOODSTREAM DEVELOPMENT COMPANY

By: Douglas C. Wamsher, President

STATE OF OHIO
COUNTY OF LUCAS

Personally appeared before me, the undersigned, a notary public in and for said county, this 20th day of July, 1993, the above-named Douglas C. Wamsher, President of Woodstream Development Company, an Ohio corporation, who acknowledged the signing of the foregoing to be his free act indeed for the uses and purposes herein mentioned.

Witness my hand and official seal on the day and year aforesaid.

Notary Public

This Instrument Prepared By:
FULLER & HENRY
One Seagate, 17th Floor
Toledo, Ohio 43604-2606

RECEIVED & RECORDED
AUG 09 1993
SUE RIoux
RECORDE R, LUCAS COUNTY, OHIO
93 2327A04
AFFIDAVIT REGARDING REAL ESTATE
(Summer Breeze Estates Plat I and various Plats in Woodstream Farms, Sylvania, Ohio)

The undersigned David L. Honold, being first duly sworn, deposes and states that he is counsel for the Woodstream Farms Property Owners Association, an Ohio non-profit corporation, and that the Association by means of this Affidavit gives notice that the certain AFFIDAVIT AND NOTICE OF AMENDMENT TO RESTRICTIONS recorded in Deed Microfiche No. 94-2005D10 and the certain AFFIDAVIT AND NOTICE OF SECOND AMENDMENT TO RESTRICTIONS recorded in Deed Microfiche No. 94-2895B10 pertain to the various Plats and Declarations of Restrictions set forth as follows:

(i) Declaration of Restrictions for Summer Breeze Estates Plat I and Woodstream Farms Plat I, recorded in the Office of the Lucas County Recorder at Deed No. 83-243A01;

(ii) Declaration of Restrictions for Woodstream Farms Plat 2, dated November 8, 1984 and recorded in the Office of the Lucas County Recorder at Deed No. 84-1330C09 and at Deed No. 84-1356D06;

(iii) Declaration of Restrictions for Woodstream Farms Plat 4, dated January 23, 1985 and recorded in the Office of the Lucas County Recorder at Deed No. 85-079C03;

(iv) Declaration of Restrictions for Woodstream Farms Plats 5, 6 and 7, dated August 1, 1985 and recorded in the Office of the Lucas County Recorder at Deed No. 85-938A12;

(v) Declaration of Restrictions for Woodstream Farms Plat 8, dated September 5, 1986 and recorded in the Office of the Lucas County Recorder at Deed No. 86-1287D09;

(vi) Declaration of Restrictions for Woodstream Farms Plat 9, dated May 23, 1988 and recorded in the Office of the Lucas County Recorder at Deed No. 88-639C12 and 88-662D10;

(vii) Declaration of Restrictions for Woodstream Farms Plat 12 (including replatted Lot 279 which was originally part of Plat 10, but which is now part of Plat 12), dated June 26, 1991 and July 9, 1991 and recorded in the Office of the Lucas County Recorder at Deed No. 91-0946R05;
(viii) Declaration of Restrictions for Woodstream Farms Plat 13 dated October 1, 1992 and October 5, 1992 and recorded in the Office of the Lucas County Recorder at Deed No. 92-2839D08;

(ix) Declaration of Restrictions for Woodstream Farms Plat 14 dated October 29, 1993 and recorded in the Office of the Lucas County Recorder at Deed No. 93-3324E02;

(x) Declarations of Restrictions for Woodstream Farms Plats 15 and 16 and all lots in, or to be created in, Plats 15 and 16 of Woodstream Farms.

David L. Honold

WITNESSES:

Kim Sinay
Stacey Stalker

The foregoing Affidavit was sworn to before me and subscribed and acknowledged by David L. Honold in my presence this 16th day of October, 1995.

Stacey L. Stalker
Notary Public
My commission expires:

STACEY L. STALKER
Notary Public, State of Ohio
Commission Expires 5-3-2000

After Recording Return To:
This instrument prepared by:
David L. Honold, Attorney
WASSERMAN, BRYAN, LANDRY & HONOLD
405 N. Huron St., Suite 300
Toledo, Ohio 43604
Telephone: (419) 243-1239
Fax: (419) 243-2719

RECEIVED & RECORDED
2 OCT 23 1995 12 PM

SUE RIoux
RECORDER, LUCAS COUNTY OHIO
95 2243D04
AFFIDAVIT AND NOTICE OF SECOND AMENDMENT TO RESTRICTIONS
For Summer Breeze Estates and Woodstream Farms

State of Ohio
County of Lucas

The undersigned John P. Danehy, being first duly sworn, deposes and states that he is the current President of the Woodstream Farms Property Owners Association, an Ohio nonprofit corporation, and that he was authorized by the Board of Trustees of the Woodstream Farms Property Owners Association to distribute and tabulate ballots regarding a proposed Satellite Dish Restriction, said ballot having been distributed to each of the subject property owners in November 1994. The undersigned Affiant further states that he has tabulated the ballots regarding the proposed Satellite Dish Restriction and that the owners of 258 lots, which is greater than two-thirds (2/3) of the subject plats lot owners, have approved the Satellite Dish Restriction.

Notice is hereby given that the immediately following is the newly enacted Satellite Dish Restriction:

Effective September 1, 1994, no satellite dish, antenna, tower, or any other structure of any kind or nature used for transmission or receiving television, radio, electronic or other communication signals may be erected or placed on any lot or home unless prior written approval has been obtained from the Woodstream Farms Architectural Committee. No satellite dish having a diameter in excess of eighteen (18) inches may be erected or placed on any lot or home. Any satellite dish, antenna, tower, or structure which is erected in violation of this provision or in violation of the conditions in the written approval shall be subject to being summarily dismantled and removed by the Woodstream Farms.
Property Owners Association and the homeowner violating this provision shall be responsible for reimbursing the Association for all of the expenses, court costs and attorneys fees incurred by the Association to effectuate such dismantling, removal and abatement, either with or without court proceedings.

Notice is further given that the newly enacted above Satellite Dish Restriction applies to the following Declarations of Restrictions and Plats:

(i) Declaration of Restrictions for Summer Breeze Estates Plat I and Woodstream Farms Plat I, recorded in the Office of the Lucas County Recorder at Deed No. 83-243A01;

(ii) Declaration of Restrictions for Woodstream Farms Plat 2, dated November 8, 1984 and recorded in the Office of the Lucas County Recorder at Deed No. 84-1330C09 and at Deed No. 84-1356D06;

(iii) Declaration of Restrictions for Woodstream Farms Plat 4, dated January 23, 1985 and recorded in the Office of the Lucas County Recorder at Deed No. 85-079C03;

(iv) Declaration of Restrictions for Woodstream Farms Plats 5, 6 and 7, dated August 1, 1985 and recorded in the Office of the Lucas County Recorder at Deed No. 85-938A12;

(v) Declaration of Restrictions for Woodstream Farms Plat 8, dated September 5, 1986 and recorded in the Office of the Lucas County Recorder at Deed No. 86-1287D09;

(vi) Declaration of Restrictions for Woodstream Farms Plat 9, dated May 23, 1988 and recorded in the Office of the Lucas County Recorder at Deed No. 88-639C12 and 88-662D10;
The Declarations of Restrictions for Woodstream Farms Plats 12 (including replatted Lot 279 which was originally part of Plat 10, but which is now part of Plat 12), 13, 14, 15 and 16.

Witnesses:

Michelle G. Shoatridge
Patricia C. Clayman

John P. Danehy

The foregoing Affidavit was sworn to before me and subscribed and acknowledged by John P. Danehy in my presence this 30th day of November, 1994.

Notary Public

My Commission Expires:

DAVID L. HONOLD
ATTORNEY AT LAW
Notary Public, State of Ohio
My commission has no expiration date.

This instrument prepared by:

David L. Honold, Esq.
WASSERMAN, BRYAN, LANDRY & HONOLD
300 Inns of Court Building
405 North Huron Street
Toledo, Ohio 43604
Telephone: (419) 243-1239
Facsimile: (419) 243-2719

RECEIVED & RECORDED

SUE RIOUX
RECORDER, LUCAS COUNTY OHIO

DEC 02 1994 11 Fm

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