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DECLARATION OF RESTRICTIONS FOR
WRENWOOD PLAT FOUR
SUBDIVISION IN THE TOWNSHIP OF MONCLOVA
LUCAS COUNTY, OHIO

This DECLARATION OF RESTRICTIONS ("Declaration") adopted by WRENWOOD HOLDING COMPANY, LTD., hereinafter called ("Developer") and THE WRENWOOD HOMEOWNERS' ASSOCIATION, INC., an Ohio non-profit corporation, hereinafter called ("Association"), as of the 21st day of NOVEMBER, 2002.

WITNESSETH THAT:

WHEREAS, Developer is the record owner of all of the lots in the recorded Plat ("the Plat") of Wrenwood Plat Four, a subdivision in the Township of Monclova, Lucas County, Ohio, which Plat is recorded in Volume 351, Pages 80-81, through 52., of the Lucas County, Ohio Record of Plats.

WHEREAS, Association is an Ohio non-profit corporation formed by Developer whose members shall be all of the owners of all of the residential lots ("lot or lots") in the Plat as well as these residential lots in Wrenwood Plats One and Three, and all future lots of Wrenwood (collectively, "Wrenwood", "Subdivision" or "subdivision").

WHEREOF, Wrenwood is intended to be a first-class, quality single-family residential subdivision (or Subdivision, Subdivision hereinafter) developed as a community development plan within the meaning of Section 40 of the Revised Code of Ohio; Lucas County Subdivision Rules and Regulations; and prior resolution of the Township of Monclova, Lucas County, Ohio.

NOW, THEREFORE, Developer and the Association, in consideration of the enhancement to the value of the property by reason of the adoption of the restrictions hereinafter set forth, and in furtherance of the aforesaid development plan, do for themselves and their respective successors and assigns, hereby authorize, ratify, and confirm all the restrictions as hereinafter set forth, which restrictions shall be to the extent legally permissible, supersede, amend, and add to any restrictions heretofore or now having any effect on said property by any other instrument.

ARTICLE I

USE OF LAND

Residential Lots. All of the lots, located and shown on the Plat as the same may be hereinafter described and/or subdivided shall be hereinafter also sometimes referred to herein as residential lots. No structure shall be erected, placed or maintained on any residential lot other than one (1) single-family residence of not less than 2,400 sq. ft. of living area (measured from the floor area of all levels and excluding basements, decks, porches and garages) having a private entrance and not less than attached garage of not less than two (2) car capacity, which garage shall be attached thereto and having a covered access to the residence ("residence", "structure", "building" and "access" having been sometimes used interchangeably herein). Under no circumstances, and without limitation of the foregoing, will any storage buildings, detached garages, pool houses, sheds or other structures be permitted to be placed upon any lot. With respect to each dwelling erected or hereafter built on any lot in the Plat, all of the services shall be underground.
1.2 -- Lot Use. The construction of a single-family residence on more than one residential lot shall be permitted. Not more than one single-family residence shall, however, be permitted on any residential lot; provided, that individual residential lots may be split and/or combined upon obtaining any requisite governmental approvals and the prior written approval of the Developer.

1.3 -- Use Restrictions. No building or structure shall be erected and no portion of any residential lot shall be used for any purpose other than single-family residential purposes (which is defined herein to not include "group homes" or other similar environment in which unrelated parties are living together in a communal type setting). No noxious, offensive or unreasonable disturbing activities shall be carried on upon any part of the Plat, nor shall anything be done within the Plat which may be or become an annoyance or nuisance in the Plat. No well for gas, water, oil or any other substance shall at any time be erected, placed or maintained on any of the residential lots other than a well for water for recreation or maintenance purposes which shall first have been approved by the Developer as provided under Article II hereof. No lot shall be used for the storage of automobiles, recreational vehicles, trailers, scrap, scrap iron, water, paper, glass or any other material except that during the period while a structure is being erected upon any residential lot, building materials to be used in the construction of such structure may be stored thereon, provided, however, that any building materials not incorporated into said structure within ninety (90) days after its delivery to such residential lot shall be removed therefrom.

1.4 -- Completion of Structures. All residences must be completed by an owner within one (1) year following the commencement of construction on any lot. No sod, dirt or gravel other than incidental to construction of approved structures shall be removed from residential lots without the approval of the Developer as provided under Article II hereof.

1.5 -- Pets. Dogs, cats, or other household pets suitably maintained and housed within a residential dwelling may be kept subject to rules and regulations adopted by the Developer and/or the Association, provided, however, that no animal of any sort may be permitted to be kept, bred or maintained for any commercial purpose, and any pet causing or creating a nuisance or unreasonable disturbance shall be subject to permanent removal and exclusion from the Plat in accordance with the rules and regulations adopted by the Developer and/or the Association. Pit Bulls and other vicious animals are strictly prohibited in Wrenwood.

1.6 -- Signs. No signs of any character other than signs not more than ten (10) square feet advertising the sale of the residential lot on which such sign is located shall be erected, placed or posted or otherwise displayed on or about any residential lot without the written permission of the Developer, and the Developer shall have the right to prohibit, restrict, and control the size, construction, material, wording, location and height of all such signs.

1.7 -- Miscellaneous. No trailer, basement, tent, garage, mobile home or other temporary shelter or housing device shall be maintained or used as a residence temporarily or permanently in the Plat. Furthermore, at no time shall any shack, shed, tent, barn or other outbuilding be permitted to be located or placed on any lot within Wrenwood. No dwelling erected in the Plat shall be used as a residence until the exterior thereof has been completed in accordance with the detailed plans and specifications approved therefor by the Developer as provided under Article II hereof. Any truck, boat, bus, tent, mobile home, trailer or other similar housing device, if stored on any residential lot in the Plat, shall be suitably housed within the attached garage. All trash, debris and garbage shall be stored within the garage. Additional regulations for the storage, maintenance and disposal of rubbish, debris, leaves and garbage may from time to time be established by the Developer.

1.8 -- Quarters Builders. Developer hereby reserves the right and all owners of any lot in the Subdivision hereby agree that in any event of construction, the written approval of all builders or other persons or entities who or which intend to construct any residence on any lot in the Subdivision. It being expressly understood and agreed that Developer in placing this restriction in the Plat is not attempting to establish a certain minimum value or character of homes, but that Developer reserves the right to ensure that the Subdivision shall be developed in a manner which will enhance the value and desirability of the Plat. The approval of the Subdivision must be noted on all plans approved by the Developer.
ARTICLE II
ARCHITECTURAL CONTROL

2.1 SUBMISSION AND APPROVAL OF PLANS AND SPECIFICATIONS. The plans and specifications for all buildings, landscaping, and other improvements and structures (including, but not limited to, signs, fences, walls, driveways, hedges, resitestances, garages, basements, in-ground swimming pools or tennis courts) to be constructed or situated on any residential lot within the Plat shall be submitted for examination to the Developer and written approval of the Developer to such plans and specifications shall be obtained before any such building, landscaping, structure or improvement shall be constructed or placed upon any residential lot and before any addition, change or alteration may be made to any of same on a residential lot. The Developer shall approve, reject, approve with modifications all submissions within thirty (30) days after submission of the plans and specifications required hereunder. Failure to so respond within such period shall be deemed to be disapproval of the submission. The plans and specifications to be submitted shall show the size, location (two (2) copies of a surveyed proposed location plan shall be submitted), type, architectural design, quality, use, construction materials and color scheme of the proposed building, structure improvement, the grading plan for the building site and the finished storm drainage thereof. Such plans and specifications shall be prepared by a competent architect or draftsman and two (2) complete sets shall be furnished to the Developer so that he may retain a true copy thereof with his records. Under no circumstances shall prefabricated, manufactured, or modular homes or structures be approved for or constructed within the Plat. Certain types of vinyl siding shall be permitted to be used on the sides and rear of a residence provided the written approval of the Developer as to the quality and color of such vinyl siding is first obtained.

2.2 ARCHITECTURAL STANDARDS. HARMONIOUS PLAN. In requiring the submission of detailed plans and specifications as herein set forth, Developer intends to assure the development of Wrenwood as an architecturally harmonious, artistic and desirable single-family residential subdivision, with individual residences to be constructed in such architectural styles, or with such materials, in such colors and located in such manner as to be in the judgment of the Developer, complement one another, and promote the harmony and desirability of the Wrenwood taken as a whole. In approving or withholding his approval of any plans and specifications, the Developer shall have the right to consider the suitability of the proposed building or structure and of the materials of which it is to be built to the building site upon which it is to be erected. The Developer will not approve designs which are in conflict with the architectural standards of the community. Without limiting the foregoing, all approved attached garages shall be side-loading. All external fireplace chases shall be brick unless the chase is internal to the structure in which case the approved siding material used for the dwelling will be acceptable.

2.3 LOCATION OF STRUCTURES. No dwelling shall be erected, reconstructed, placed, or stored upon any residential lot nearer the front or street line of said lot than the building line as shown on the Plat, nor nearer to any side line of the lot than the distance determined by the spacing in writing at the time of the approval of the plans and specifications for said dwelling (provided all necessary implied or actual setbacks shall be maintained). This restriction as to the setback of any proposed dwelling shall place from the front, side and rear lines of said lot, shall apply to such structures, veranda, porte-cochere, and other similar projections of any dwelling.

2.4 MAXIMUM HEIGHT. No structure constructed or erected within the Plat shall exceed two and one-half (2 1/2) stories, nor more than sixty-five (65) feet in height above the finish floor level as approved by the Developer in writing.

2.5 SWIMMING POOLS AND OTHER ABOVE-GROUND IMPROVEMENTS OR PROPERTY EXCEPT FOR SECURITY SYSTEMS. Television receiving dishes, no greater than 24 inches in diameter shall be placed or stored on any residential lot within the Subdivision. Any such dishes shall be located so as not to be visible from the street. Above-ground swimming pools, radio or television receiving equipment, enclosures, or other removable personal property of any kind shall be permitted, situated, and maintained on any residential lot within the Subdivision.
2.6 - DRIVEWAYS AND SIDEWALKS. Notwithstanding anything to the contrary contained in the Plat, the owner of each lot in the Plat shall be responsible for the installation of public sidewalks within the right-of-way adjacent to any particular lot (which shall be placed through the driveway as appropriate) at such time as a residence is constructed thereupon or at such time as the governing authority or authorities instruct an owner or the Developer to do so. Each owner who fails to do so construct such public sidewalks shall be subject to a lien against the particular lot in question in the Developer's favor for the cost of same. In the event the Developer has to construct and pay for such sidewalks due to such failure on the part of the owner. All driveways in the Plat shall be either asphalt or concrete. The location and design of all driveways, if not now established, shall be determined by Developer in writing at the time of approval of the plans and specifications for any dwelling. Location and specifications for construction of any driveway, which shall be either asphalt or concrete, shall be submitted to Developer and its approval thereof endorsed thereon in writing.

2.7 - BUILDING LINES AND LANDSCAPING. No structure or any part thereof shall be erected, placed or maintained on any residential lot in the Plat in violation of the building setback lines referenced in Section 2.3 herein, as shown on the 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 privacy walks, driveways, 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 the front or side yards on such portion thereof, and no weeds, underbrush or other unsightly growths, shall be permitted to grow or remain anywhere upon any residential 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 residential 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. Furthermore, each lot owner, prior to occupancy of any residence, shall plant a minimum of two (2) trees of a least 2 1/2" diameter (as measured 3' from grade) in the required front yard of each lot, and continually maintain and replace same in a first-class condition thereafter.

2.8 - ESTABLISHMENT OF GRADES. Developer shall have the sole and exclusive right to establish grades, slopes and swales on all residential lots and to fix the grade at which any buildings or structures shall be erected or placed thereon, so that the same may conform to a general plan for the development and use of Wrenwood. Deviations from such established grades is strictly prohibited unless first approved by the Developer in writing.

2.9 - BASKETBALL BACKBOARDS. No basketball backboard shall be erected or attached to the front of any residence or garage or beyond the building line as set forth in the Plat and all such basketball backboards, whenever erected, shall be approved by Developer in writing.

2.10 - MAILBOX AND/OR PAPER DELIVERY. The Developer shall have the exclusive right to determine the location, color, composition (cedar required) size, design, lettering and standards and brackets of any mail and paper delivery boxes. 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.

2.11 - FENCING. No fence, hedge, wall or enclosure of any kind, for any purpose shall be erected, placed or suffered to remain upon any residential lot, nor shall fence be erected, placed or suffered to remain upon any residential lot until the written consent of the Developer shall have been first obtained therefor, and 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. It is hereby stipulated a four-foot picket, rail treated hard wood fence is the approved material for any fence. Wire fencing may be attached to any approved split rail fencing on the exterior side of the fence. Fences shall not be erected nearer to any street or rear lot line than the building setback lines of lots shown on the Plat.
2.12 — CONSTRUCTION IN VIOLATION OF APPROVED PLAN. 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, agreement, covenants and conditions herein contained, to enter any lot or property upon or as to which such violation or breach exists, and to summarily abate and remove, at the expense of the owner thereof, and 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 therefor, 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 thereof to acquiescence in or consent to any continuing further or succeeding breach or violation thereof, and Developer shall act in all and at all times have the right to enforce the same.

2.13 — POWER OF ATTORNEY. 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 action by either one of the above-named Developers or by an attorney-in-fact authorized pursuant to a recorded power of attorney to sign deeds on behalf of Developer shall be sufficient.

2.14 — THE WREWOOD HOMEOWNERS ASSOCIATION, INC. The Developer has caused the Association to be incorporated as a not-for-profit corporation under the laws of the State of Ohio named "The Wrewood Homeowners' Association, Inc." The owners of lots in Wrewood and all persons who heretofore acquire title to such lots shall be members of the Association. Upon the sale and conveyance by the Developer of all residential lots in the Plat, and Plats One and Three of the Subdivision, and future plats of Wrewood, if any, the Developer, by instrument in writing in the nature of an assignment, shall vest in the Association in whole or in part with the rights, privileges and powers reserved and retained by the Developer by the terms of this Declaration of Restrictions. The assignment shall be recorded in the Office of the Lucas County, Ohio Recorder. The Developer may at any time provide to the sale and conveyance of all of said lots at their option to assign the aforesaid rights, privileges and powers to the Association. The Association shall have the further right to the collection and disposal of funds as herein provided and shall have the right, from time to time and after such assignment, to enforce all provisions so assigned herein with respect to the construction, improvement, maintenance and upkeep of Wrewood, and future plats of Wrewood, if any, in the manner determined by the Association to be for the best interests of the owners of the lots in Wrewood and all future plats in Wrewood, if any.

2.15 — LOTS A AND B, LOTS C, D, AND E OF PLAT ONE OF WREWOOD will, at Developer's election, be deeded to the Association. As stated in the Plat and the plats for Plats One and Three of Wrewood, all owners in the Subdivision (as well as owners of Lots in Plat Two of Wrewood) shall be responsible for the maintenance of Lots A and B and shall be subject to drainage, maintenance, assessment accordingly, all in accordance with provisions set forth in the respective recorded plats for Plats One, Two, Three and Four of Wrewood.

2.16 — MAINTENANCE CHARGES. Each and every lot in the Plat shall be subject to a maintenance charge equal to the amount estimated by the Association, Initial Rate $150.00 annually (such assessment shall be on a per lot basis), payment to be made on or before the 30th day of January for each calendar year for the following calendar year commencing January 1, 2002. If a lot owner has not paid to the Association the full amount of the annual maintenance charge, the Association shall have the right to collect the annual maintenance charge from the owner of the lot. In the event of failure to pay the annual maintenance charge within sixty (60) days after the due date, a notice of lien in substantially the following form may be filed and recorded in the Office of the Recorder of Lucas County, Ohio:

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"NOTICE OF LIEN"

Notice is hereby given that The Wrenwood Homeowners' Association, Inc. claims lien for unpaid annual assessments for the year(s) ____________ in the amount of $__________ against the following described premises:

(Insert Legal Description)

THE WRENWOOD HOMEOWNERS' ASSOCIATION, INC.

By: ____________________________
    Donald J. Ulrich, President

State of Ohio, County of Lucas, ss:

The foregoing instrument was acknowledged before me this __ day of ____________, 20__

by ____________________________, Ohio corporation, on behalf of the corporation.

Notary Public

In any event any of said annual assessments are not paid when due, the Developer may, when and as often as such contingencies occur, proceed by law to collect the amount then due by foreclosure of the above described lien, otherwise, and in such event, shall also be entitled to recover and have and enforce against each residential lot a lien for its costs and expenses in that behalf, including attorney fees. No owner may waive or otherwise escape liability for the annual assessments provided for herein by non-use of the common areas or any facilities located thereon or by abandonment of his residential lot. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any residential lot shall not affect the assessment lien; provided, however, that the sale or transfer of any residential lot pursuant to foreclosure of a first mortgage shall extinguish the lien of such assessment as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof. Said charges and assessments shall be levied against all lots in Wrenwood and shall be applied only toward payment of the costs of collection, improvements, the expenses of maintenance of the Association, and for any and all other purposes which the Association may determine from time to time to be for the general benefit of the owners of the lots in Wrenwood, including the maintenance of any boulevard areas, street areas, drainage areas, and the management and enforcement of the Association's right and duties under the within Declaration of Restrictions.

ARTICLE III

EASEMENTS

RESERVATION OF EASEMENT RIGHTS. The Developer reserves to itself, and to their successors and assigns, the exclusive right to grant easements, easements and rights of way for the construction and maintenance of electric light, cableways, telephone and telegraph poles, lines, conduits, and like underground facilities, and for drainage, sewer and any other facilities or improvements of every kind as may be necessary by Developer or its successors and assigns for the service of the Wrenwood area below or under all of the areas designed as "Utility or Drainage Easements" or with water or similar liquid on the flat and along and upon all highways now existing or hereafter
THE FOLLOWING PAGE WAS RECEIVED BY IMAGE SOURCE INC. IN POOR CONDITION.
established and abutting all the residential lots in the Plat. Developer also reserve to itself, and to its successors and assigns, the right to go upon or permit any public or quasi-public company to go upon the residential lots from time to time to install, maintain and remove such utility line and to trim trees and shrubbery which may interfere with the successful and convenient operation of such equipment. No structures, or any part thereof, shall be erected or maintained over or upon any part of the areas designated as "Utility or Drainage Easement", or with words of similar import, upon the Plat. The term "structures" as used in the foregoing portion of this paragraph shall include houses, garages, other buildings and swimming pools, but shall not include residential lot improvements such as driveways, paved parking areas, and fences. No owner of any residential lot shall have the right to reserve or grant any easements or rights of way upon or over any of the residential lots without the prior written consent of the Developer, its successors and assigns. Notwithstanding the provisions of Section 2.14, the rights reserved to the Developer in this Section 3.1 shall survive the transfer of the Developer’s rights set forth in Section 2.14. The rights granted to the Developer in this Article III, Section 3.1 shall remain exclusively vested in the Developer for a period of twenty (20) years from and after the date hereof, notwithstanding any assignment by the Developer to the Association of the Developer’s rights, privileges and powers as provided in Article III, Section 3.1 hereof. Upon the expiration of such twenty (20) year period, or at such earlier time as the Developer may designate, the rights granted to the Developer in this Article III, Section 3.1 shall terminate.

ARTICLE IV

DURATION OF RESTRICTIONS, AMENDMENTS

4.1 -- TERM. These covenants and restrictions shall run with the land and shall be binding upon the Developer, and all persons claiming under or through Developer or the Association until the first day of January, 2022, at which time these covenants and restrictions shall be automatically extended for successive periods of ten (10) years.

4.2 -- AMENDMENTS. These covenants and restrictions may be amended or revoked by Developer unilaterally as long as Developer owns one (1) lot in Wrenwood or with the approval of the then owners of not less than seventy-five (75%) of the residential lots in the Plat (and if such amendment affects Lots A or B of Plat One of Wrenwood, only with the approval of the record owner or record owners of Lot A or B). Such amendment shall become effective from and after the filing with the Recorder of Maricopa County, an instrument stating the amendment and signed by the Developer, or by all necessary approving parties, as the case may be, with the formalities required by law.

ARTICLE V

ENFORCEMENT OF RESTRICTIONS, OTHER GENERAL MATTERS

5.1 -- VIOLATIONS UNLAWFUL. Any violation or attempt to violate any of the covenants or restrictions shall be unlawful. Developer, the Association or any person or persons owning any portion of the Plat may prosecute any proceedings at law, or in equity, against the person or persons violating any such restriction to prevent him or them from so doing, or to recover damages for such violation or attempted violation.

5.2 -- SAVING CLAUSE. The invalidity of any restriction hereby imposed, or any other provision hereof, shall not impair or affect in any manner the validity, or enforceability, or effect of the rest of such restrictions and provisions.

5.3 -- TRANSFERS SUBJECT TO RESTRICTIONS. All transfers and conveyances of each and every lot in the Plat shall be made subject to these restrictions.

Any notice required to be sent to any owner of a residential lot or any person claiming through the Developer or to the Association shall be deemed to have been properly sent when mailed, registered, or deposited by United States Mail, or to any known address of the person who appears as such owner or to the Developer or to the Association as the address as first indicated above.
5.5 -- NO WAIVER OF VIOLATIONS. No restrictions imposed hereby shall be abrogated or waived by any failure to enforce the provisions hereof, no matter how many violations or breaches may occur.

5.6 -- WAIVER OF RESTRICTIONS BY DEVELOPER. Each residential lot owner, by acceptance of a deed or other instrument of conveyance to a residential lot, hereby agrees and consents and shall be deemed to agree and consent for himself and for his heirs, personal representatives, successors and assigns, that if, in the opinion of the Developer, the shape, dimensions, type of structure, location of natural features such as trees, or topography of the residential lot upon which a structure or improvement is proposed to be made, is such that a strict construction or enforcement of the requirements of the Plat or of any provision of these restrictions would work a hardship, the Developer may, in writing, grant waivers from these restrictions as to such residential lot so as to permit the erection of such structure or the making of the proposed improvements.

5.7 -- PARAGRAPH HEADINGS. The paragraph headings contained in this Declaration of Restrictions have been inserted for convenience of reference only and are not to be used in the construction and/or interpretation of these restrictions.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands to this instrument as of the day and year first written above.

WITNESSES:

WRENWOOD HOLDING COMPANY, LTD., an Ohio limited liability company.

By: ____________________________

Donald J. Ulrich, Member

State of Ohio, County of Lucas, ss:

The foregoing instrument was acknowledged before me the day of ______________ 2002, by Donald J. Ulrich, member of Wrenwood Holding Company, Ltd., an Ohio limited liability company, on behalf of said company.

JOHN W. MARTIN
Notary Public

WITNESSES:

THE WRENWOOD HOMEOWNERS' ASSOCIATION, INC., an Ohio non-profit corporation

By: ____________________________

Donald J. Ulrich, President

02 8333B02
State of Ohio, County of Lucas, ss:

The foregoing instrument was acknowledged before me this 26th day of
2002, by Donald J. Ulrich, President of The Westwood Homeowners’ Association, Inc., an Ohio non-profit
 corporation, on behalf of the corporation.

[Signature]

Notary Public

This instrument prepared by:
Jerome R. Parker, Esq.
Gressley, Kaplin & Parker, LLP
608 Madison Avenue, Suite 930
Toledo, Ohio 43604

JOHN W. MARTIN
Notary Public-State of Ohio
Commission No. 1047.03

[Seal]

1-02-8833-B03
CONSENT OF FIRST MORTGAGE HOLDER
FIFTH THIRD BANK

The undersigned, Fifth Third Bank, as holder of a record mortgage against the property covered
by the foregoing Declaration of Restrictions for Wrenwood Plat Four, a subdivision in the Township of
Mentor, Lucas County, Ohio, does hereby consent to the adoption and recording of the foregoing said
Declaration.

This Consent shall be binding upon and inure to the benefit of the undersigned and its successors
and assigns.

IN WITNESS WHEREOF, the undersigned has duly executed this Consent this 31st day of
November, 2002.

FIFTH THIRD BANK

[Signature]

State of Ohio, County of Lucas, ss:

The foregoing instrument was acknowledged before me on the 31st day of November,
2002, by [Signature], a Notary Public of Fifth Third Bank, on behalf of said company.

[Signature]
Notary Public

[Stamp]
CONSENT OF RECORD OWNER

WHEREAS, LOUISVILLE TITLE AGENCY FOR N.W. OHIO, INC., TRUSTEE, (hereinafter referred to as "Trustee") is the legal record holder of all the platted lots in the recorded plat of Wrenwood Plat Four, a Subdivision in the Township of Monclova, Lucas County, Ohio, which plat is recorded in Volume 514 of Lucas County, Ohio Plat Records, pages 4-7 (hereinafter referred to as "the Plat"); and

WHEREAS, it is the intention of Trustee to consent to the adoption of the foregoing restrictions for the lots in the Plat, said restrictions having been executed by the beneficial owner of the subject trust, Wrenwood Holding Company, Ltd.

NOW, THEREFORE, Trustee, in consideration of the enhancement in the value of said property by reason of the adoption of the foregoing restrictions, and in furtherance of the aforesaid development plan, does for itself and its successors and assigns, hereby declare, covenant, stipulate and consent that all property as shown on the Plat shall hereafter be sold, transferred, or conveyed by Trustee, its successors and assigns, subject to the foregoing restrictions, covenants and conditions, which restrictions shall to the extent legally permissible, supersede any and all other restrictions heretofore enforced on said property by any other instrument.

IN WITNESS WHEREOF, said Louisville Title Agency for N.W. Ohio, Inc., Trustee, has caused its corporate name to be subscribed to these presents by me, an officer of said corporation, this 2nd day of November, 2002.

WITNESSES

Louisville Title Agency for N.W. Ohio, Inc., Trustee

[Signatures]

Notary Public

[Seal]

RECEIVED &Recorded

Nov. 22, 2002

[Notary/Public Officer]

[Stamp] 02-833385