

STEVEN'S MEADOW

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35620

DECLARATION OF RESTRICTIONS

as to

STEVEN'S MEADOW

A Subdivision in the City of Oregon, Lucas County, Ohio

This Declaration, made and entered into by Szabo-Madras, Inc., an Ohio Corporation, hereinafter called "Owner", this 14th day of Sept., 1987.

WITNESSETH:

WHEREAS, Owner holds title in fee simple to a certain parcel of land situated in the City of Oregon, Lucas County, Ohio, hereinafter referred to as Steven's Meadow and described as follows:

Lots 1 to 43, inclusive, in Steven's Meadow, a Subdivision in the City of Oregon, Lucas County, Ohio; and

WHEREAS, Owner has caused a plat of the above described land to be prepared and recorded, which plat provides for:

1. The subdivision of said land into 43 lots numbered consecutively from 1 to 43.
2. The dedication to public use of certain streets and ways therein; and
3. The reservation of certain easements therein for the installation and maintenance of public utility service; and

WHEREAS, Owner has established for its own benefit and for the benefit of all future owners and occupants of all or any part of Steven's Meadow certain easements and rights in, over and to Steven's Meadow and certain restrictions upon the manner of use, improvement and enjoyment of the aforementioned lots in Steven's Meadow and has imposed certain restrictions on such lots in said Steven's Meadow.

NOW THEREFORE, in consideration of these premises and in consideration of the enhancement in value of the above described land, and to afford purchasers 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 improvement, development, use, occupancy, and enjoyment of said Steven's Meadow as an architecturally harmonious, artistic, and desirable residence district, Owner, for itself, its successors and assigns, does hereby declare and stipulate that each lot in said Steven's Meadow hereafter sold, conveyed, or transferred by them, including transfers by operation of law, shall be deemed sold, conveyed, or transferred subject to the following covenants, conditions, agreements, and restrictions, to-wit:

ARTICLE ONE

Section 1. Szabo-Madras, Inc., Owner, hereby establishes the Steven's Meadow Association (hereafter known as "Association"), which shall consist of all of the owners of real estate located within Steven's Meadow. Each owner shall be entitled to one (1) vote for each lot owned by him on each matter submitted to a vote of the members; 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 (1) vote. The Association by a vote of two-thirds (2/3) of its members may adopt such reasonable rules, regulations, or bylaws as it may deem advisable for the general welfare of the residents of Steven's Meadow, and all parts of said property shall at all times be maintained subject to such rules, regulations, and bylaws. The officers of the Association shall be elected as provided in the bylaws, shall exercise the powers, discharge the duties, and be vested with the rights conferred by the bylaws and this Declaration upon the Association, except as otherwise specifically provided. Officers of the Steven's Meadow Association may be replaced and/or recalled by a vote of two-thirds (2/3) of the Association. The bylaws shall confer upon the President of the Association, or such other officers as they may direct, the specific duty of acting liaison between the Association and local governmental officials for the purpose of coordinating their efforts in enforcing the restrictive provisions of this Declaration which are of mutual interest.

The bylaws of the Association shall provide for an annual meeting of the Owner's Association on a date specified therein. Special meetings of the Association may be called by owners representing one-third (1/3) of the votes of the Association by giving notice of such meeting through publication in a newspaper of general publication in the area at least three (3) weeks prior to the date of said meeting at a place located within the Steven's Meadow Subdivision; a meeting may be called by the President of Steven's Meadow Association by the giving of a notice in newspaper of general circulation as provided above.

The rules, regulations, or bylaws adopted by the Steven's Meadow Association may be amended at any time by owners representing two-thirds (2/3) of the votes of the Association, at a meeting of the Association called for that purpose.

Section 2. An Architectural Control Committee consisting of two (2) individuals is hereby established. The initial members of the committee shall be William B. Szabo and Gregory C. Szabo. The initial members are appointed by the Owner, Szabo-Madras, Inc., and may be replaced by it from time to time. In the event that any member of the committee should resign or die and a successor not be appointed as provided above within three (3) months of such resignation or death, the Steven's Meadow Association hereinafter established may appoint a successor for such individuals.

Section 3. The Committee described in Section 2 shall continue to function until construction on all lots in Steven's Meadow has been completed and/or title to all such lots has been conveyed from Owner to other parties. Upon such completion of construction and conveyance of title the individuals specified in Section 2, or their successors chosen in accordance with Section 2, shall be deemed to have resigned. The Steven's Meadows Association, as created in Section 1, shall then appoint all three (3) members of the committee to replace the two (2) previous members, and may thereafter replace from time to time any member of such committee. Provided, however, that at any time prior to such completion of construction and conveyance of title for all lots the individuals named in Section 2 may voluntarily resign and turn control of the committee over to the Steven's Meadow Association by a letter in writing to the Association.

Section 4. No building, driveway, swimming pool, fence, wall or other structure shall be erected or maintained on any lot or parcel, nor shall any change, addition to or alteration therein substantially affecting the outward appearance thereof be made unless erected, maintained, changed, added to or altered in accordance with detailed plans and specifications showing the location of such structure on said lot and grading plans, which plans and specifications have first been approved in writing both as to conformity to external design and as to location on the lot by the aforesaid Architectural Control Committee; nor shall there be any subdivision, platting, re-platting or change in the location of roads, public walkways of any parcel or lot without approval of the Architectural Control Committee in writing. No side yard fences higher than forty-eight inches (48") and not forward of rear of house or side door of house or garage. An exception to the provisions of this Section and the remainder of these restrictions exists for lots number one (1) and number thirty (30) at the corners of Starr Avenue and Georgetown Drive. Said exception permits the presence of a masonry wall and a split rail ornamental fence on lots number one (1) and number thirty (30) as follows:

a. On lot number one (1) at its northeast corner and along part of the north side line paralleling Starr Avenue a masonry wall bearing the name "Steven's Meadow" will be placed by Szabo-Madras, Inc. for the purpose of identifying and enhancing the Subdivision. Running westward from the end of the masonry wall will be placed sections of split rail fence.

b. On lot number thirty (30) at its northwest corner and along part of the north side line paralleling Starr Avenue a Masonry wall bearing the name "Steven's Meadow" will be placed by Szabo-Madras, Inc. for the purpose of identifying and enhancing the Subdivision. Running eastward from the end of the masonry wall will be placed sections of split rail fence.

c. On both lots number 1 and number 30 the above described walls and rail fences will be located within the boundaries of said lots. Each owner of lot number 1 and lot number 30 shall care for the landscaping surrounding the walls and rail fences. No planting of trees or bushes shall be made which will obscure in any degree the name "Steven's Meadow".

d. All the provisions of the remainder of these Restrictions shall allow for these exceptions provided in this Section for the placement and continued existence of these masonry walls and split rail fences for the identification and enhancement of Steven's Meadow Subdivision. These provisions will pass from owner to owner with the deed to the two lots, number 1 and number 30.

e. These exceptions to lot number 1 and lot number 30 shall in no way affect the provisions of these restrictions to all the remaining lots as herein provided.

Section 5. Owner reserves to itself, its successors and assigns, a perpetual easement in, through, under and/or over those portions of each lot, as shown on the plat of Steven's Meadow, designated as utility easements, for the construction, operation and maintenance of electric power and communications lines and conduits, and for water, gas, and sewer lines and conduits, or any other public utility facilities, together with the necessary incidents and appurtenances. Owner further reserves to itself, its successors and assigns, a perpetual easement in, through, under and/or over those portions of each lot designated as ditch easements, drainage easements and access easements for the maintenance of proper drainage and to preserve open areas.

Section 6. Owner reserves the exclusive right to grant consents for the construction, operation, and maintenance of electric light, telephone and other utility poles, lines and conduits, and for water, gas and sewer 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 streets and ways, now existing or hereafter established, upon which any part of said premises may now or hereafter front or abut.

Section 7. All buildings and the locations thereof shall comply with the building code and zoning regulations of the City of Oregon and the recorded plat.

Section 8. The grade of all buildings shall be a minimum of 18" above the average curb height of each lot or as allowed to vary from 18" by the written approval of the Architectural Control Committee. Side lot yards shall be graded so that the side lot line shall be lower than the grade level of the buildings on either adjoining lot to facilitate drainage of water to the front or rear of the lots. Rear lot yards shall be graded so that a low swale shall exist over the back yard drainage tile lines and in such a manner as not to obstruct the surface flow of the water across the lots laterally to established outlets. Any grade improperly established and causing entrapment of water shall be corrected by and at the expense of the owner of the lot causing the entrapment at whatever time it occurs.

Section 9. No structure or any part thereof shall be erected, reconstructed, placed or suffered to remain on any part of said lots nearer the front or street line or lines than the building set-back line or lines shown upon the recorded plat of said subdivision nor nearer to any side line or rear line than shall be determined by Owner and The City of Oregon in writing at the time of the approval of the plans and specifications for such structure. This restriction as to the distances at which said structure shall be placed from the front, side or rear lines of said premises shall apply to and include covered porches, verandas, portes-cochere, and other similar projections therefrom.

ARTICLE TWO

The following restrictions shall apply to all lots in Steven's Meadow:

Section 1. Each lot in Steven's Meadow is designated as a residential lot. All lots shall contain single-family dwellings with attached two-car garages. All dwellings, exclusive of attached garage area, shall contain a minimum floor area of 1500 square feet if it is a single story house. If the dwelling is of more than one story, the first story shall contain a minimum of 1000 square feet exclusive of garage area and the second floor shall contain a minimum of 800 square feet in addition to the first floor area. The garage shall contain a minimum of 440 square feet. No portion of any residential lot or structure thereon shall be used or permitted to

be used for any business purpose whatsoever and no noxious, offensive, or unreasonably disturbing activity shall be carried on upon any part of said subdivision, nor shall anything be done thereon which may be or become an annoyance, or nuisance in said subdivision.

Section 2. No dwelling erected in said Steven's Meadow shall be used as a residence prior to the issuance of an occupancy permit by The City of Oregon, and prior to the completion of the interior and exterior thereof has been completed as specified and called for in the detailed plans and specifications therefor. The fronts of all dwellings shall be completed in brick, wood, ornamental stone, or a combination thereof unless otherwise approved by the Owners or The Architectural Control Committee. There shall be no concrete or cinder block masonry showing above grade on any elevation of the building. Building materials to be used in the construction of any structure to be erected on any residential lot must be new. An exception to this may be granted for the use of good grade of used antique brick to effect a certain architectural style. Aluminum or vinyl siding and/or outside trim may be used to replace wood. Building materials to be used in the structure on a lot may be stored thereon, but if not incorporated into the structure within ninety days after delivery to such lot shall be removed therefrom. No existing dwelling or building may be moved onto any lot from another location.

Section 3. No boat, boat trailer, house trailer, motor home, recreational vehicle, motor coach or truck (except one pick-up truck or van not exceeding one (1) ton) shall be parked, stored or suffered to remain within Steven's Meadow, whether on a lot or in a street, unless parked or stored within a garage out of view. No trailer, tent, shack, barn, housecar, playhouse, greenhouse, tree house or carport of any type will be permitted in Steven's Meadow, except with the written approval of the Owners or the Architectural Control Committee. A small outbuilding of good style and quality to be used in the rear yard for storage of lawn and swimming pool equipment and appurtenance is permissible after approval in writing of detailed plans and specifications showing location is submitted to The Owners or The Architectural Control Committee.

Section 4. No satellite dishes of any kind may be located on the roof, in the yard, or anywhere outside of any dwelling in Steven's Meadow. No spirituous, vinous or fermented liquor of any kind shall be manufactured or sold, either at wholesale or at retail, upon said premises, nor shall any industry, business or trade, occupation or profession of any kind be conducted, maintained or permitted upon said premises. No well for gas or oil shall at any time, whether intended for temporary or permanent purpose, be erected, placed or suffered to remain upon said premises; nor shall the premises 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 land. No advertising sign, billboard or other advertising device, except for the purpose of advertising the sale of said premises, shall be erected, placed or suffered to remain upon said premises, or upon or visible from the street without the written consent of the Architectural Control Committee first having been obtained. The right is reserved by Owner to erect advertising signs and displays at entrances to the Development until all lots are sold and to erect small structures and place signs on any unsold lots or improvements thereon. Builders erecting a dwelling may place one identification sign on the property during the construction period.

Section 5. Except for normal household pets, no animals, rabbits, or poultry of any kind, character or species shall be kept upon or maintained nor shall any dog kennel be kept upon or maintained on any part of any lots or tract. The Steven's Meadow Association shall have the right to adopt reasonable regulations governing the keeping within any dwelling house of domestic dogs, cats, or other household pets calculated not to become a nuisance to the owners or inhabitants of Steven's Meadow. Owners of dogs shall be held responsible for keeping the animals quiet and under control to a degree in which their barking is not an irritant to neighbors. Owners of dogs or other pets shall not allow them to run loose in the subdivision for the purpose of relieving themselves. Enclosed yards where dogs or other pets are allowed to run shall be kept in a clean and sanitary condition.

Section 6. No clothes, sheets, blankets or other articles shall be hung out or exposed on any part of said premises, except in the rear yards. 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 of any building.

Section 7. All rubbish, debris and garbage shall be stored in enclosed containers not visible from the street, or stored and maintained, in containers entirely within the garage or basement. No burning of garbage or rubbish on premises is permissible. Additional regulations for the storage, maintenance and disposal of rubbish, debris, leaves, and garbage, may from time to time, be established by the Steven's Meadow Association.

Section 8. No weeds, underbrush, or other unsightly growths or objects of any kind, shall be placed, be permitted to grow, or suffered to remain on any part of said premises. All lot owners in Steven's Meadow are responsible for the proper care and maintenance of their respective yards including, but not limited to, cutting grass, trimming bushes and shrubbery, and the removal of snow and ice from sidewalks. No trash or rubbish burner, or other device expelling gas or smoke shall be used.

Section 9. No tanks for the storage of propane gas or fuel oil shall be permitted on any lot within Steven's Meadow.

Section 10. No garage floor shall be less than 6 inches above the elevation of the top of the curb at the center of the lot.

Section 11. No portion of the within described premises nearer to any street than the building set-back line or lines shown upon the recorded plat of said subdivision shall be used for any purpose other than that of lawn. Nothing herein contained, however, shall be construed as preventing the use of such portion of said premises for walks (and drives if otherwise permitted), the planting of trees or shrubbery, and the growing of flowers or ornamental plants for the purpose of beautifying said premises, but no unsightly objects shall be allowed, placed or suffered to remain thereon.

Section 12. Every owner of any lot herein shall, at the expense of said owner, install sidewalks across the entire front of the lot in conformity with The City of Oregon requirements before completion and occupancy of any dwelling erected on said lot. The City of Oregon may grant delay because of weather. If any legal action must be brought to enforce this provision, the owner of said lot shall be responsible for all expenses, legal or otherwise, in enforcing this provision.

Section 13. No sod or earth shall be removed from any lot except to permit building foundations. If there is a determined excess of dirt on any lot as a result of construction, the excess dirt shall be moved at the lot owner's expense to a location in the subdivision designated by Szabo-Madras, Inc. or by the Architectural Control Committee. If the excess dirt is not needed in the subdivision, written permission will be granted to the lot owner to dispose of it at his expense outside of the subdivision.

ARTICLE THREE

Section 1. Each grantee of Owner by the acceptance of a deed of conveyance accepts the same subject to all restrictions, conditions, covenants, reservations, easements, and the jurisdiction, rights and powers of Owner, created or reserved by this Declaration or by plat or by 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 of any interest therein, regardless of how acquired, and inure to the benefit of such owner, in like manner as though the provisions of this 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 Owner, its successors or assigns, 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, as interpreted by Owner, and Owner or its successors or assigns, or its agents, shall not thereby be deemed guilty of any manner of trespass; or (b) to enjoin, abate or remedy by appropriate legal proceedings, either in law or equity, the continuance of any breach.

Section 2. All restrictions, covenants, conditions, agreements and other provisions herein contained shall be deemed subject to and subordinate to all mortgages or deeds of trust in the nature of a mortgage now or hereafter executed, encumbering any of the real property herein described, and none of

said restrictions, covenants, conditions, agreements or other provisions shall supersede or in any way reduce the security or affect the validity of any such mortgage or deed of trust in the nature of a mortgage. It is distinctly understood and agreed, however, that if any portion of said property is acquired in lieu of foreclosure of any mortgage, or under the provisions of any deed of trust in the nature of a mortgage, or under any judicial sale, any purchaser at such sale, his heirs, successors or assigns, shall hold any and all property so purchased or acquired subject to all the restrictions, covenants, conditions, agreements and other provisions of this Declaration.

Section 3. None of the restrictions imposed hereby shall be subrogated or waived by any failure to enforce the provisions hereof, no matter how many violations or breaches may occur.

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

Section 5. Owner reserves the right to change, modify, alter or rescind any of the restrictions and covenants herein contained, except those set forth in Section 1 of Article One hereof.

Section 6. A violation of any of the rules and regulations adopted by Owner or by the Association formed pursuant to Article One hereof shall be deemed a violation of this Declaration and may be enjoined as herein provided.

Section 7. The rights, privileges and powers herein retained by Owner shall be assignable and shall inure to the benefit of its successors and assigns.

IN WITNESS WHEREOF, Szabo-Madras, Inc., an Ohio corporation has caused this Declaration to be signed by its partners on the day and year first above written.

WITNESSED:

SZABO-MADRAS, INC.
an Ohio Corporation

Mary M. Bollinger

By: William B. Szabo
William B. Szabo, President

George A. Madras

By: George A. Madras
George A. Madras, Vice President

Gregory C. Szabo

By: Gregory C. Szabo
Gregory C. Szabo, Secretary

STATE OF OHIO)
)SS
COUNTY OF LUCAS)

Before me, a Notary Public in and for said County, personally appeared William B. Szabo, George A. Madras, and Gregory C. Szabo, officers of said Szabo-Madras, Inc., an Ohio corporation who acknowledged that they did sign said instrument as officers of said corporation and that the same is their free act and deed and the free act and deed of said corporation for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal this 14th day of Sept., 1987.



Mary M. Bollinger
Notary Public

MARY M. BOLLINGER
Notary Public, State of Ohio
My Commission has No Expiration Date

Louisville Box
ATTN: Ken White

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ADDENDUM TO RESTRICTIONS
RECORDED FOR
STEVEN'S MEADOW SUBDIVISION
LUCAS COUNTY, OREGON, OHIO

This ADDENDUM is to THE ORIGINAL RESTRICTIONS for STEVEN'S MEADOW SUBDIVISION in the City of Oregon, Lucas County, Ohio recorded on September 15, 1987 in the office of the Recorder of Lucas County, Ohio under the recording number 87-1709-B09 to 87-1709-C08 inclusive.

This declaration made and entered into by Szabo-Madras, Inc., an Ohio Corporation, George A. Madras and Carol J. Madras, and E. Merle Brumet and Marian R. Brumet, hereinafter called "Owners" on this 14th day of May, 1988.

WITNESSETH

WHEREAS, Owners, collectively as their interest appear on pp. 1-6, hold title in Fee Simple to Lots numbered 1 thru 43 inclusive, in Steven's Meadow Subdivision, City of Oregon, Lucas County, Ohio.

Changes to The Original Restrictions above mentioned are hereby made as follows:

1. The size requirements for the structures built on Lots numbered 1, 2, 3, 4, 5, 6, 25, 26, 27, 28, 29, 30 shall remain as described in The Original Restrictions Article Two, Section 1 on page 6.
2. The size requirements for the structures on Lots numbered 7 thru 24 inclusive and on Lots numbered 31 thru 43 inclusive shall be as follows:
 - a. Ranch houses shall have 1,700 sq.ft. or more living area and an attached two car garage with an area of at least 440 sq.ft.
 - b. Structures with more than one story shall be at least 1,000 sq.ft. or more living area on the first floor and the combined total of the first and second floors shall be 2,000 sq.ft. or more. There shall also be an attached two car garage with an area of 440 sq.ft. or more.

Two complete sets of plans showing structure and site location and two sets of specifications shall be submitted for approval to the Architectural Control Committee for architectural theme, architectural merit, site location and elevation of grade above curb. When and if the proposed plan and specifications are approved, the Architectural Control Committee will retain one set of each and return an approved and signed set to the applicant. Plans shall be drawn by a competent builder or architect. Construction is not to begin prior to the approval of the above.

Material and choice of colors on the exterior elevations and roof are subject to approval by the Architectural Control Committee

In approving or withholding its approval of any plans and specifications, the Architectural Control Committee shall have the right to decide the following:

- 1) 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.
- 2) The appropriateness and harmony of the contemplated improvements in relation to improvements on adjacent residential lots.
- 3) The relation to the general plan for the development of Steven's Meadow Subdivision as well as the artistic and architectural merits of the proposed building or structure.
- 4) Its effect on the view and outlook from neighboring residential lots.
- 5) The extent to which its location and configuration preserves the natural attributes of the adjoining properties.
- 6) Such other matters as may be deemed to be in the interest of the owners of residential lots in Steven's Meadow Subdivision as a whole.

Any determination made by the Architectural Control Committee in good faith shall be binding on all parties in interest.

Trees which attain large stature and growth shall be located so that in their growth they do not encroach on adjoining properties. Permission for planting and locating of species of trees which attain large size shall be obtained from the Architectural Control Committee. No varieties of shrubbery which attain large size shall be planted or located in such manner that they obstruct vision of on-coming traffic. Varieties of trees for planting in right of ways shall be submitted for approval by the Architectural Control Committee. No Cottonwoods or Silver Maples will be allowed.

In case of conflict between The Original Restrictions and the ADDENDUM, the terms of this ADDENDUM shall prevail and shall pass with title from owner to owner.

IN WITNESS WHEREOF, Szabo-Madras, Inc., an Ohio Corporation, George A. Madras and Carol J. Madras, owners of Lot 7, and E. Merle Brumet and Marian R. Brumet, owners of Lot 15, as of this 19th day of May, 1988 have caused this Declaration of Amendments to The Original Restrictions to be approved and signed on the day and year first above written.

WITNESSED:

SAZBO-MADRAS, INC., an Ohio Corporation

Bula Hyden
Mary M. Bollinger

By: William B. Szabo
William B. Szabo, President
By: George A. Madras
George A. Madras, Vice Pres.
By: Gregory C. Szabo
Gregory C. Szabo, Secretary

AND

WITNESSED:

Bula Hyden
Mary M. Bollinger

By: George A. Madras
George A. Madras, Owner Lot 7
By: Carol J. Madras
Carol J. Madras, Owner Lot 7

AND

WITNESSED:

Bula Hyden
Mary M. Bollinger

By: E. Merle Brumet
E. Merle Brumet, Owner Lot 15
By: Marian R. Brumet
Marian R. Brumet, Owner Lot 15

STATE OF OHIO)
COUNTY OF LUCAS) SS

Before me, a Notary Public in and for said County, personally appeared William B. Szabo, George A. Madras, and Gregory C. Szabo, officers of said Szabo-Madras, Inc., an Ohio Corporation, and George A. Madras and Carol J. Madras, Owners of Lot 7, and E. Merle Brumet and Marian R. Brumet, Owners of Lot 15, who acknowledged that they did sign said instrument as officers of said corporation and/or individual owners, and that the same is their free act and deed and the free act and deed of said corporation for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have herunto subscribed my name and affixed my official seal, this 10th day of May, 1988.

RECEIVED & RECORDED

MAY 16 1988

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RECORD 3, LUCAS COUNTY, OHIO

Mary M. Bollinger
Notary Public



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BUILDING RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, James B. Laing and Gladys R. Laing, do hereby certify that the following is a true and correct copy of the restrictions on the lots numbered One (1) through Thirteen (13) in said Subdivision:

All plans and specifications for any dwelling or other structure to be erected on any lot in said Subdivision shall be submitted to the undersigned, James B. Laing, and must have his approval in writing before construction is started. Said plans and specifications shall show the location of the building on the lot, elevations and provision for drainage, and shall comply in all respects with the Zoning Ordinances of the City of Oregon, Lucas County, Ohio.

IN WITNESS WHEREOF, we, the undersigned, as owners of the lots in Laing's Subdivision, Plat One, have hereunto subscribed our names this 13th day of February, 1962.

James B. Laing
James B. Laing
Gladys R. Laing
Gladys R. Laing

STATE OF OHIO }
COUNTY OF MOOD } ss:

Before me, a Notary Public in and for said County, appeared the above named James B. Laing and Gladys R. Laing, husband and wife, who acknowledged the signing hereto fore to be their free and voluntary act for the purposes therein mentioned.

IN WITNESS, I have hereunto subscribed my name at Perryburg, Ohio, this 13th day of February, 1962.

THIS INSTRUMENT PREPARED AT

Wayne M. Leatherman
WAYNE M. LEATHERMAN
Notary Public, State of Ohio