

DECLARATION OF RESTRICTIONS

WHEREAS, WEBSTRAND CORPORATION, an Ohio corporation, hereinafter referred to as "Owner" holds title in fee simple to a certain parcel of land located in the City of Perrysburg, Wood County, Ohio, hereinafter referred to as Three Meadows Subdivision and described in "Exhibit A" attached hereto and made a part hereof.

WHEREAS, JOSEPH J. BUCKENBERGER and HELEN S. BUCKENBERGER, husband and wife, hereinafter known as "Mortgagee", are the owners of a mortgage upon a part of that real estate described in "Exhibit A" attached hereto.

WHEREAS, Owner has heretofore filed for record its plat of Three Meadows Subdivision Plat I and anticipates the further development of the above described parcel for the purpose of creating a uniform development consisting of single family dwellings, condominiums and apartment buildings, and for the provision of public roads and walkways, park area and for public schools, with location of limited commercial areas and for the location of churches, and

WHEREAS, the Owner has obtained a conditional grant for zoning for said purposes as provided in Ordinance Number 14-70 of the City of Perrysburg wherein it is provided that Owner, its successors and assigns, shall provide for an Architectural Committee consisting of three (3) individuals, one of whom shall be the Service Safety Director of the City of Perrysburg or other technically qualified employee of the City as recommended by the Mayor and approved by Council, and

WHEREAS, Owner and Mortgagee desire to establish an Architectural Committee and to establish an association for the maintenance of the public areas, and to establish restrictions upon the manner of use, improvement and enjoyment of Three Meadows Subdivision, and to impose hereby certain restrictions on said real estate.

NOW, THEREFORE, in consideration of the premises and in consideration of the enhancement in value thereof and to afford purchasers protection in the use and occupancy thereof, for the purpose of which the same are

designated and to provide a uniform general plan for the improvement, development, use, occupancy and enjoyment of said Three Meadows Subdivision as an architecturally harmonious, artistic and desirable residence district, WEBSTRAND CORPORATION, the Owner, for itself, its successors and assigns, and Mortgagee, hereby stipulate and declare that each lot and parcel in said Three Meadows Subdivision shall hereafter be conveyed by it and its successors and assigns subject to the restrictions hereinafter set forth;

1. An Architectural Committee is hereby established consisting of three individuals, being:

Stephen Stranahan
William Winzeler
Charles Collins

That Charles Collins, as present Service Safety Director of the City of Perrysburg, is appointed in conformance with the requirements of Ordinance Number 14-70 of the City of Perrysburg and his replacement may be from time to time by the Mayor and Council of the City of Perrysburg as provided in said Ordinance. That Stephen Stranahan and William Winzeler are appointed by Owner and may be replaced from time to time by Owner. That should any member of said committee die or resign and his successor not be appointed as hereinbefore provided within six (6) months of said death or resignation, the replacement member of said committee member may be appointed by the majority vote of Three Meadows Subdivision Association Administrative Committee as hereinafter established.

2. No building, 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 said Architectural 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 Committee in writing.

3. Owner reserves the right further to

or any part of the real estate herein described as approved by the Architectural Committee and in conformance with the ordinances and requirements of the City of Perrysburg and any other governmental authority for the purpose of keeping the development of Three Meadows Subdivision as a uniform and harmonious subdivision.

4. Within three (3) years following the date of the recording of this instrument, the Owner shall establish Three Meadows Subdivision Association with an Administrative Committee of five (5) individuals initially identified and appointed by the Owner. Said Administrative Committee members shall serve for a term of five (5) years, except that upon the first appointment, one member shall serve for one (1) year, one member shall serve for two (2) years, one member shall serve for three (3) years, one member shall serve for four (4) years, and one member shall serve for five (5) years. Thereafter, one member shall be appointed each year to replace the member whose term expires in that year. Said Three Meadows Subdivision Association shall consist of all of the owners of real estate located within Three Meadows Subdivision. For purposes of voting, wherever any parcel is owned in common fractionally, the ownership shall be considered as one owner. Each owner shall be entitled to one (1) vote for each single family dwelling, one (1) vote for each condominium residential unit and one (1) vote for each one and one and one-half ($1\frac{1}{2}$) residential apartment units; however, no owner shall be entitled to less than one (1) vote. A special meeting of the Three Meadows Subdivision Association may be called by the owners of twenty-five (25) or more votes 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 to be located within Three Meadows Subdivision; a meeting may be called of Three Meadows Subdivision by any member of Three Meadows Subdivision Administrative Committee and by the giving of notice in a newspaper of general circulation as above provided. Members of the Three Meadows Subdivision Association Administrative Committee may be replaced by a majority vote of the

Association and any member may be recalled by a vote of two-thirds (2/3) of the Association.

5. Three Meadows Subdivision Association Administrative Committee shall be authorized to make an assessment annually not to exceed twenty dollars (\$20.00) for each single family residence; twenty dollars (\$20.00) for each condominium residential unit, or ten dollars (\$10.00) for each apartment residential unit, except that by a majority vote of Three Meadows Subdivision Association said assessment may be increased; at any meeting called for the purpose of increasing the annual assessment above the amount provided in this item, notice of such meeting time and place shall be by publication in a newspaper of a general local circulation on at least three (3) separate occasions and at least three (3) weeks prior to the meeting held at a place within Three Meadows Subdivision.

6. Three Meadows Subdivision Association Administrative Committee shall be authorized to collect and manage funds of the Association and from time to time expend such funds to maintain, improve, beautify and provide lighting for the roadways, walkways and parks as dedicated to and owned by the City of Perrysburg or other governmental body, or upon which a general easement has been reserved for use of the public, as located within Three Meadows Subdivision, and as said Committee shall determine advisable to supplement the municipal or other governmental service.

7. All assessments properly made by Three Meadows Subdivision Administrative Committee shall be a lien upon the lot of the assessed owner.

8. No owner shall operate or permit to be operated within the Subdivision on any public walkway or parkland, except upon a dedicated road, any motorized vehicle, including, but not limited to motorcycles, motorized bicycles and snowmobiles.

9. No chain link fences shall be permitted within Three Meadows Subdivision.

10. No signs shall be permitted in Three Meadows Subdivision except in the area zoned for commercial use and except for "For Rent" and "For Sale" and other signs, as approved by the Architectural Committee.

11. The covenants and restrictions hereinabove shall run with the land and shall be binding upon each and every person who is now or shall hereafter become the owner of any interest in or to the above described property or any part thereof until January 1, 1981, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years each unless and except the then owners of the two-thirds (2/3) of lots, plots and sites in said Three Meadows Subdivision shall agree in writing to change, amend, modify or revoke these covenants in whole or in part.

12. Any violation or attempt to violate any of the covenants or restrictions herein while the same are in force shall be unlawful. Any other person or persons owning any lot, plot, site or portion thereof in said Three Meadows Subdivision may prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction or prevent him or them from so doing, to cause the removal of any violation and to recover damages or other dues for such violation or attempted violation.

13. If any of the covenants or restrictions hereinabove are held invalid by judgement or court order, the remainder of the covenants or restrictions shall not be affected thereby and shall remain in full force and effect.

In consideration of the premises and of the enhancement in value of said Three Meadows Subdivision hereinbefore described, Webstrand Corporation does hereby declare and establish the foregoing restrictions and covenants.

IN WITNESS WHEREOF, the said Webstrand Corporation has caused its corporate name to be signed by its President, and attested by its Treasurer both officers having been thereunto duly authorized, and Joseph J. Buckenberger and Helen S. Buckenberger, husband and wife, this 10th day of August, 1971, and on July 21, 1971.

(two witnesses)

WEBSTRAND CORPORATION

By Stephen Stranahan, President

Attest William Winzeler, Treasurer
Joseph J. Buckenberger
Helen S. Buckenberger

Acknowledged August 10, 1971 , and July 21, 1971 by said
Company, by said Officers, by authority of its Board of Directors,
before a Notary Public, Wood County, Ohio. (Seal)

Received for record August 11, 1971 at 12:50 P.M. and recorded
in Volume 480 of Deeds, page 894.

EXHIBIT "A"

899

Road Tract No. 1,
A parcel of land located in/Fractional Section 5, Outlots 257 thru 265,
and Section 4, T 4, USR, Perrysburg City Wood County, Ohio and more
fully described as follows:

Commencing at the intersection of the west line of Outlot 260 of the New Survey to the City of Perrysburg, being also the east line of Fractional Section 5, and the northeasterly limited access right-of-way line for Interstate Route #75, being designated as Station 88 + 76.93 and 75.00 feet left of the Centerline of Survey for U.S. Route #20; thence N 00° 35' 20" E along the west line of said Outlot a distance of 87.07 feet to the point of beginning.

Thence S 82° 11' 19" E a distance of 231.03 feet; thence S 62° 42' 12" E, a distance of 328.59 feet; thence S 27° 37' 20" W a distance of 145.47 feet, to a point of said Limited Access Right-of-Way line; thence S 73° 46' 59" E, along said Limited Access Right-of-Way line, a distance of 133.30 feet; thence N 78° 32' 21" E, along said Limited Access Right-of-Way line a distance of 144.54 feet; thence N 55° 56' 07" E, along said Limited Access Right-of-Way line a distance of 1239.77 feet to a point designated as Station 177 + 10.00 and 163.00 feet left of Centerline of Survey for Interstate Route #75; thence N 47° 07' 38" E along said Limited Access Right-of-Way line a distance of 505.17 feet; thence N 45° 39' 09" E along said Limited Access Right-of-Way line a distance of 508.72 feet, to a point designated as Station 187 + 23.72 and 150.00 feet left of the Centerline of Survey for Interstate Route #75; thence along a curve to the left having a radius of 12,127.67 feet and a length of 421.07 feet to a point designated as Station 191 + 50.00 and 150.00 feet left of the Centerline of Survey for Interstate Route #75; thence S 64° 58' 35" E, a distance of 52.76 feet; thence N 43° 18' 49" E, a distance of 114.93 feet; thence N 00° 31' 10" E; a distance of 118.84 feet to a point designated as Station 193 + 71.76 and 180.00 feet left of the Centerline of Survey for Interstate Route #75; and 30.00 feet northwesterly by rectangular measurement of the Limited Access Right-of-Way line for Interstate Route #75; thence along a curve to the left, which is 30.00 feet northwest of and parallel to the Limited Access Right-of-Way line for Interstate Route #75 and having a radius of 12,097.67 feet, an arc length of 802.93 feet, and a chord whose bearing and length is N 40° 43' 37" E, 802.78 feet, to a point designated as Station 201 - 86.64 and 180.00 feet left of the Centerline of Survey for Interstate Route #75; N 41° 33' 58" E along a line that is 30.00 feet by rectangular measurement northwest of and parallel to the Limited Access Right-of-Way line for Interstate Route #75, a distance of 313.72 feet to a point designated as Station 205 - 00 and 165.00 feet left of Centerline of Survey for Interstate Route #75; thence N 38° 49' 32" E along a line that is 30.00 feet by rectangular measurement northwest of and parallel to the Limited Access Right-of-Way line for Interstate Route #75, a distance of 670.00 feet to a point designated as Station 211 - 70.00 and 165.00 left of the Centerline of Survey for Interstate Route #75; thence S 58° 10' 28" E, a distance of 30.00 feet; thence N 38° 49' 32" E a distance of 40.15 feet, to the intersection of the Limited Access Right-of-Way line for Interstate Route #75 and the centerline of Simmons Road and designated as Station 212 - 10.15 and 135.00 left of the Centerline of Survey for Interstate Route #75; thence N 00° 21' 32" E along said centerline, being also the east line of the West 1/2 of the Northeast 1/4 of Section 4, T 4, USR, Perrysburg Township, Wood County, Ohio, a distance of 1789.59 feet to the Northeast corner of said West 1/2; thence N 89° 53' 28" W, along the north line of said Section 4, a distance of 1324.41 feet; thence S 00° 14' 32" W along a line that is 20.00 feet by rectangular measurement east of a parallel to the west line of the Northeast 1/4 of said Section 4, a distance of 647.95

feet, thence S 63° 31' 00" E, a distance of 22.39 feet to the westerly line of the Diversion Channel, said point being 75.00 feet right of Station 223 - 50.12 of the Centerline of Survey for the Diversion Channel; thence S 00° 13' 00" W along said west line a distance of 439.28 feet; thence S 89° 48' 40" W a distance of 902.15 feet to the southerly right-of-way of White Road; thence S 63° 31' 00" W 1362.89 feet; thence S 27° 00' 40" E, a distance of 251.45 feet to the centerline of Grassy Creek; thence southwesterly along the centerline of Grassy Creek to its intersection with the west line of Outlot #261; thence S 00° 35' 20" W along said west line a distance of 1080.04 feet; thence N 89° 57' 42" W a distance of 361.73 feet to the northeast corner of Lot 37 of Colonial Acres Plat III Subdivision of the City of Perrysburg, Ohio; thence S 28° 22' 03" W a distance of 442.71 feet to the southeast corner of Lot 57 of said Colonial Acres Plat III; thence S 61° 37' 57" E, a distance of 202.09 feet; thence S 28° 32' 03" W, a distance of 276.00 feet to the northerly right-of-way line of U.S. Route #20; thence S 65° 52' 30" E along said right-of-way line a distance of 5.16 feet; thence N 58° 30' 28" E, a distance of 88.90 feet; thence S 61° 43' 37" E, a distance of 50.00 feet; thence N 28° 32' 03" E a distance of 198.63 feet; thence S 61° 37' 57" E 60.94 feet; thence S 74° 20' 17" E, a distance of 243.94 feet; to the west line of Outlot #260; thence S 00° 35' 20" W along said west line, being also the east line of Fractional Section 5, a distance of 306.72 feet to the point of beginning.

Containing 276 Acres more or less.

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0402A

RECORDER'S OFFICE, WOOD CO., OHIO
 Filed August 11, 1921, at 11:59 AM (12:50)
 Recorded August 13, 1921, in
 Vol. 489, Page 874, Record of
 Deeds, Wood Co., Ohio
 Recorder

Paul H. Davis 8⁰⁰ La
 3.5.21

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Speth