

**DEED RESTRICTIONS OF THE THREE MEADOWS
SUB-DIVISION ASSOCIATION:
THIS IS AN EXPLANATION OF HOW TO GET A COPY
OF YOUR PLAT'S DEED RESTRICTIONS**

Three Meadows Sub-division is made up of Ten (10) Plats, laid out by the Developers. Each Plat has a Declaration of Restrictions filed in the Recorder's Office, Wood County, Ohio at the court house in Bowling Green, Ohio. The actual Declaration of Deed Restrictions for each Plat are separate documents & you cannot view or download these online mainly because these records were filed before 1985. They are public information & you can get a copy (see below).

Single-family homes: to view a Summary of your Deed: Go to Wood County Auditor: Homepage; Click on Real Estate Property Search at the top right of the page; Search by location address (put in your house number and street name); and enter. At the top left of the page, it says "Summary". There you can see your Parcel Number; your Map Number; Location address; & Legal Description which shows Three Meadows Plat # Inlot # . Once you have your Plat Number, you can **go in person & get a copy of the Deed Restrictions for your Plat**. There is a \$2.00 per page charge for the copies. Or you can call the Recorder's office at 419-354-9140 & ask for a **copy of the Deed Restrictions for your Plat number**. They can email or regular mail to you a copy of your Restrictions. But you will need to pay the \$2.00 per page cost with a credit card (these are usually 5 to 7 pages) & any mailing fees. On your actual Deed, before the Notary signature & seal, it says: **Save And Except: or Subject to: "Easements and restrictions of record....."** Restrictions of record mean Deed Restrictions for your Plat.

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The 8 Condominium complexes do not have a Plat Number. The Legal Description is the name of the condominium and they are divided by Neighborhoods (not Plat Numbers). 00436 is Meadow Brook; 00437 is Meadow Pond; 00438 is Hawkesbridge; 00439 is Park Place; 00440 is The Meadow Lands; 00441 is Olde Orchard; 00442 is New England;

For Condominium Residents: to view a Summary of your Deed: Go to Wood County Auditor: Homepage; Click on Real Estate Property Search at the top right of the page; Search by location address (put in your house number and street name); and enter. At the top left of the page, it says "Summary". There you can see your Parcel Number; your Map Number; Location address; & Legal Description which shows **The Name of your Condominium, Lot # , or Building # ,or Unit #** . Each condominium has its own set of Restrictions, Rules, or Regulations relating to your own condominium or to your complex. Contact your condominium board for copies of these Restrictions.