

11748384

Lots 151 through 175, both inclusive, Long Lake Meadows Subdivision No. 4

5932 REG. FEE
6002 FEE. 20.00
6930 MISC

BUILDING AND USE RESTRICTIONS

RESTRICTIONS RE: Lots 151 through 175, both inclusive, Long Lake Meadows Subdivision No. 4, part of the southwest 1/4 of Section 12, T2N, R11E, City of Troy, Oakland County, Michigan. A plat recorded in Liber 215, Pages 26, 27, 28, inclusive, Oakland County Records.

20-12-332-215026
5932 REG. FEE
6002 FEE. 20.00
6930 RMT FEE

DATED: February 14, 1991

W.C.

1. These restrictions are covenants which shall run with the land and shall be binding on all parties hereto and all parties claiming under or through them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless it is on that date or at the end of any such period agreed by a vote of the then owners of a majority of the lots included in the above described land, to change such restrictions in whole or in part or to cancel them, or at anytime upon the agreement of eighty (80%) percent of the fee title holders and with agreement of the City of Troy.

2. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single family dwelling not to exceed two (2) stories in height and a private garage for not more than three (3) cars.

3. No dwelling shall be permitted on any lot having an area of less than fifteen hundred (1500) square feet, exclusive of open porches and garages for a one story structure; one thousand (1000) square feet on the first floor for a one and one half story; and one thousand (1000) square feet on the first floor for a two story structure.

4. Minimum Yard Requirements - No building on any lot in the Subdivision shall be erected nearer than:

- a. thirty (30) feet from the front line, except that no building on Tucker Street shall be erected nearer than forty (40') feet from the front line; nor
- b. ten (10) feet from the side lot line with the total of the side yards to be not less than twenty (20) feet; nor
- c. Forty (40) feet from the rear lot line.

Approval of a variance by the City of Troy Board of Appeals permitting yards smaller than the above minimums shall be deemed a valid waiver of this restriction.

5. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and no buildings are to be constructed within the easements.

15.00
2.00 RMT

OK - TS

6. No structure of a temporary character, trailer, tent, shack, barn or other outbuildings shall be placed on any lot at any time either temporarily or permanently, except a structure to be used by builders for storage of materials during the construction period.
7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereupon which may be or may become an annoyance or nuisance to the neighborhood.
8. No sign of any kind shall be displayed to the public view on any lot except for advertising the property for sale or rent; except that signs of any size may be used by a builder to advertise the property during the construction period.
9. No television or radio antennas of any kind shall be installed on the exterior of any dwelling or other building.
10. No building shall be constructed without the prior written approval of the Developer as to the architectural design and materials to be used in the construction in order to insure reasonable uniformity in quality and appearance of each dwelling or other building in the Subdivision.
11. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be, provided that they are not kept, bred or maintained for any commercial purpose.
12. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. The use of any incinerator shall be a type which will not discharge offensive odors or ash when burning.
13. No fence or wall shall be constructed except as required by the City of Troy.
14. No business, trade, profession or commercial activity of calling for home occupation, of any kind shall be conducted in any building or on any portion of the property, except a builder's sales office may be used and maintained until all of the lots in the Subdivision have homes constructed thereon and shall be occupied as a place of residence.
15. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said development to prosecute any proceedings at law or in equity against the persons violating or attempting to violate any such covenants and either to prevent him or them doing so or to recover damages or other dues for such violations.
16. All public utilities such as water mains, sanitary sewer, storm sewers, gas mains, electric and telephone local Subdivision distribution lines and all connections to same, either private or otherwise, shall be installed underground; provided, however, that above ground transformers, pedestals and other above ground electric and telephone utility