

recd 9/7/03

## SUMMARY OF PROTECTIVE CONVENANTS ALL PLATS-PENINSULAR SHORES PARKS

All covenants are on record at the Register of Deeds Office, Grand Traverse County, Traverse City, MI. The following summary, both of the Peninsular Covenants and the Green Lake Township Zoning Ordinance when it is referred to is but a summary. Owners contemplating building or renovating a structure of any kind on the Peninsula must obtain an exact copy of the Protective Covenants pertaining to the plat their property is in, as well as gaining approval from the Green Lake Township Zoning Administrator.

Whichever is more stringent, the Covenants or the Green Lake Township Zoning Ordinance, the more stringent requirement must be followed. Information concerning the Green Lake Township Zoning Ordinance and building permits may be obtained at the Green Lake Township Hall, Interlochen, MI. Permits for sewer/septic tank systems and wells must be obtained from the Grand Traverse County Health Department, Traverse City, MI.

### CONVENANT SUMMARY

1. Construction and use is limited to one single family residence-one or two stories-one or two car garage.
2. Before building or altering any structure-plans, specifications and plot plan showing location on lot (s) must be submitted to and approved by the Protective Covenants and Building Committee. The committee is now the officers of the Duck Lake Peninsula Shores Association (DLPSA).
3. No commercial enterprise or business shall be conducted from any lot.
4. No billboards or advertising are permitted on any lots.
5. No basement, tent, shack, garage, barn or out-building shall be used temporarily as a residence, nor shall any structure of a temporary character be used as a residence.
6. All buildings must be completely finished on the exterior. No tar paper exterior is allowed.
7. No septic tank or other drainage water shall be drained in the lake or lagoon. Additional requirements on sewage disposal systems must be in accordance with health department regulations. It is mandatory that any alteration, replacement or change of sewer system be approved by the Health Department in advance.  
  
-Plat 6 only: All wells must be a minimum of 50 feet deep and located at least 75 feet from drain fields. All other plats must meet Health Department standards. Positive means of preventing back-up of sewer lines and drains is required.
8. Violators of any covenants may be prosecuted by other persons owning property in subdivision.
9. Invalidation of any covenant(s) by court order shall not affect other provisions.
10. Covenants will run with the land and automatically extend after 10 years unless so voted otherwise by a majority.
11. Plat 4 only: Limit on boat well covers is restricted as to size. Reference 16(b) below. No construction of any kind is allowed on the lagoon.
12. Owners of two adjoining lots may build on center line between lots.
13. Plat 5 only: No basements are allowed. First floor elevation of 840.00 (USGS datum).

14. Plat 6 only: Residential buildings having basement walls and floors below the contour defining flood plain limits shall have watertight and reinforcement to withstand hydrostatic pressures from a water level equal to the elevation of the contour defining the flood plain limits. They shall be properly anchored to prevent flotation and have openings into the basements not lower than the elevation of the contour defining the flood plain limits.

The first floor on structure or building shall not be lower than the elevation 843.00 (USGS datum). All dwellings and sewage systems shall be constructed upland from contour 842.00 (USGS datum).

15. No debris or foreign matter is permitted to be placed in park area or lanes leading thereto.

16. Set Backs: Note-All covenants are superseded by the Green Lake Township Zoning Ordinance. The following is an interpretation of those ordinances:

a. From Street or Thoroughfare:

- No building or structure shall be built closer than thirty five (35) feet from the nearest right of way of any street or thoroughfare.

b. From Lakes, Streams and Water Courses:

No building or structure shall be built closer than sixty (60) feet from the ordinary high water mark of any lake, stream or water course, except buildings for storage of water related devices, which building shall contain plumbing. A water pumping facility may be installed closer than 60 feet if it does not exceed four feet in height above finished grade. Nothing herein set forth shall preclude the placement of any portable dock at the waters edge.

c. Side and Rear Yard:

No building or structure shall be built closer than fifteen (15) feet to any side or rear lot line.

d. The Green Lake Township Zoning Board of Appeals may, under certain circumstances, grant deviation from any of the above, providing that the same shall not be harmful to the public health, safety or welfare. Final approval, if this be the case, would still rest with the Protective Covenant and Building Committee.

This summary has been provided as a convenience to members and prospective members of the DLPSA. Each individual is cautioned to obtain an exact copy from the Register of Deeds office and to contact the appropriated governmental agency concerning rules and regulations. The DLPSA is not responsible for the accuracy of this summary.

Officers and Board of Directors  
Duck Lake Peninsula Shores Association