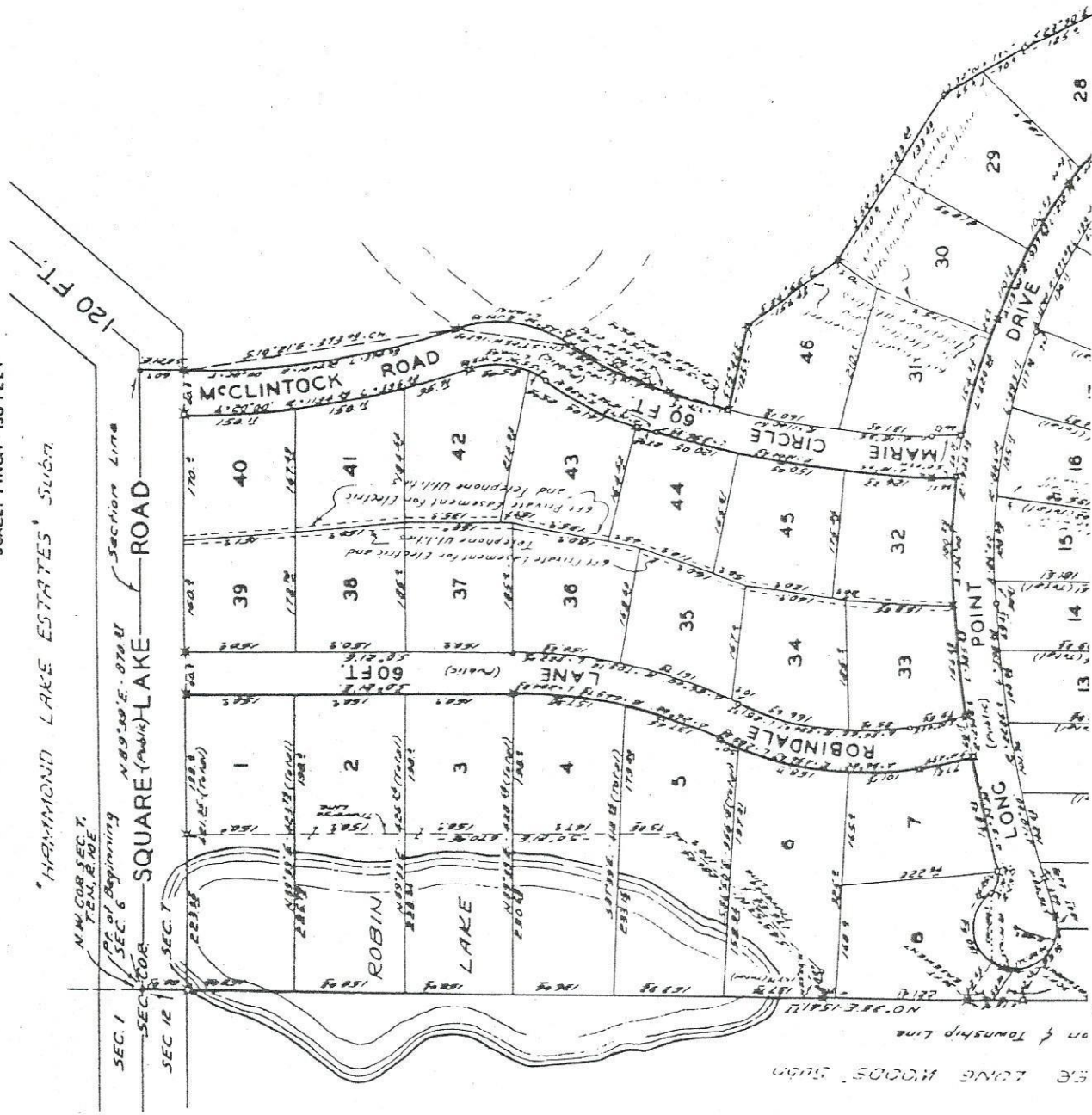


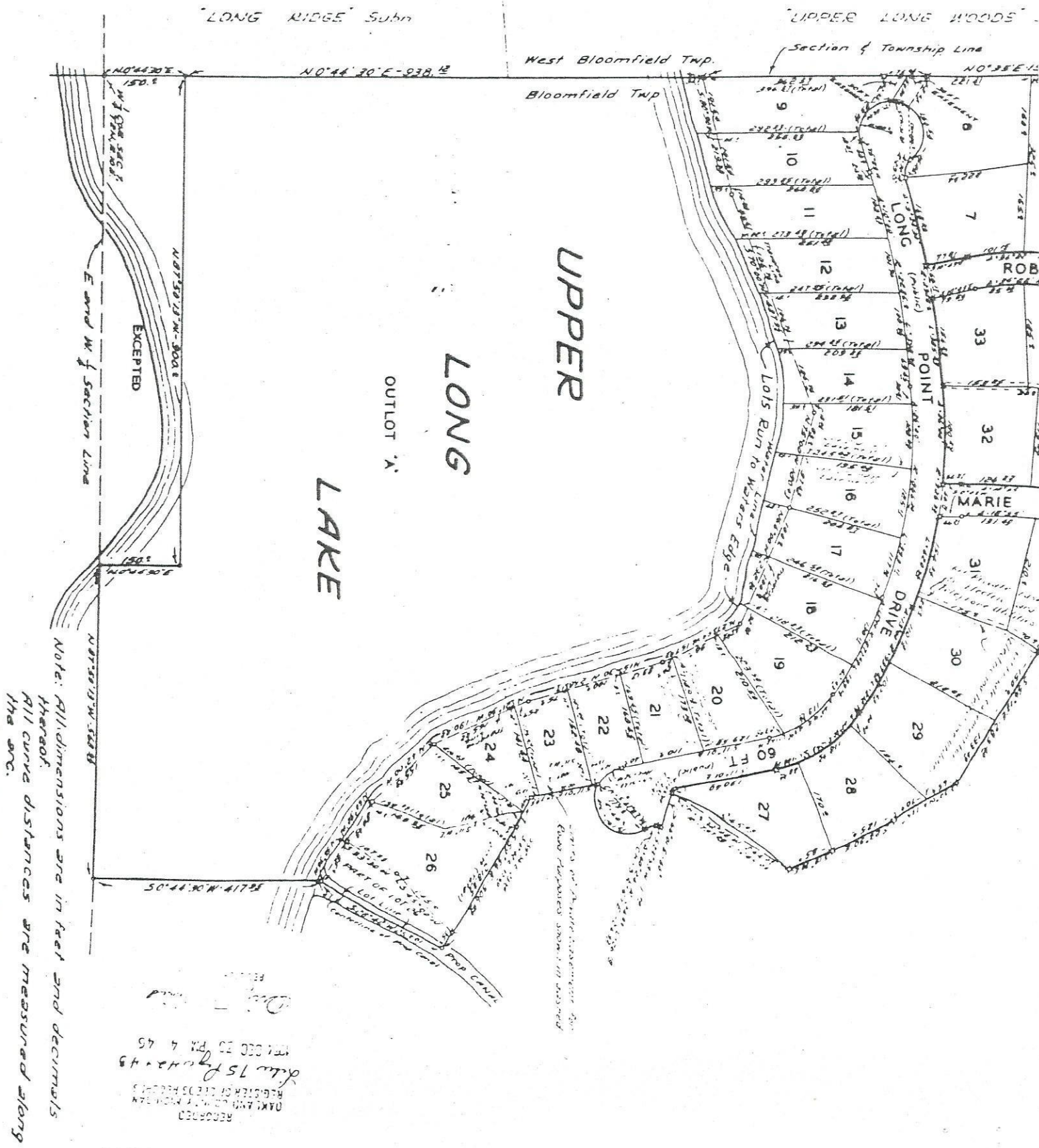
# "UPPER LONG LAKE ESTATES"

A SUBDIVISION OF PART OF THE NW. FRAC.  $\frac{1}{4}$  OF SECTION 7, T.2N., R.10E.  
BLOOMFIELD TWP., OAKLAND CO., MICH.



SCALE: 1 INCH = 150 FEET







# BUILDING RESTRICTIONS

Hammond Lake Realty Co., et al  
at to  
Upper Long Lake Estates

A & B

Declaration of Rest.  
Liber 3273, page 592, O.C.R.  
January 11, 1955  
January 26, 1955

The undersigned being the owner of all of the land contained in Upper Long Lake Estates, a subdivision of part of the northwest quarter of Section 7, town 2 north, range 10 east, Bloomfield Township, Oakland County, Michigan, according to the plat thereof as recorded in liber 75 of Plats, pages 42 and 43, Oakland County Records, does hereby make and establish the following restrictions upon the use and occupation of lots in said subdivision.

## I. General.

(a) The following restrictions upon the use and occupation of lots in Upper Long Lake Estates are imposed for the benefit of all who may from time to time become owners of land therein, and all sales of land within said subdivision are made subject to such restrictions, whether the same shall be expressly set forth in the conveyance evidencing such sales or not.

(b) These restrictions, being part of the general plan for the development of the subdivision, are covenants which shall run with the land and shall be binding upon the undersigned, being the owner of all of the land in said subdivision, and shall also be binding upon all persons claiming under or through the undersigned until January 1, 1985 at which time said covenants shall be automatically extended for successive periods of 10 years each, unless on that date or at the end of any such 10 year period it shall be agreed by the vote of a majority of the owners of lots included in the subdivision to alter such covenants or to cancel them. In taking such vote the owner or owners of each lot shall be entitled to cast one vote.

(c) If any person shall violate or commence to violate any of these restrictions, any person having any claim or right or interest in any real property situated in this subdivision shall have all of the rights provided by law, at law, or in equity, or in any other manner whatsoever against the persons so violating or commencing to violate.

(d) Invalidation of any one of these covenants by any Court shall in no wise affect any of the provisions which are not so invalidated, but such other provisions shall remain in full force and effect.

(e) The zoning ordinance of any municipality in which each respective lot in this subdivision shall be situated, including townships, as the same now exist or as they may from time to time hereafter be amended, shall be complied with by all persons and failure to comply therewith shall constitute a violation of these restriction. The standards established by these restrictions shall govern over any such ordinances, except that if in any instance compliances with these restrictions shall permit violation of such ordinance, the ordinance shall govern over these restrictions.



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## II. Restrictions Relating to Location of Structures of Lots.

(a) All plot plans must show accurately the location of all structures to be placed thereon and must be approved by a duly authorized officer of Houseman-Spitzley Corporation, 406 Washington Boulevard Building, Detroit 26, Michigan, or its successors or assigns or by such person or corporation as it may designate, which approval must be obtained before construction is commenced.

(b) No structure of any sort, excluding fences and hedges, shall be constructed on Lots 9 thru 26, inclusive, which shall be less than 40 feet from the road lot line or which shall be less than 40 feet from the water line of Upper Long Lake. For the purpose of this paragraph, the term "structure" shall include all garages attached to residences, but shall not include garages separate from residences located on the same lot. No structure of any sort, excluding fences and hedges, shall be constructed on any lot other than said lots 9 thru 26, inclusive, which shall be less than 40 feet from any road lot line, or which shall be less than 40 feet from any rear lot line except as to Lots 1, 7, 27, 31, 32, 33, 39, and 40, and on those lots so accepted, no structure shall be constructed which shall be less than 40 feet, from one road lot line nor less than 20 feet from the other road lot line, nor less than 40 feet from the rear lot line.

(c) No structure, including but not by way of limitation, residences and garages, shall be erected on any lot, any portion of which shall be closer to the side lot line than 16 feet.

(d) Garages must be attached to the house except on lots upon which the grade makes entrance impossible and shall comply with the provisions of Paragraph II. Permission may be obtained from the authorized agents of Houseman-Spitzley Corporation for change of location. Fences which comply in all other respects with the requirements hereof shall be permitted upon any side lot line, any road lot line or elsewhere on any lot except that no fence of any type of character shall be permitted on lots fronting on Upper Long Lake, other than fences on the side lot lines, which shall be nearer than 40 feet to the high water line.

## III. Restrictions Relating to Size and Construction of Structures.

(a) All residences constructed in this subdivision shall be limited to two stories in height and shall be constructed for occupancy by one family, except that a finished basement opening at grade level to the Upper Long Lake will be permitted in addition to said two stories, but only on Lots 9 thru 26, inclusive.

(b) Garages, whether attached to a residence or not, shall not exceed 2 stories in height, and shall not exceed a size reasonably necessary to house 3 automobiles.

(c) The exterior construction of all residences shall be of new materials except that select reclaimed brick may be used, and shall be of brick, stone or finished, painted or stained wood, and no yellow brick shall be permitted. Foundations of residences to grade line may be of cinder block or concrete construction.



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(d) Every 2 story residence constructed on Lots 9 thru 26, inclusive, shall have a ground floor square feet area of not less than 100 square feet and shall have also a cubic content of not less than 16,000 cubic feet. Every one story residence constructed on Lots 9 thru 26, inclusive shall have a ground floor square feet area of not less than 1600 square feet and shall have a cubic content of not less than 18,000 cubic feet; 1 and 1 1/2 story houses shall contain not less than 1400 square feet on main floor and not less than 800 square feet on second floor finished area. A two-level home on said lots which is built into a hill shall contain a square footage on the main floor of not less than 1400 square feet with a basement opening at lower grade level which shall contain a square footage of not less than 1000 square feet excluding furnace area, with exterior door and two windows, or a total of not less than 50 square feet of glass area.

(e) Every two story residence constructed on any lot other than Lots 9 thru 26, inclusive, shall have a ground floor square foot area of not less than 900 square feet and shall have also a cubic content of not less than 16,000 cubic feet. Every 1 story or 1 1/2 story residence constructed on said lots shall have a ground floor square footage area of not less than 1400 square feet and shall have a cubic content of at least 16,000 cubic feet.

(f) In computing ground floor area, the method of computation shall be that established by the zoning ordinance which may from time to time govern this subdivision. In the absence of a computation so established, ground floor area shall include all bays, vestibules, or other room permanently enclosed but shall not include garages, open porches or terraces.

(g) The exterior construction of all garages shall comply with the provisions of paragraph III (c).

(h) The maximum roof pitch of all structures shall be 1/2 pitch, and no flat roofs shall be permitted except with the express approval provided for in Paragraph III (j) hereof. All roofs shall be of asphalt shingles, weighing not less than 210 lbs. per square, or of wood, tile, or slate construction and no other type of roofing, including, but not by way of limitation, rolled or diamond shaped roofing, shall be permitted. A 3-ply built-up roof with a minimum pitch of 3/12, with topping approved as provided in Paragraph III (j) hereof may be permitted.

(i) The height of finished first floor in all structures shall be sufficient to insure a dry floor regardless of weather or drainage conditions.

(j) All chimneys shall be of stone, brick, or concrete provided, however, that at the time of submission of plans for approval another type of construction may be approved.



(k) Before construction shall be commenced or ground broken, building plans and specifications for all structures including docks, must be approved in writing by a duly authorized officer of Houseman-Spitzley Corporation, or its successors and assigns, or by such person or corporation as it may designate.

(l) All exterior masonry walls of cement block or cinder block shall be painted with 2 coats of Peerless Cement Paint or its equivalent and the color thereof shall be limited to white, ivory, cream, grey, stone or brown tones, which match stained wood. Preparation of surface, mixing and application of the paint shall comply strictly with the manufacturers recommendations.

(m) All fences shall be of woven wire, painted wood, rail, or colonial type construction. Solid fences are prohibited.

(n) No docks shall be permitted in this subdivision unless approved as the size and location in writing by a duly authorized officer of Houseman-Spitzley Corporation, or its successors or assigns or by such person or corporation as it may designate.

#### IV. Restrictions Relating to the Use of the Property.

(a) All lots in this subdivision, with the exception of Lot 16, shall be used for residential purposes only and not more than one residence and one garage shall be placed on each lot.

(b) No building, (outbuilding) with the sole exception of a garage shall be permitted on any lot.

(c) No structure of any sort shall be moved into any lot, and no unfinished garage or residence shall be used as a residence temporarily or permanently. The second story only of 2 story garages may be used for living quarters of persons employed by the owner of the residence located on the same lot and members of the immediate family of such employees.

(d) No trailer, basement, tent, or other moveable or temporary type of housing shall at any time be used as a residence.

(e) No animals, birds or reptiles shall be kept on any lot in this subdivision, except that dogs, cats, and small birds generally kept in cages, kept as domestic pets, shall be permitted in this subdivision.

(f) Hedges and fences shall be permitted in this subdivision provided the same do not exceed 4 feet in height measured from the ground level, provided however, that such hedges and fences shall be subject to the limitations on extent hereinabove established in Paragraph II (e).

(g) All sewage shall be disposed of through a septic tank or sewage disposal system, but such tank or system must comply in all respects with the requirements of the State of Michigan and every department thereof, and the rules and regulations of any municipality having jurisdiction as the same may now be in effect or hereafter amended.

(h) Garbage and rubbish shall be placed in separate sanitary cans or concrete receptacles and must comply with all requirements of the State of Michigan and every department thereof, and of any municipality having jurisdiction. In the event there shall at any



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time be no system for removing all garbage or rubbish or both, established by a municipality, the same shall be disposed of in a manner to be determined by the owners of a majority of the lots in this subdivision. The cost of disposing of garbage and rubbish in the latter event shall be borne equally by the owners of residences in this subdivision.

(i) The owner of each lot shall keep the weeds cut on his lot or lots, and shall keep such lot or lots in a neat appearance at all times.

(j) Any boats which may be used on Upper Long Lake shall be used only by (1) the owner or owners of lots in Upper Long Lake Estates and of lots in Upper Long Lakes Estates No. 1 (2) the immediate family of such owner or owners; and (3) the domestic servants and invited guests of such owner or owners and the immediate family of such guests.

(k) Rafts shall be permitted on Upper Long Lake but only when approved as to size and location in writing by a duly appointed officer of Houseman-Spitzley Corporation or its successors or assigns or by such person or corporation as it may designate.

(l) No lots shall be used to provide or permit access to Upper Long Lake by any person or persons other than (1) the owner or owners of lots in Upper Long Lake Estates; (2) the immediate family of said owner or owners; and (3) the domestic servants and the invited guests of such owner or owners and the immediate family of such guests.

(m) Lot 16 shall be used solely for the purpose set forth in paragraph "p" hereof and also the purpose of providing access to Upper Long Lake for (1) the owner or owners of lots in Upper Long Lake Estates but not for the owner or owners of Lots 9 thru 26, inclusive, nor for the owner or owners of Lots in Upper Long Lake Estates No. 1; (2) the immediate family of said owner or owners and (3) the domestic servants and the invited guests of such owner or owners and the immediate family of such guests.

(n) It is the intent except as provided in paragraph (p) hereof, no boats, rafts, or boating or swimming accessories of any kind shall be stored or permitted upon Lot 16, or on any dock erected on or from Lot 16, unless such equipment is in use at the time.

(o) No intoxicating beverages shall be used or permitted upon said Lot 16 at any time.

(p) It is the intent of Hammond Lake Realty Co. to foster the formation of a club or association composed of bona fide owners of residential lots in Upper Long Lake Estates, which club or association shall be formed to regulate, control and be responsible for the use of said Lot 16 by those entitled thereto. Such club or association may store not more than one raft and 5 boats of a kind and type to be determined by the club or association on said Lot 16.



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## V. Easements and Definitions.

(a) The term "Owner" as used in these restrictions shall mean the person or persons who shall be in possession of any lot at any given time and who shall at the same time be either (1) the holder of record title; (2) the vendee under a land contract from the holder of record title; or (3) a tenant under a lease written or verbal, from the holder of record title.

(b) As used in these restrictions the term "road lot line" shall mean the common line between a lot and a road; the term "high water line" shall mean the line designated as such on the plat of this subdivision; the term "rear lot line" pertaining to the rear lot line of Lots 1 thru 6, inclusive, shall be the section line and as Lots 32 thru 45, inclusive, shall be the line running between Lots 33 thru 39 inclusive, and between Lots 40 thru 45, inclusive, and as to Lots 7 and 8 shall be the westerly boundary thereof, and as to Lots 27 thru 30 and Lot 46, inclusive shall be the northeasterly boundary thereof, and as to Lot 31, shall be the northerly boundard line; Lots 9 thru 26, inclusive, shall have no rear lot line. The term "side lot line" shall mean any line which is not a road lot line or a water line of a rear lot line. Any lot may have either one or two but not more than 2 road lot lines. When 2 or more adjacent lots are owned and occupied by the same owner, the foregoing definition on said lot line shall not include the lines common to such 2 or more lots owned by the same owner.

(c) An easement has been reserved for public utilities as shown on the plat of this subdivision, and the easement so reserved shall include a right of any public utility to cut and trim from time to time, as the same may be necessary in the sole discretion of the utility, any and all trees and brush which may interfere with the use of such easement by such utility.