

LAKE LE ANN DEVELOPMENT COMPANY, A MICHIGAN CORPORATION, AS DEVELOPERS
OF THE FOLLOWING DESCRIBED PROPERTY:

LAKE LE ANN - GREENBRIAR PLAT TWO, BEING A SUBDIVISION PART OF THE
EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5 AND PART OF THE
WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWN 5 SOUTH,
RANGE 1 WEST, SOMERSET TOWNSHIP, HILLSDALE COUNTY,
MICHIGAN,

AND AS DEVELOPERS OF THE ABOVE DESCRIBED PLAT, IT DESIRES TO IMPOSE THE FOLLOWING
RESTRICTIONS:

1. USE

ANY STRUCTURE ERECTED ON ANY LOT IN THIS SUBDIVISION SHALL BE A PRIVATE
RESIDENCE FOR USE BY THE OWNER OR OCCUPANT, EXCEPT LOT NO. 157. ONLY ONE
RESIDENCE MAY BE ERECTED ON A SINGLE LOT AND NO PART OF SAID PREMISES SHALL
BE USED FOR COMMERCIAL OR MANUFACTURING PURPOSES, EXCEPT LOT NO. 157, WHICH
MAY BE USED FOR RETAIL SALES AND SERVICE, INCLUDING THE SALE OF FUEL AND
OIL PRODUCTS.

NO TRAILER OR TEMPORARY STRUCTURE SHALL BE OCCUPIED OR STORED WITHIN THE
SUBDIVISION AT ANY TIME. NO POULTRY OR LIVESTOCK SHALL BE KEPT WITHIN THE
SUBDIVISION EXCEPT HOUSEHOLD PETS.

2. TYPE, SIZE AND CONSTRUCTION

ANY DWELLING ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION
MUST BE APPROVED IN WRITING BY THE "BUILDING CONTROL COMMITTEE PRIOR TO
START OF CONSTRUCTION. SUCH APPROVAL WILL BE MADE UPON SUBMISSION OF
SATISFACTORY PLANS INCLUDING A GRID MAP SHOWING LOCATION OF STRUCTURE ON
THE LOT. ANY STRUCTURE ERECTED MUST CONFORM TO THE FOLLOWING MINIMUM
STANDARDS:

- (A) ANY DWELLING ERECTED, PLACED OR ALTERED ON ANY LOT IN THIS SUBDIVISION
SHALL HAVE A MINIMUM ENCLOSED LIVING AREA OF:
RANCH TYPE, ONE FLOOR ON SLAB OR CRAWL SPACE 850 SQ. FT.
TWO LEVEL, A FRAME, STORY AND ONE-HALF, EXPOSED BASEMENT, 720
SQ. FT. ABOVE GRADE ON GROUND FLOOR.
- (B) NO DWELLING SHALL BE ERECTED IN EXCESS OF 1 1/2 STORY ABOVE GRADE ON
WATER FRONT LOTS. THE SIDE WHICH FACES THE STREET SHALL BE CONSIDERED
TO BE THE FRONT OF ANY DWELLING ERECTED IN THIS SUBDIVISION.
- (C) ALL CONSTRUCTION MATERIALS MUST BE NEW.
- (D) ALL RESIDENCES MUST HAVE PRIVATE INSIDE BATHROOM FACILITIES.
- (E) ALL STRUCTURES SHALL BE COMPLETED ON THE EXTERIOR WITHIN SIX (6)
MONTHS FROM START OF CONSTRUCTION INCLUDING TWO (2) COATS OF PAINT
OR VARNISH ON ANY EXTERIOR WOOD SURFACES.
- (F) EXTERIOR WALLS MUST BE FINISHED WITH APPROVED SIDING MATERIALS OR IF
CONCRETE BLOCK TO BE USED AS AN EXTERIOR SURFACE, IT MUST BE PAINTED
WITH TWO (2) COATS OF MASONRY PAINT.
- (G) ANY GARAGE OR BOAT HOUSE MUST CONFORM IN APPEARANCE TO THE RESIDENCE
STRUCTURE ON SAID LOT.
- (H) ANY GARAGE OR CAR SHELTER ERECTED ON ANY LAKE FRONT LOT MUST BE
ATTACHED TO THE DWELLING.
- (I) ANY FENCE ERECTED MUST BE APPROVED BY THE BUILDING CONTROL COMMITTEE
AND IN NO CASE SHALL A FENCE BE ERECTED CLOSER THAN 25 FT TO THE
FRONT LOT LINE.
- (J) ALL SEPTIC TANKS OR OTHER DEVICES FOR THE SANITARY DISPOSAL OF WASTE
SHALL BE INSTALLED IN COMPLIANCE WITH COUNTY HEALTH DEPT. REGULAT-
IONS. A GRID MAP OF THE LOT SHOWING LOCATION OF WELL AND SEPTIC
TANK IS TO BE SENT TO THE HILLSDALE COUNTY HEALTH DEPT.
- (K) NO UNSIGHTLY RECEPTACLE FOR THE STORAGE OR DISPOSAL OF GARBAGE OR
TRASH SHALL BE PLACED ON ANY LOT IN THE SUBDIVISION.

*THE BUILDING CONTROL COMMITTEE SHALL CONSIST OF THREE (3) MEMBERS APPOINTED
BY THE LAKE LE ANN DEVELOPMENT COMPANY. THE COMMITTEE MAY DESIGNATE ONE OF ITS
MEMBERS TO ACT IN ITS BEHALF. IN THE EVENT OF THE RESIGNATION OR DEATH OF
ANY MEMBER, THE REMAINING MEMBERS SHALL APPOINT A REPLACEMENT. THE BUILDING
CONTROL COMMITTEE SHALL APPROVE PLANS FOR ALL STRUCTURES ERECTED IN THIS SUB-
DIVISION. THE COMMITTEE MAY REJECT ANY PLAN BECAUSE OF TOO GREAT A SIMILARITY
TO NEARBY EXISTING STRUCTURES.

3. SETBACK

ANY STRUCTURE ERECTED MUST BE SET BACK NOT LESS THAN 25 FT. FROM THE FRONT
LOT LINE AND NOT LESS THAN 25 FT. FROM ANY SIDE STREET LOT LINE. SIDE
LINE SETBACKS SHALL NOT BE LESS THAN 10% OF THE WIDTH OF THE LOT AT BUILD-
ING LINE. THE BUILDING CONTROL COMMITTEE MAY WAIVE THIS SETBACK REQUIRE-
MENT IF IN ITS OPINION, TO DO SO WOULD PROVIDE BETTER UTILIZATION OF THE
LOT WITHOUT DETRACTING FROM THE USE OF ANY ADJOINING LOT.

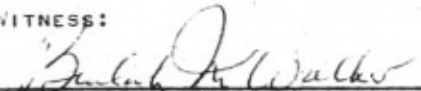
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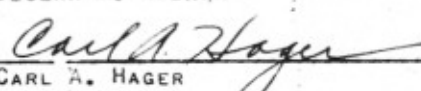
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- 4. SIGNS
NO FOR SALE SIGN OR ADVERTISING DEVICE OF ANY KIND SHALL BE ERECTED ON ANY LOT EXCEPT ON A NEW HOUSE PREVIOUSLY UNOCCUPIED WHICH IS OFFERED BY THE DEVELOPER OR BUILDER (ALSO EXCEPT LOT No. 157).
- 5. DOCKS
ANY DOCK ERECTED SHALL NOT EXTEND MORE THAN 35 FT. OUT FROM THE WATER'S EDGE. NO DOCK MAY BE ERECTED WITHOUT APPROVAL OF THE BUILDING CONTROL COMMITTEE.
- 6. CONTROL
LAKE LE ANN IS DESIGNATED AS A PRIVATE LAKE AND AS SUCH, THE RIGHT TO USAGE, LEVEL AND CONTROL REMAIN WITH THE DEVELOPER OR ITS AUTHORIZED AGENT. CONVEYANCE OF ANY LOT BY THE DEVELOPER AND ANY SUBSEQUENT CONVEYANCE BY OTHER PARTIES IS MADE SUBJECT TO THE CONTROL OF ALL LAND BELOW WATER LEVEL, IT BEING HEREIN ESTABLISHED THAT THE WATER LEVEL MAY BE MAINTAINED AT ANY POINT BELOW ELEVATION 1044 G.S.C. DATUM. SAID CONTROL TO BE HELD BY LAKE LE ANN DEVELOPMENT CO., ITS AGENTS OR ASSIGNS. NO WATERFRONT LOT MAY BE FILLED WITHOUT THE WRITTEN CONSENT OF THE LAKE LE ANN DEVELOPMENT CO., ITS AGENTS OR ASSIGNS.
- 7. MAINTENANCE FUND
THE OWNER OF EACH LOT SHALL PAY TO THE LAKE LE ANN MAINTENANCE COMPANY \$20.00 ON MARCH 1ST OF EACH YEAR STARTING MARCH 1, 1964. FUNDS SO COLLECTED SHALL BE USED AT THE DISCRETION OF THE LAKE LE ANN MAINTENANCE COMPANY TO MAINTAIN ALL DAMS, REGULATE THE LAKE LEVEL, PAY SALARIES AND ADMINISTRATIVE COSTS AND GENERAL BEAUTIFICATION AND BETTERMENT OF LAKE LE ANN.
- 8. EASEMENTS
EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OR DRAINAGE FACILITIES ARE RESERVED ALONG AND WITHIN 5 FT. OF ALL REAR, FRONT AND SIDE LOT LINES IN THIS SUBDIVISION. SUCH OTHER EASEMENTS ARE HEREBY RESERVED TO ENTER UPON THE PREMISES IF NECESSARY TO CONSTRUCT, OPERATE AND MAINTAIN ANY OTHER PUBLIC IMPROVEMENTS, PIPES, POLES, WIRES, ETC., WHETHER UNDER OR ABOVE GROUND.
IT SHALL NOT BE CONSIDERED A VIOLATION OF THE PROVISIONS OF THE EASEMENT IF WIRES OR CABLES CARRIED BY SUCH POLE LINES PASS OVER SOME PORTION OF SAID LOTS NOT WITHIN THE 5 FOOT EASEMENT.
IF AN OWNER OF TWO ADJOINING LOTS ERECT A BUILDING IN THE CENTER OF THE TWO LOTS SO THAT THE BUILDING SETS ON THE COMMON LOT LINE, THE SIDELINE RESTRICTION MENTIONED ABOVE SHALL AUTOMATICALLY BE INOPERATIVE AS TO THE LINE UPON WHICH THE BUILDING IS ERECTED.
- 9. REPURCHASE OPTION
THE LAKE LE ANN DEVELOPMENT COMPANY SHALL HAVE THE OPTION TO REPURCHASE ANY PROPERTY OFFERED FOR SALE IN THE SUBDIVISION. ANY OWNER CONTEMPLATING A SALE OF PROPERTY IN THIS SUBDIVISION, SHALL PRESENT TO THE LAKE LE ANN DEVELOPMENT COMPANY A BONA FIDE PURCHASE AGREEMENT, EXECUTED BY HIS PROSPECTIVE PURCHASER. THE LAKE LE ANN DEVELOPMENT COMPANY SHALL HAVE THE OPTION FOR 30 DAYS TO PURCHASE SUBJECT PROPERTY FOR AN EQUIVALENT PRICE.
- 10. INVALIDATION
THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES CLAIMING UNDER THEM FOR A PERIOD OF 20 YEARS AND SHALL BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AND PRIOR TO THE EXPIRATION OF ANY SUCH TEN YEAR PERIOD, AN INSTRUMENT SIGNED BY THE OWNERS OF RECORD OF A MAJORITY OF LOTS IN THE SUBDIVISION HAS BEEN RECORDED CHANGING OR MODIFYING SAID COVENANTS IN WHOLE OR IN PART.
INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR DECREE, SHALL IN NO WAY EFFECT ANY OF THE OTHER PROVISIONS HEREOF WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

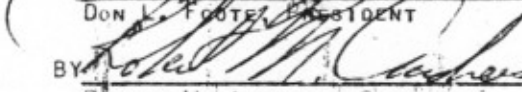
LAKE LE ANN DEVELOPMENT COMPANY,
A MICHIGAN CORPORATION

WITNESS:


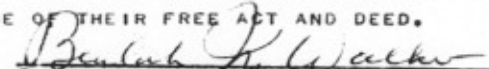
 BEULAH M. WALKER


 CARL A. HAGER

BY 

 DON L. FOOTE, PRESIDENT
 BY 

 ROBERT M. ANDREWS, SECRETARY

STATE OF MICHIGAN)
 COUNTY OF INGHAM)
 ON THIS 20th DAY OF JULY, 1962, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED DON L. FOOTE, PRESIDENT AND ROBERT M. ANDREWS, SECRETARY OF LAKE LE ANN DEVELOPMENT COMPANY, A MICHIGAN CORPORATION, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, WHO ACKNOWLEDGED THE SAME TO BE OF THEIR FREE ACT AND DEED.
September 10, 1965
 My COMMISSION EXPIRES: _____


 BEULAH M. WALKER, NOTARY PUBLIC
 INGHAM COUNTY, MICHIGAN