

Lake Le Ann Development Company, a Michigan Corporation, as developers of the following described property:

Lake Le Ann - Laguna Park, being a subdivision of part of the North-East 1/4 of Section 9, T9S, R1W, 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 lot numbers 14 through 18 in this subdivision must be a private one family residence. Any structure erected on lot numbers 1 through 13 must be used for residential, commercial, business or office purposes which uses might include retail sales, services, restaurant, drive-in, bank, post office, grocery store and such other business purposes as may be considered for a commercial district provided that no manufacturing or industrial activities shall be conducted and no other activities which would produce objectional noise or odors which might be offensive to the surrounding residential area. No trailer or temporary structure may be used, stored, or occupied on any lot within the subdivision at any time and no poultry or livestock shall be kept within the subdivision.

2. CONSTRUCTION

Any structure erected, placed or altered on any lot in this subdivision must be approved in writing by the *Building Control Committee prior to the start of construction. Such approval may be obtained by submission of acceptable plans including a drawing which shows the location of the structure on the lot.

- (a) Structures intended for residence use must have a minimum ground floor area of not less than 800 square feet.
- (b) All construction materials must be new.
- (c) All structures must have private inside bathroom facilities.
- (d) All structures must 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.
- (e) Exterior walls must be finished with approved siding material or if concrete block is to be used as an exterior surface, it must be painted with two (2) coats of masonry paint.
- (f) Any fence erected must be approved by the Building Control Committee and in no case shall a fence be erected closer than 25 feet to the front lot line.
- (g) Written approval of the Hillsdale County Health Department as to the location of all septic tanks and wells is to be submitted to the Building Control Committee, before the construction thereof.

- * The Building Control Committee shall consist of three (3) members appointed by the Lake Le Ann Development Company. The committee may designate one of it's members to act in it's 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 subdivision. The Committee may reject any plan because of too great a similarity to nearby existing structures.

3. 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.

OCT 19 1964

Recorded

at 11:35 o'clock A.M.

Register of Deeds - Hillsdale County, Mich.

4. 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.

5. 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 10 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 affect any of the other provisions hereof which shall remain in full force and effect.

LAKE LE ANN DEVELOPMENT COMPANY,
a Michigan Corporation

Witnesses:

Beulah M. Walker
Beulah M. Walker

Dorothy Ondrusek
Dorothy Ondrusek

BY Don L. Foote
Don L. Foote, President

BY Harry C. Swan, Jr.
Harry C. Swan, Jr., Vice President

State of Michigan
County of Ingham

On this 16th day of October, 1964 before me, a Notary Public in and for said County, personally appeared Don L. Foote, President and Harry C. Swan, Jr., Vice President, of Lake Le Ann Development Company, a Michigan Corporation, to be known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

Beulah M. Walker
Beulah M. Walker, Notary Public
Ingham County, Michigan
My commission expires Sept. 10, 1965