

JUL 11 9 17 AM '66

DECLARATION OF RESTRICTIONS

REGISTER OF DEEDS
JACKSON COUNTY, MICH.
Frank W. Aldredge

AMERICAN CENTRAL CORPORATION, a Michigan Corporation, P.O. Box 606, Lansing, Michigan, is the developer of the following described property:

MIRROR LAKE NO. 1, being a subdivision part of the East $\frac{1}{2}$ of Section 33, Town 4 South, Range 1 East, Liberty Township, Jackson County, Michigan,

and as developer 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. Only one residence may be erected on a single lot and no part of said premises shall be used for commercial or manufacturing purposes. 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 square feet. Two level, a frame, story and one-half, exposed basement 720 square feet above grade on ground floor.
- (b) No dwelling shall be erected in excess of 1 & $\frac{1}{2}$ 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 feet 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 Department regulations. A grid map of the lot showing location of well and septic tank is to be sent to the Jackson County Health Department, or other designated authority.
 - (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 American Central Corporation. 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 subdivision. The Committee may reject any plan because of too great a similarity to nearby existing structures.

3. 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.

4. DOCKS

Any dock erected shall not extend more than 35 feet out from the water's edge.

5. EASEMENTS

Easements for the installation and maintenance of public utilities or drainage facilities are reserved along and within 5 feet 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.

6. VARIANCES

The purpose of the foregoing restrictions is to insure the use of the entire plat for attractive residential purposes, to prevent nuisances, to prevent imperilment of the attractiveness of the property, to maintain the desirability of the community and thereby to secure each property owner the full benefits and enjoyments of his home with no greater restrictions upon the free and undisturbed use of his property than are necessary to insure the same advantages to other owners.

Any reasonable change, modification or addition to the within restrictions shall be considered by American Central Corporation, and if so approved, they will then be submitted in writing to the abutting lot owners, and if so consented to in writing shall be recorded and when recorded shall be binding as the original restrictions.

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

WITNESS

Carolyn F. Esch
Carolyn F. Esch

Shirley K. Saffady
Shirley K. Saffady

AMERICAN CENTRAL CORPORATION
A Michigan Corporation

Don L. Foote
Don L. Foote, President

Howard J. Bohnet
Howard J. Bohnet, Secretary

STATE OF MICHIGAN
County of Ingham

On this 7 day of July, 1966, before me a Notary Public in and for said County, personally appeared Don L. Foote, President, and Howard J. Bohnet, Secretary of American Central Corporation, 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 their free act and deed, which instrument is signed with authority of the Board of Directors of said corporation.

My commission expires:
July 15, 1969

Carolyn F. Esch
Notary Public, Ingham County,
Michigan

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Notary Public, Ingham County, Mich.
My Commission Expires July 15, 1969