

Summary of Selected Deed Restrictions for the Mirror Lake Subdivision

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 the start of construction. Such approval will be made upon submission of satisfactory plans including a grid map showing the location of the 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:

- 850 square feet for a single story "ranch" type dwelling
- 720 square feet on the ground floor, for a multi-level, 1 1/2 story dwelling

b) No dwelling shall be erected in excess of 1 ½ story above grade on any water front lot (Upper floor may only be half the square footage of lower floor).

c) All construction material must be new.

d) All dwellings must have private, inside bathroom facilities.

* The building control committee shall consist of three members appointed by the MLA Board, according to By-Laws Article 5, Section 8. 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.

- e) All structures must be completed on the exterior within six (6) months from start of construction. This includes at least two (2) coats of paint or varnish on any exterior wood surfaces.
- f) Exterior walls must be finished with approved siding materials. If concrete block is to be used as an exterior surface, it must be painted with at least two (2) coats of masonry paint.
- g) Any garage or boat house must conform in appearance to the 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. In no case shall a fence be erected closer than 25 feet to the front (roadside) lot line.
- k) No unsightly receptacle for the storage or disposal of garbage or trash shall be placed on any lot in the subdivision.

4. Docks

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

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 to the attractiveness of the property, to maintain the desirability of the community and thereby secure each property owner the full benefits and enjoyments of their property and home with no greater restrictions upon the free and undisturbed use of their property than are necessary to insure the same advantages to other owners.

Any one time reasonable change, modification, or addition (known as a variance) to these restrictions shall be considered by the Mirror Lake Board, and if so approved, will then be submitted in writing to the abutting lot owners, and if so consented to in writing shall be recorded. After recording, the variance shall be binding as the original restrictions.

8. Maintenance Fund

In order to maintain and improve Mirror Lake, commencing April 1, 1984, and on April 1 of each year thereafter, the owner(s) of each lot shall pay annual dues* to the Mirror Lake Association. These funds shall be used for lake, dam and park maintenance, and such other purposes as will maintain or improve Mirror Lake. Annual payments shall be a lien on each lot and, if not paid by June 1 of each year, may be denoted by an affidavit recorded with the Register of Deeds. This lien may be enforced as are real estate mortgages through foreclosure by advertisement, or in Circuit Court.

* Mirror Lake dues are currently \$100.00 for the first lot owned, and \$80.00 for each lot thereafter. Excluded lots may secure membership privileges by paying the \$100.00 annual dues. This payment does not secure voting rights for excluded lot owners.