

Restrict

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Lots 92 through 135, both inclusive, Long Lake Meadows
Subdivision No. 2

BUILDING AND USE RESTRICTIONS

RESTRICTIONS RE: Lots 92 through 135, both inclusive, part of the southwest 1/4 of Section 12, T2N, R11E, City of Troy, Oakland County, Michigan. A Plat recorded in Liber 201, Pages 23, 24 and 25, Oakland County Records.

DATED: July 5, 1988

201022

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1. These restrictions are covenants which shall run with the land and shall be binding on all parties hereto and all parties claiming under or through them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless it is on that date or at the end of any such period agreed by a vote of the then owners of a majority of the lots included in the above described land, to change such restrictions in whole or in part or to cancel them, or at anytime upon the agreement of eighty (80%) percent of the fee title holders and with agreement of the City of Troy.

2. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single family dwelling not to exceed two (2) stories in height and a private garage for not more than three (3) cars.

3. No dwelling shall be permitted on any lot having an area of less than fifteen hundred (1500) square feet, exclusive of open porches and garages for a one story structure; one thousand (1000) square feet on the first floor for a one and one half story; and one thousand (1000) square feet on the first floor for a two story structure.

4. Minimum Yard Requirements - No building on any lot in the Subdivision shall be erected nearer than:

- a. thirty (30) feet from the front line; nor
- b. ten (10) feet from the side lot line with the total of the side yards to be not less than twenty (20) feet; nor
- c. Forty (40) feet from the rear lot line or thirty (30) feet from the rear lot line only when it abutts platted Open Space.

Approval of a variance by the City of Troy Board of Appeals permitting yards smaller than the above minimums shall be deemed a valid waiver of this restriction.

5. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and no buildings are to be constructed within the easements.

6. No structure of a temporary character, trailer, tent, shack, barn or other outbuildings shall be placed on any lot at any time either temporarily or permanently, except a structure to be used by builders for storage of materials during

19.00
[Signature]

Ent 20-12-326-000