

Lots 1 through 55, both inclusive, SPRING MEADOWS
Subdivision 20-12-456-000Ent

BUILDING AND USE RESTRICTIONS

RESTRICTIONS RE: Lots 1 through 55, both inclusive, part of
the South Half of Section 12, T2N, R11E, City of Troy,
Oakland County, Michigan. A Plat recorded in Liber 199,
Pages 15, 16, 17, 18, Oakland County Records.

DATED: January 20, 1988

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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 the construction period.

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7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereupon which may be or may become an annoyance or nuisance to the neighborhood.

8. No sign of any kind shall be displayed to the public view on any lot except for advertising the property for sale or rent; except that signs of any size may be used by a builder to advertise the property during the construction period.

9. No television or radio antennas of any kind shall be installed on the exterior of any dwelling or other building without the prior written approval of the Board of Directors of the Association. The directors shall not grant approval for such installation unless it determines, in its sole discretion, that the installation and maintenance of such antenna will not adversely affect the orderly development and use and enjoyment of each of the lots in the Subdivision.

10. No building shall be constructed without the prior written approval of the Developer as to the architectural design and materials to be used in the construction in order to insure reasonable uniformity in quality and appearance of each dwelling or other building in the Subdivision. This Paragraph 10 shall not apply to Lots 53 - 54 and 55.

11. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be, provided that they are not kept, bred or maintained for any commercial purpose.

12. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. The use of any incinerator shall be a type which will not discharge offensive odors or ash when burning.

13. No fence or wall shall be constructed except as required by the City of Troy.

14. No business, trade, profession or commercial activity of calling for home occupation, of any kind shall be conducted in any building or on any portion of the property, except a builder's sales office may be used and maintained until all of the lots in the Subdivision have homes constructed thereon and shall be occupied as a place of residence.

15. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said development to prosecute any proceedings at law or in equity against the persons violating or attempting to violate any such covenants and either to prevent him or them doing so or to recover damages or other dues for such violations.

16. All public utilities such as water mains, sanitary sewer, storm sewers, gas mains, electric and telephone local Subdivision distribution lines and all connections to same, either private or otherwise, shall be installed underground; provided, however, that above ground transformers, pedestals and other above ground electric and telephone utility equipment associated with or necessary for underground utility installations and distribution systems and surface and