

MASTER

12

HIDDEN VALLEY HOMEOWNERS ASSOCIATION BUILDING

AND

USE RESTRICTIONS

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WHEREAS , the undersigned are property owners in the HIDDEN VALLEY SUBDIVISION, located in Marion Township, Livingston County, Michigan; and

WHEREAS the property owners have formally organized as the HIDDEN VALLEY HOMEOWNER'S ASSOCIATION, and

WHEREAS the property Owners are desirous of maintaining the esthetics residential nature of the HIDDEN VALLEY SUBDIVISION.

NOW THEREFORE IT IS AGREED that the following building and use restrictions shall be applicable to that property described in a certain instrument recorded in Liber 578, p. 92 of Livingston County Records, a copy of said legal description is attached hereto and made a part hereof;

IT IS FURTHER AGREED that said building and use restrictions shall be a covenant running with the land and shall bind the current property owners; their heirs, successors and assigns;

1. The restrictions herein shall be in addition to any and all restrictions in any zoning ordinance covering property in Marion Township, Livingston County, Michigan.
2. The purpose of these restrictions is to insure the use of the property for attractive residential purposes only, to prevent nuisances, and to prevent the impairment of the attractiveness of the property.
3. Said lands and premises shall only be used for single family residential purposes.
4. Any dwelling must equal a minimum of two thousand square feet of living area, exclusive of enclosed porches, garage, overhanging bays, basements and walkout basements.
5. No old structures, used structures, production, pre-manufactured or tract homes shall be moved upon said lands and premises.
6. Outside finish on all buildings shall be natural wood,

RECORDED

FEB 25 3 43 PM '91

NANCY HAVILAND
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI
48843

DRAFTED BY:

KATHLEEN M. GOETSCH
ATTORNEY AT LAW
121 SOUTH BARNARD STREET
HOWELL MICHIGAN 48843

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stone, brick, aluminum siding, or any other stone facing products.

- 7. The exterior wall of any building or structure, other than a multi-level dwelling, facing road shall be natural wood, brick, stone, or aluminum/vinyl siding, except for decorative or ornamental trim which may be wood.
- 8. No house trailer, basement, garage, shed, temporary structure, tent or other outbuilding erected upon said lands and premises shall be used at any time as a residence, either temporarily or permanently, except during the building stage of your own dwelling the owner may live temporarily in a house trailer.
- 9. No detached garage may be built on said lands and premises. All garages must be attached to the main residence.
- 10. All homes shall be built on continuous solid foundations of cement block, stone, brick or other similar hard material.
- 11. No residential structure shall be erected or placed nearer than 120 feet from center line of the road.
- 12. No building or other structure of any nature shall be erected or placed on less than a five acres parcel nearer than fifty (50) feet from any side line of said land and premises.
- 13. A barn may be erected in the rear of house, and the owner may park a ~~house~~ ^{TRAILER} trailer on his property, but at the rear of his house.
- 14. All structures of any nature, including residence and garage, shall be conventional design and subject to the provisions of paragraph 15 as herein-after set out.
- 15. No buildings or other structures of any kind or character shall be erected, altered, or placed upon the above described lands and premises, or any part thereof, until the building plans, specifications, and plot showing the location of such building or other structure have been approved in writing as to conformity and harmony of external design with existing structures in the immediate vicinity and as to location of such building or other structure with respect to topography and finished ground elevation, by party of the first part, his heirs, and assigns. In event that party of the first part, or his heirs, or assigns, fails to approve or disapprove such building plans, specifications, plot plan and design within sixty days after the same have been submitted to him, or his heirs, or assigns,

then and in that event approval shall not be required and his restriction and covenant shall be deemed to have been fully complied with.

16. No signs, billboards, advertising devices or any unsightly objects of any kind shall be erected or displayed upon said lands or premises or any building or structure thereon, nor in or over the road, except "FOR SALE" signs.
17. No fence shall be erected or placed upon said land and premises or any part thereof which shall exceed six feet (6') in height, and all fences shall be approved by the said party of the first part, or his heirs or assigns, in writing before such fence is placed upon said land and premises.
18. Disposal of sewage shall be through suitable septic tanks or other approved methods.
19. No animals shall be kept or maintained on said land and premises or any part thereof, except cats and dogs and poultry not to exceed a poultry flock of fifteen birds and except that four horses may be kept and maintained on said lands and premises. No cats, dogs, poultry or horses shall be raised, kept, or maintained upon said lands or premises or any part thereof as a commercial enterprise.
20. All noisy machinery or apparatus are prohibited. All continued excessive noise is prohibited.
21. No profession of any kind, or any business enterprise or any manufacturing shall be conducted upon said lands or premises, or part thereof.
22. Should the owner or owners of said lands and premises, or any part thereof, commence the erection of any part thereof, such owner or owners shall complete the construction of such building or such other structure within one year following the date of commencement of the same. Should such owner or owners fail to fully complete such building or such other structure within said one year period of time, then such owner or owners shall remove, within thirty days following the close of said one year period of time, the partially complete building or other structure. Should any buildings or other structure, either in process of construction, or fully constructed, be damaged, destroyed, or be left in a ruined condition by fire, wind, or any other cause, the owner or owners of the same shall remove all ruins and debris within one year following the date of such damage or destruction, However, at the option of said owner or owners, such building or other structure shall be fully completed within one year from the date of such

damage or destruction.

* * * *

These covenants and restrictions shall and can be enforced by those signing this document, their heirs and assigns, or anyone else owning lands and premises from the above described lands and premises by any legal or court action now or here-after available to them. The invalidation of anyone or more of those covenants and restrictions and the right to enforce them by any party so entitled to enforce them hereunder. These restrictions and covenants shall remain in full force and effect for a period of 75 years from and after the date of this conveyance.

UNDERSIGNED ARE HIDDEN VALLEY HOMEOWNERS

Date: 11/20/90 David A. Plastov
 3051 Hidden Valley, Howell, Michigan
 (David A. Plastov) a married man

Date: 11-6-90 Don Chamberlain
 1895 Hidden Valley, Howell, Michigan
 (Donald Chamberlain) a married man

Date: 11-6-90 Dennis Benkiewicz
 1866 Hidden Valley Howell, Michigan
 (Dennis Benkiewicz) a married man

Date: 11-6-90 Robert L. Roszman
 3283 Hidden Valley, Howell, Michigan
 (Robert L. Roszman) a married man

Date: 11/6/90 James Carlisle - James Carlisle
Linda Carlisle Linda Carlisle
 1825 Hidden Valley, Howell, Michigan

Date: 11-6-90 William Carrison
 1890 Hidden Valley, Howell, Michigan
 (William Carrison) a married man

Date: 11-14-90 Anthony R. DiStefano
 2300 Hidden Valley, Howell, Michigan
 (Anthony R. DiStefano) a married man

Date: 11-14-90 Robert E. Kwalton
 2145 Hidden Valley, Howell, Michigan
 (ROBERT E. KWALTON) a married man

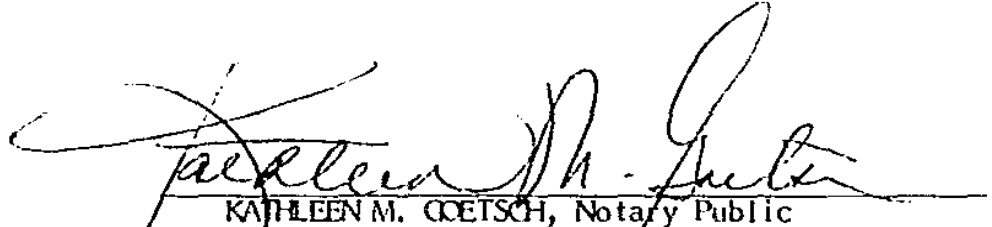
Date: 12-2-90 Miller S. Bylar
 2279 Hidden Valley, Howell, Michigan
 (MILLER S. BYLAR) a married man

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121 SOUTH BARNARD
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STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

The names signed on page four (4) on the dates listed, are known to be members of the Hidden Valley Home Owners Association, and wish the enclosed Restrictions to be registered with the Livingston County Register of Deeds, and are sworn to and subscribed before me this 21st day of February, 1991.


KATHLEEN M. COETSCH, Notary Public
State of Michigan, County of Livingston
My Commission Expires: January 3, 1995

Land situated in the Township of Marion, County of Livingston, State of Michigan: described as follows, to-wit:

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The North half of the Northeast quarter of the northwest quarter of Section 15, Town 2 North, Range 4 East, Michigan, and containing 20 acres of land, more or less. Said lands and premises are subject to a private road for ingress and egress to and from the public highway for the benefit of those persons lawfully entitled to use the same, over a parcel of land 66 feet in width, being a part of the Southeast quarter and the Southwest quarter of Section 10 and a part of the Northwest quarter of Section 15, Town 2 North, Range 4 East, Michigan, the centerline of which is described as follows: Commencing at the South quarter corner of said Section 10; thence North $87^{\circ} 17' 50''$ West 1318.40 feet along the Section line to the centerline of County Farm Road; thence South $1^{\circ} 49' 45''$ West 418.05 feet along said centerline of County Farm Road to the point of beginning of the description of the centerline of said 66 foot wide private road; running thence along said centerline South $79^{\circ} 06' 45''$ East 166.66 feet; thence South $84^{\circ} 38'$ East 144.45 feet; thence North $85^{\circ} 25' 45''$ East 115.58 feet; thence North $68^{\circ} 04' 15''$ East 177.20 feet; thence North $34^{\circ} 00'$ East 343.57 feet; thence North $38^{\circ} 22' 30''$ East 466.12 feet; thence North $30^{\circ} 59' 15''$ East 344.75 feet; thence North $48^{\circ} 53' 45''$ East 171.79 feet; thence North $77^{\circ} 21' 45''$ East 230.40 feet; thence North $85^{\circ} 14' 15''$ East 100.05 feet; thence North $62^{\circ} 35' 45''$ East 209.05 feet; thence North $12^{\circ} 53' 15''$ East 208.50 feet; thence North $6^{\circ} 16' 45''$ East 307.52 feet; thence North $2^{\circ} 48' 45''$ East 553.66 feet to end at a point South $0^{\circ} 04' 10''$ East 643.04 feet and South $87^{\circ} 12'$ East 666.43 feet from the center of said Section 10. IT BEING UNDERSTOOD that said private road as above described is given in full although the same is indicated affects other property as well as the lands and premises herein conveyed.