

than 600 square feet, exclusive of garages and porches and the main floor of all dwellings of two stories shall cover a ground area of not less than 750 square feet, exclusive of garages and porches, and no dwellings of more than two stories shall be erected. Any dwelling whose main floor covers less than 900 square feet must be constructed with a basement under at least 45% of the main floor area.

3. All dwellings shall have a garage large enough to house at least one car of standard size, and shall be constructed of the same material and shall correspond in architecture with the main dwelling.

4. No basement, garage, or outbuilding, erected on the premises shall be used for dwelling purposes for any period of time.

5. A five foot easement across and along the rear and side boundary lines of each of said lots is hereby reserved for the construction, maintenance, operation and repair of sewer, gas, water, electric, and telephone lines.

6. No fence shall be built in the front yard beyond the front line of any dwelling.

7. For the purpose of construing and applying these restrictions a single lot shall mean a lot as now platted or any part of a lot as now platted or the ownership of parts of two or more adjoining lots.

8. The restrictions herein set forth shall run with the land and be binding upon all persons for a period of twenty-five years after the date hereof.

9. The provisions herein are in pursuance of a general plan of improvement, and development. Each provision is severable and sensible and invalidation of any such provision shall not affect any other provision.

10. The provisions hereof shall bind and inure to the benefit of the undersigned, their heirs, successors and assigns, and all their grantees, both immediate and remote, and shall run with the land for the benefit of and imposed upon all subsequent owners of each of the lots above described. All deeds of conveyances by the undersigned, their heirs, successors and assigns, or by their grantees, whether immediate or remote, and any owner may enforce them against any other owners or other persons violating or infringing them, irrespective of whether they are prior or subsequent grantees.

11. Nothing contained in this instrument shall in any way be construed as imposing upon the undersigned any liability, obligation or requirement for its enforcement.

IN WITNESS WHEREOF we have hereunto set our hands this 6th day of October A.D. 1957.

In presence of

John J. Kaplan

Jacob Friedman
Jacob L. Friedman
Theresa L. Friedman
Theresa L. Friedman
William L. Friedman
William L. Friedman
Theresa L. Friedman
Theresa L. Friedman

STATE OF MICHIGAN,
County of Douglas

§ 5. On this 11 day of

October A.D. 1965, before me, a Notary Public in and for said County, personally came the above named Jacob S. Friedman and Jennie S. Friedman, husband and wife, and Willard F. Friedman and Thana Lee Friedman, husband and wife,

who are personally known to me to be the identical persons whose names are affixed to the above instrument to be their voluntary act and deed.

Witness my hand and notarial seal the date last aforesaid.

Robert E. McFarland
Notary Public

My commission expires on the 15 day of July

