

**BUILDING AND USE RESTRICTIONS FOR
PLAT OF KINGSFORD
CAMBRIDGE TOWNSHIP, LENAWEE COUNTY, MICHIGAN
RESIDENTIAL AREA COVENANTS**

Section 1. All lots in this subdivision shall be used exclusively for residential purposes. No structure or other building shall be erected or permitted to remain on any Lot, other than one single family dwelling with an attached garage with a minimum of two bays; except a storage or utility structure may be permitted provided it is constructed to conform in appearance to the single family dwelling. Garages on all lots shall be attached to and connected with or built as part of the single-family dwelling. No car shelters or carports are allowed. All buildings constructed or erected on said Lots must be built of solid or permanent materials. All construction materials must be new. Wood exteriors shall be stained or painted. No building shall have tar paper, roll brick siding or similar materials on the outside walls. The exteriors of all buildings must be completed within 6 (six) months from the date the construction commences.

Section 2. No trailers, mobile homes, modulars, tents, shacks or similar structures shall be erected, moved onto or placed upon any lot in the Kingsford Subdivision.

Section 3. Any single family dwelling erected on any Lot shall have a minimum enclosed living area of: (a) ranch-type or one floor on slab or crawl space -1500 square feet, (b) two story, two level -including ranch with walk-out basement providing 3/4 of the lower level is finished living area, bi-Level, story and one-half - 960 square feet above grade on ground floor, (c) tri-level - 2000 square feet of living area. All building plans are subject to approval of the Association and must comply with existing local building codes and ordinances.

Section 4. The side of each Lot facing the Lake shall be considered the front of the lot. Any building or structure must be set back not less than 50 feet from the water's edge except for structures erected on Lots 16, 24, 25, 26, 27 and 28 which must be set back 25 feet from the water's edge as established by the Lenawee County Circuit Court at the elevation of 926 feet above mean sea level. Any building or structure must set back not less than 35 feet from the rear lot line, except for Lots 24, 25, 26, 27 and 28, which must set back not less than 25 feet. Any building or structure must set back not less than 15 feet from the side Lot lines.

Section 5. No outside toilets shall be allowed. All residential buildings must have a minimum of two private inside bathroom facilities. No waste shall be permitted to enter Loch Erin Lake and all sanitary facilities must be inspected and approved by local and/or State health officers. All residential buildings shall be required to connect with and use the sanitary sewer system in the Loch Erin Sanitary Drainage District. No individual drain field or other disposal system shall be allowed.

Section 6. No noxious or offensive home occupations or activities shall be permitted on any Lot nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood.

Section 7. No boat docks, boat lifts or covers, floats or other structures extending into the lake more than 30 feet shall be constructed or placed into or on said lake without prior written approval of the Association. Exceptions are Lots 10, 11, 12, 13, 14 and 15, which may not extend further than 4 feet into the lake, thereby being placed parallel and adjacent to the shoreline.

Section 8. The purchaser of each lot shall become a member of and pay the required dues to the Loch Erin Property Owners Association and shall be bound by its By-laws, Articles, Rules and Regulations.

Section 9. All drives and drive approaches shall be paved from the garage to Donegal Drive with 6" of concrete or a minimum of 2" of 20A asphalt with 6" base of 22A gravel and shall be completed not later than one year from home excavation.

Section 10. Prior to construction, a permit must be obtained from the Lenawee County Health Department for the water supply well as provided by the Lenawee County Environmental Code.

Section 11. All wells must be located a minimum of fifty (50) feet from the septic tank/pump chamber and sanitary pressure lines.

Section 12. All wells must be located out of the flood plain.

Section 13. The elevation of the lower floor, excluding basement of all residential buildings shall not be less than 920.75 feet above sea level.

Section 14. The basement opening of any residential building shall not be less than 927.75 feet above sea level.

Section 15. All residential buildings having basement walls and floors lower than 927.75 feet above sea level, shall be constructed water tight and reinforced to withstand hydrostatic pressure from a water level equal to 927.75 feet above sea level.

Section 16. All residential buildings having construction at or lower than 927.75 feet above sea level shall be equipped with a positive means of preventing sewer backups from sewer lines and drains which serve the building and shall be securely anchored to prevent flotation.

Section 17. No filling will be permitted or structures erected within the flood plain area without a valid permit issued by the Department of Natural Resources.

Section 18. The 100-year flood plain elevation of Lake Loch Erin is defined by the Department of Natural Resources at 927.75 U.S.G.S. Datum.

Section 19. Restrictions in Sections 1 through 9 shall run with the land and shall bind the purchasers, successors, assigns and any persons claiming under them until January 1995. These restrictions shall be automatically extended for successive 10 year periods unless prior to the expiration of any 10 year period, an instrument, changing, altering, amending or revoking these restrictions in whole or in part signed by the then owners of record of 3/4ths of the lots has been recorded. The Association shall have the right or if the Association fails, then any member shall have the right to prosecute any person violating or attempting to violate these restrictions in any court of proper jurisdiction. Any invalidation of any one of these restrictions or provisions therein shall in no way affect any other restriction or provision therein, which shall remain in full force and effect.

Section 20. Restrictions in Sections 10 through 18 shall continue in perpetuity from the date these restrictions are recorded in the Office of the Register of Deeds for Lenawee County, Michigan.