BLOOMFIELD

BLOOMFIELD TWP, OAKLAND COMICH N.W. 4 OF SECTION 20,T2N,RIOE.

EXAMINED AND APPROVED

SCALE INCH= 200 FEET

WE Cor Sec 20 120-FT. 8 hn B. Martin MATTER OF DELECTS JUL 29 1953 Plat Engineer 1108 GENERALS Dru H. Quail 8. Mutu 6.9 o'clock My and recorded in A Place State of Oakland agister of Deeds Records. WZ.1953 ORRIN McQUAID, Register of Deeds OUTLOT "A" 5 Sec. Line 7 1 1004.38 30409 TONE (Public) TULL ROAD 60 F (8) 4 43 44 PINE 35 -6 FT. E. 47 0 40 60 FT 1 Θ RD 30 50 86FT.4 (3) the Courts of California, Says of Accessored APPROVED THIS 25 DAY Band of County Read Cor-PALY O.FLLY 52 7056 2883 60 S.86*15'E. 565.00

KNOW ALL MEN BY THESE PRESENTS: That we, Franklin Lone Pine Re Company, a limited partnership, by Francis H. Phelps a general partner; and Detr Mortgage and Realty Company, a Michigan Corporation by James I. McClimtock Vice President and Alfred J. Kenifeck, Assit, Secretary, Mortgagee; as proprietors the caused the land embraced in the annexed plat to be surveyed, are here by dedicated to the use of the public Known as BLOOMFIELD HEIGHTS NOT a subdivision of part of the KW of sec TEN, GUE, Bloomfield Twp, Oakland Co. Mich and that the roads as shown on sa

DEDICATION

BOARD & MUNTORS many Signed and Sealed in the presence of:

Witness

ENDAKTIN LONE DINE KOND CO

laid out and platted to

Witness Witness

CURVE DATA

A Alberta

DETROIT MORTGARE PROPERTY

ACKNOWLEDGEMENT STATE OF MICHIGAN

known who being each by me duly sworn did say that they are the Vice-President Assi. Secretary respectively of the Detroit Mortgage and Really Company a Michiga Corporation and that the seal affixed to said to said instrument is the vorporate seal appeared the above named James I. McClintock and Alfred J. Kenifeck Curporation and that said instrument was signed and sealed in behalf of said Carporat authority of it's Board of Directors and the said James I. McClintock and Alfred Kenileck acknowledged said instrument to be the free act and dead of said Corpor On this 16th day of June COUNTY OF WAYNE A.D. 1953, before me a Notary Public in and for said cou

FUBLIC IN and FOR SAID april 15, 455

1 to dommission expires.

ACKNOWLEDGEMENT STATE OF MICHICAN

COUNTY OF WAYNE

A D. 19 52

On this latteday of June A.D. 1953 before me a Notary Public in and for Said Conappeared the above in amed Francis H. Phe Ips personally known who being out sworn did say that he is a general partner in the Franklim Lone Pine Road Construction that he has authority to execute the above instrument; said Franklin Lone Pine Road Company.

CERTIFICATE OF MUNICIPAL APPROVAL Notary Public in and for said County My cothemission expires what ISI

SOL D. LOMERSON

LE. C. BLOOKS

15,1650

This plat was approved by the Township Board of the Township of Bloomfield at a mee Ann M. Birrell Burull Ann M. Birrell

SURVEYOR'S CERTIFICATE

hereby certify that the plat hereon defines ted is a correctione and that permane methy monuments consisting of bars not fess than one-half (\$\frac{1}{2}\) inch in diameter for the edge of the fess than one-half (\$\frac{1}{2}\) inch in diameter for the edge of the edge sections of streets and at the intersections of streets with boundaries of thus I as thereon shown of all angles in the boundaries of the h boundaries of the

Wilbur S. MEAlpine Redistered Land Surveyor

DESCRIPTION

The land embraced in the annexed plat of Bloomfield Heights NO!" a Subdiv part of the NW\$ of Section 20. T2N. R (NE. Bloomfield Twp., Oakland Co., Mi.) part of the NW\$ of Section 20. T2N. R (NE. Bloomfield Twp., Oakland Co., Mi.) part of the NW\$ of Section 20: Thence Section 50: Section 10: Se point of beginning.

Prof Beginning

Note: All dimensions shown on this plat are in feet and decimals
All curve distances are measured along the arc.

Note: Easements as shown are for Telephone and Electric Utilities.

Bes. 198 Aust 800 - 1993 As An.

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OAKLAND COUNTY TREASURER'S CERTIFICATE FOR COUNTY TREASURER'S CERTIFICATE FOR COUNTY TREASURER'S CERTIFICATE FOR COUNTY TREASURER COUNTY FOR COUNTY TREASURER COUNTY FOR COUNTY TREASURER COUNTY FOR COUNTY TREASURER COUNTY TREASU

14.

DECLARATION OF RESTRICTIONS

KNOW ALL BEN that the undersigned, FRANKLIN LONE PINE RCAD COMPANY, a Copartnership Limited, being the owner of Lots RCAD COMPANY, a Copartnership Limited, being the owner of Lots 7 to 57 inclusive, Floomfield Heights No. 1, a subdivision of part of the Northwest Quarter of Section 20, Town 2 North, Range 10 East, Bloomfield Township, Oakland County, Michigan, together with Outlot A shown in the recorded plat of said subdivision, recorded in Liber 68 of Plats, Page 24 in the Office of the Register of Deeds for Oakland County, Michigan, handly imposes upon Lots 7 to 57 inclusive in said subdivision, hereby imposes upon Lots 7 to 57 inclusive in said subdivision, but not upon Outlot A, the following restrictive covenants; which restrictive covenants shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in parts

- l. If the maker hereof, or its successors and assigns, or any successor or successors in the chain of title shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.
- 2. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.
- 3. Each lot (except Outlot A) shall be known, described and used as one residential lot. No structure shall be erected or placed on such residential lot other than one detached single family dwelling not to exceed two stories in height and a garage for not more than four cars, with living quarters allowed above.
- 4. Any two-story residential dwelling constructed in this subdivision shall have a ground floor minimum square foot area of not less than 1,000 square feet, exclusive of garage and open porches, and shall also have a cubic content of not less than 20,000 cubic feet. In the case of a one-story or story and a half ranch type construction it shall have a ground floor minimum square foot area of not less than 1,650 square feet, exclusive of garage and open porches, and shall contain not less than 20,000 cubic feet.
- 5. Residence shall include all bays, vestibules, or any other room permanently enclosed, but does not include open porches or terraces.
- 6. The exterior construction of residence buildings must be of new materials; provided, however, that select reclaimed brick may be used. The outside of residence buildings must be of brick, stone or finished painted wood. No yellow brick shall be permitted. Cinder or concrete construction is allowed for basements or foundation to the grade line only; the grade line of all buildings constructed on any lot shall conform to the Loning Ordinances of Floomfield Township, Oakland County, Michigan



-)of Oakland Courty Register of Deeds Records.

REGISTER OF DEEDS! Received for record 30 7 1950 at 11 Totalock County, Mich , 5 5 Miles and 1 10 2 1 194 29 - Deece THE Second County Sich , 5 5 Miles and 1 1950 21 194 29 - Deece THE Second County Sich , 5 5 Miles and 1 1950 21 194 29 - Deece THE Second County Sich , 5 5 Miles and 1 1950 21

as now in effect or as hereafter in force. The height from the point of finish grade of the finished first floor shall be sufficient to insure a dry floor regardless of weather or drainage conditions. All chimneys shall be of stone, brick or concrety.

- 7. All exterior masonry foundation walls of cement block, einder block or concrete shall be painted with two coats of Peerless cement paint or its equivalent. The color thereof shall be limited to white, ivory, gray, cream or stone. Preparation of surface, mixing and application of paint shall be strictly in accordance with the manufacturer's recommendations.
- 6. All garages shall not be more than two stories in height, the cutside of which shall be of the same materials as specified in Paragraph 6 hereof. Foundations shall be of masonry rat wall construction. Garages shall be annexed or attached to the residence or shall be at least 100 feet from the front lot line.
- 9. The front building line of all lots shall not be less than forty (40) feet from the front lot line. All side and rear building lines shall conform to the Zoning Ordinances of the Township of Bleemfield, Oakland County, Michigan, as now im effect or as hereafter amended.
- 10. We flat roofs will be allowed except when approved by Houseman-Spitzley Corporation or by an architect appointed by them. The maximum pitch of the roof shall not exceed 1/2 pitch. All roofs shall be of asphalt shingle weighing not less than 210 lbs. per square, or of wood, tile or slate construction. Relied roofing or diamond shaped roofing will not be permitted.
- 11. No structure shall be moved on to any lot at any time.
- 12. Any fence on any residential lot shall not be higher than four feet, and shall be of wire, painted wood or colonial type construction and shall not extend beyond the front lot residential line. We barbed wire fencing will be permitted.
- 13. We hoof animals, such as horses, pigs or goats, shall be permitted in any lot in this subdivision. No chickens, rabbits or pigeons will be allowed in this subdivision.
- lh. All sewage shall be put through an approved septic tank, and any sewage disposal systems on said premises shall be in accordance with the statutes of Michigan and the rules and regulations of the Township of Bloomfield and State Public Health Department as now in effect or as hereafter amended.

- 15. Garbage or rubbish shall be placed in separate sanitary cans or enclosed in approved concrete receptacles, with the method of collection and disposing of same to be determined by the majority of lot owners. Each owner agrees to and shall keep the weeds cut on his lot or lots and cause the same to be kept in a neat appearance at all times.
- 16. All buildings constructed on said premises and the use and occupancy of same shall be subject to the terms and provisions of the Zoning Ordinances of the Township of Floomfield or any municipality applicable thereto, as now in effect or as hereafter amended.

LIBER 3021 PAGE 41

17. All plans and specifications for any residence or garage, its location on the lot and its grade must be approved before construction is started, in writing, by a duly authorized officer of the Houseman-Spitzley corporation or such other person or corporation as it may designate.

10. No motor boats of any type shall be allowed on Sodon Sailboats without motors, rowboats and cances will be permitted.

19. No lot shall be used to provide or permit access to Sodon Lake by any person or persons other than (1) the owner or owners of the lots in the same subdivision, (2) the immediate family of said owner or owners and (3) the domestic servants and the invited guests of said owner or owners or their immediate family.

20. An easement has been reserved for public utilities as shown on the plat recorded in Liber 68 of Plats, at Page 2h , Oakland County Records.

IN WITNESS WHEREOF, Franklin Lone Pine Road Company, has caused these presents to be executed and delivered by its General Partner duly authorized this 3rd day of July, 1953.

FRANKLIE LONE PIEB ROAD COMPANY a Copartnership Limit

Francis H.

STATE OF MICHIGAN

COUNTY OF WAYNE

On this 3rd day of July On this 3rd day of July , 1953, before me, a Notary Public in and for said County, personally appeared, FRANCIS H. PHELPS, who did say that he is the General Partner of Franklin Lone Pine Road Company, that he executed the foregoing instrument for and on behalf of said Franklin Lone Pine Road Company, and was duly authorized so to do, and that he executed the same as the free act and deed of said Franklin Lone Pine Road Company.

My commission expires

2/80 Capeting Control of the Control

DESIGNATION OF AUTHORITY

WHEREAS, Bloomfield Heights No. 1 Subdivision (Lots 7-57 inclusive), being a part of Bloomfield Heights Association is subject to restrictions upon the use and occupation of the lots in said Subdivision, which restrictions are of record in Liber 3021, Page 39, Oakland County Records; and

WHEREAS, Paragraph 10 of said restrictions provides as

follows:

"No flat roofs will be allowed except when approved by Houseman-Spitzley Corporation or by an architect appointed by them. The maximum pitch of the roof shall not exceed 1/2 pitch. All roofs shall be of asphalt shingle weighing not less than 210 lbs. per square or of wood, tile or slate construction. Rolled roofing or diamond shaped roofing will not be permitted."

WHEREAS, Paragraph 17 of said restrictions provides as

follows:

"All plans and specifications for any residence or garage, its location on the lot and its grade must be approved before construction is started, in writing, by a duly authorized officer of the Houseman-Spitzley Corporation or such other person or corporation as it may designate."

NOW THEREFORE, Houseman-Spitzley Corporation, a Michiga corporation, does hereby designate Bloomfield Heights Association, a non-profit corporation, as the person authorized to give the approval required by said Paragraph 10 and Paragraph 17.

WITNESS:

HOUSEMAN-SPITZLEY CORPORATION

Amenuel School of the Service

By M. M. Wills

V. V. Miles, Asst. Treas.

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USER 4711 PME 708

STATE OF MICHIGAN SS COUNTY OF CASE OF

On this 9th day of March A.D., 1965, before me personally appeared Francis H. Phelps and V. V. Miles to me personally known, who being by me sworn, did each for himself say that they are respectfully the President and Asst.Tressurer of Houseman-Spitzley Corporation, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said Francis H. Phelps V. V. Miles acknowledged said instrument to be the free act and deed of said corporation.

Leona Schroeder

Notary Public in and for Makhard County, Wayne

My Commission Expires: 5/15/66