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Robertson Jamieson Land Company

Declaration of Restrictions

as to

Dated -----

Hickory Heights No. 3

Acknowledged July 25, 1960

Recorded July 27, 1960

Liber 4097, Pages 655 - 656

PAUL C. ROBERTSON, being first duly sworn, deposes and says that he is a partner in the Robertson Jamieson Land Company, proprietor of "Hickory Heights No. 3," a subdivision of the N. ½ of Section 13, Town 2 North, Range 10 East, Bloomfield Township, Oakland County, Michigan, the plat of which is recorded in Liber 101 Pages 14 and 15, Oakland County, Michigan, Register of Deeds records; deponent further says that every conveyance of a lot or lots within said subdivision shall be upon and with the following conditions, covenants and restrictions which shall run with the land and the grantees of said lots shall, upon acceptance of the deeds of conveyances for themselves, their heirs, devisees, executors, administrators, successors and assigns agree to uphold, maintain and enforce the same, said conditions covenants and restrictions being as follows:

1. USE: Each lot shall be used only for residential purposes. No more than one permanent single family dwelling and garage shall be erected or maintained thereon. No structure other than such dwelling and garage shall be erected or maintained thereon, except a fence. No fence shall be erected or maintained nearer to the street than the front building line.
2. SIZE: On all lots, the ground floor area exclusive of garage shall be not less than 1650 square feet for a one story dwelling, or 2000 square feet of floor area per family which will include only those floors or portions of floors entirely above the grade line for a two story or multi-level dwellings exclusive of any garage area and porches. All areas as computed above shall be completely finished commensurate with the total living quarters of the structure.
3. LOCATION: No dwelling or garage shall be located on any lot nearer than 35 feet from the front lot line and nearer than 14 feet from a side lot line 30 feet to an abutting side street lot line of a corner lot. For the purpose of the restriction eaves, steps, open porches and trellises shall not be considered as a part of the dwelling or garage.
4. GARBAGE DISPOSAL: Garbage shall be disposed of either in an incinerator or mechanical disposal plumbing unit and for this purpose one or the other shall be installed in each dwelling.
5. REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash or other waste shall not be kept except in sanitary containers.
6. EASEMENTS: The following easements are hereby reserved for public utility purposes:
 - a. On lands designated as "6 feet easement" on the Plat.
 - b. On lands designated as "6 feet easement" for sanitary sewers" on the plat.
 - c. On lands designated as "12 feet easement" on the plat.
 - d. On lands designated as "6 feet drainage easement" on the plat.
 - e. On land designated as "20 feet drainage easement" on the plat.

A further easement is reserved over 3 feet adjacent to each side lot line and each rear lot line for the purpose of installing and maintaining a subdivision surface drainage system.

7. SIGNS: No signs of any kind shall be displayed to public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet

advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

8. LIVESTOCK AND POULTRY: 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 kept provided that they are not kept, bred, or maintained for any commercial purpose.
9. ARCHITECTURAL CONTROL: No structure shall be erected or maintained on any lot unless the construction plans and specifications for such structure shall have first been submitted to the proprietor of the subdivision and the proprietor shall have approved the same in writing.

It is the intent of the proprietor to build or cause to be built for sale a sufficient number of dwellings and garages in the subdivision to establish the general plan and scheme of development as to quality of workmanship, kind and quality materials and design with respect to architecture, topography and finish grade elevation.

To be entitled to the approval of the proprietor construction plans and specifications must conform to the general architectural plan and scheme of development of the subdivision evidenced by structures theretofore erected and maintained thereon.

The proprietor, by instrument in writing duly recorded, may, at any time hereafter, delegate its rights and powers hereunder to an organization composed of owners of lots in said subdivision.

Further deponent says nothing

Robertson-Jamieson Land Co. signed and acknowledged by Paul C. Robertson, Partner.

Original document on file at Oakland County Clerk/Register of Deeds