

DECLARATION OF RESTRICTIONS FOR HICKORY HEIGHTS NO. 1, A SUBDIVISION OF PART OF THE N.W. ¼ OF SECTION 13, T. 2N, R.10E., BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 111, PAGES 25 AND , OAKLAND COUNTY RECORDS.

PAUL ROBERTSON, being first duly sworn, deposes and says that he is a partner in the Hickory Heights Land Company, proprietor of "Hickory Heights No. 4," a Subdivision of the N.W. ¼ of Section 13, T. 2 N., R. 10 E., Bloomfield Twp., Oakland Co., Michigan, the plat of which is recorded in Liber 111 pages 25 and , 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
2. FENCE: No fence shall be erected or maintained nearer to the street than the front building line. No fence shall be erected or maintained at any time on any lot unless the proprietor shall, prior thereto, have established a plan and scheme of development of fences as to quality of workmanship, and quality of materials and design with respect to architecture, topography, and finish grade elevation and such fence shall have been approved in writing by the proprietor as being in conformance with the plan and scheme of development of fences provided for herein.
3. SIZE: On all lots, the ground floor area shall not be less than Sixteen Hundred Fifty (1650) square feet for a one story dwelling and the total floor area shall not be less than Two Thousand (2000) square feet for a dwelling of more than one story, the minimum floor areas proved for herein shall include only those floors or portions of floors entirely above the grade line exclusive of any garage area or porch. All areas as computed above shall be completely finished commensurate with the total living quarters of the structure.
4. LOCATION: No dwelling shall face on Squirrel Road. No dwelling or garage shall be located on any lot nearer than thirty five (35) feet from the front lot line and nearer than fourteen (14) feet from a side lot line and nearer than thirty (30) feet to an abutting side street lot line if 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.
5. 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.
6. 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.
7. EASEMENTS: Easements as designated on the Plat and for the purposes designated on the Plat of Hickory Heights No. 4 are hereby reserved. A further easement is reserved over three feet adjacent to each side lot line and each rear lot line for the purpose of installing and maintaining a subdivision surface drainage system.
8. 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.

9. 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.
10. 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.

Signed by Paul C. Robertson

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