

*This information is intended for HHPOA members only and is not to be distributed or used for any other purpose*

## HICKORY HEIGHTS DEED RESTRICTIONS (Summary)

Hickory Heights subdivision was built in 5 phases. The lots vary in size. The homes vary in size, and the easements vary in width. If you need to know more about your lot or home, please contact a board member or Oakland County. Your lot number is on your Bloomfield Township tax statement.

**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.

**SIZE:** Homes vary in size by section.

**LOCATION:** Lots, homes, and easements vary by section.

**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.

**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.

**EASEMENTS:** Vary by section.

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

**LIVESTOCK & 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.

**EGRESS & INGRESS:** No way of egress or ingress shall be permitted over the dividing line between any lot and Adams Road.

**ARCHITECTURAL CONTROL:** No structure shall be erected or maintained on any lot unless 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.

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.