

ALL LOTS IN THIS SUBDIVISION ARE SOLD SUBJECT TO SUCH RESTRICTIONS AS ARE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROSCOMMON COUNTY.

All lots regardless of location have full access to, and use of, the Lakeshore Parkway over various streets and easements which are private and for the use of property owners only.

RESTRICTIONS

- (1) Only one building for residence and one garage shall be erected on any one lot. Such building must be of substantial construction and properly painted or stained and the roofs must be of asphalt shingles, tile, slate or other material approved by the Association. All plans for buildings or alterations thereof must be submitted to and approved by the Association. No building shall be used for residence purpose that by its location and construction shall imply it is intended for a garage or other outbuilding, except that such building may first be used to house the workmen while building operations are in progress and with the consent of the Association, which consent shall be in writing. No outbuilding shall be erected or moved to premises without the written consent of the Association, and in case such consent is given and acted upon the Association may order or remove such outbuilding at any time that it becomes objectionable from an artistic standpoint, the Association being the sole judge in such case, but expense of such removal would be borne by the Association.
- (2) All sanitation must be cared for by chemical toilets or septic tanks, and no outdoor toilets may be erected or maintained except that it be in garage or other outbuilding which shall have been approved as stipulated. All garbage and refuse must be promptly burned or buried, and in case of refusal or neglect the Association shall perform the service, assessing the charge against the owner.
- (3) All buildings must be set back of a line not less than 30 feet from the front lot line and 8 feet from the side lot line, except in cases where a deviation would be more artistic and with the consent of the Association. No division fences shall be erected on any lot except of a purely artistic nature which shall not be an inconvenience or objectionable to adjoining lot owners. All storage tanks for gasoline, kerosene or other combustible liquids shall be buried below the surface of the ground. All cottage owners shall keep a bucket for fire purposes, so designated by being painted red, such bucket to be available at all times to anyone in case of fire. There shall be no fires lighted at any time in any location that would be hazardous to the property.
- (4) Nothing shall be kept or maintained on any lot that shall constitute a nuisance or be an offence to property owners. No bill-board or other advertising device of any nature will be permitted on any lot. No animal or fowls shall be kept on any lot other than household pets, and no dog shall be permitted off leash that is dangerous or annoying. In case complaint is made of any dog it shall constitute sufficient reason to be placed under the owner's control.
- (5) All lots are restricted to residence purposes only, and no business of any nature may be engaged in or permitted, except on lots reserved by the Association for business and recreational purposes.
- (6) No trees may be cut on any lot where such cutting would impair the artistic beauty of the lot after the building was erected, and at no time shall any birch tree of any species be peeled or barked, as this permanently injures and disfigures the tree and is contrary to statute of Michigan. No trees shall be removed from vacant property for transplanting purposes, except with consent of the Association.
- (7) All buildings must be kept properly painted and in a state of good repair. The painting of such buildings must be of a color that would be in accord with general taste and practice.

LAKEVIEW PARK

Another Subdivision of our 3500 Acre All-Season Playground . . . owned, maintained and controlled for the enjoyment of property owners by

CARTERS, INC.
LAKEVIEW PARK
TELEPHONE EV 9-4381
ARTESIA BEACH
TELEPHONE EV 9-4461
AT ST. HELEN SINCE 1902
MAIN OFFICE, EV 9-4401



The lots in this subdivision are unusually attractive, nicely located on gently rolling Oak ridges and are easily accessible from M-76. Many of the streets are in and electric and telephone service available.



(8) No private dock shall be erected or maintained, nor any boat house or structure or device be built, except that it may be for the use and convenience of several members, to be erected by the Association, at the pro rata expense of erection and maintenance to the members using such dock, structure or device, or to be erected by the members with the consent of the Association.

(9) No horse drawn or motor driven vehicle shall be driven along or parked upon Artesia Parks, or other parks designated for similar purposes.

(10) Artesia Parks Nos. 1 and 2 and other parks so designated in future plans, are for the convenience of all lot owners and members, and the landing of boats and conduct of individuals shall be such that it will not interfere with the convenience and enjoyment of the colony or club as a whole.

(11) Persons occupying or using the cottages and equipment of members either as guests, or renters, or by leasehold, shall be subject to all rules and regulations pertaining to members nor shall their ignorance of such rules and regulations, upon taking possession, constitute any reason for non-observance of such rules and regulations, after they have been informed regarding the matter. Each member shall be responsible for the conduct of anyone using or occupying his premises, and in case such occupant proves objectionable, the owner, upon notification by the Association, shall at once, terminate such occupancy. (Remainder of paragraph refers to rental of cottages, cleaning, etc.)

It is further agreed that any dispute or misunderstanding arising from or by reason of this contract between the Association and the Club or between the Association and members of the Club, shall be settled by a Board of Arbitration, each party hereto selecting an arbitrator and the two selecting a third arbitrator or umpire. The findings of this Board shall be final and as binding as a decision of a court of record.

(THE WORD "GRANTOR" SHALL BE SUBSTITUTED FOR THE WORD "ASSOCIATION" WHEREVER USED IN SAID RESTRICTIONS; AND THE WORD "GRANTEE" SHOULD BE SUBSTITUTED FOR THE WORDS "MEMBERS" AND "CLUB" WHEREVER USED IN SAID RESTRICTIONS.)