

BROOKFIELD SUBDIVISION RESTRICTIONS

The provisions herein contained shall run with and bind the land, and inure to the benefit of and be enforceable by first party, or the owner of any land contained therein.

The violation of any restriction shall give the owner of any lot the right to abate and remove, at the expense of the owner thereof, any erection or condition contrary to the intention and meaning of the provisions herein.

No shop, store, factory, saloon or business house of any kind; no hospital, asylum, morgue or institution of like or kindred nature; no church or charitable institution, shall be erected or maintained on any portion of said plat, except buildings for educational or recreational purposes.

One detached dwelling-house only may be erected on each lot, and one private garage may be erected to accommodate each dwelling-house. Semi-detached or two-family houses may be erected, provided same shall occupy two or more lots.

There shall not be erected, permitted or maintained upon any of the land included in said addition any stable, cattle-yard, privy, or any hogs, cattle or live stock; nor shall any noxious, dangerous or offensive thing, nor any trade or business whatsoever, be permitted or maintained on said property, except this shall not be construed to prevent the maintenance of an office by a duly-qualified doctor in his dwelling-house. Poultry may be kept within the enclosed yard, but no poultry yard or building shall be built within 5 feet from the side or back lines nor within 125 feet from the front lot lines.

No signs, bill-boards or advertising matter of any kind shall be placed or maintained upon said addition, nor shall any lot be used as a dump for refuse material of any sort, nor shall filling material be brought in and used on any lot, except unmixed fresh earth and stone.

Minimum Cost and Character of Dwelling

No dwelling shall be erected on lots Nos. 1 to 4, both inclusive; 21 to 34, both inclusive; 53 to 72, both inclusive, that shall cost less than \$ 4,500.

No dwelling shall be erected on lots Nos. 5 to 21, both inclusive; 35 to 51, both inclusive; 73 to 80, both inclusive, that shall cost less than \$ 4,000.

No dwelling shall be erected on lots Nos. 81 to 98, both inclusive, that shall cost less than \$ 3,500.

No dwelling shall be erected, of any character, having what is known as a "flat roof," nor shall any dwelling be erected with a basement more than one-half out of the ground.

Restrictions as to Building-Limit Lines and Open Spaces

No building shall be erected nearer the street line than shown by the building-limit line on plat of this addition, except that unenclosed porches, steps and terraces, which are not connected to a higher level than the first floor of the dwelling, may encroach over this line for a distance not to exceed 10 feet, and bay, bow or oriel windows, not more than 15 feet in height, may encroach over this line not more than 3 feet. Nor shall any dwelling or part thereof be erected or maintained within 10 feet of the side line, or 5 feet of the rear line, dividing the lot upon which it is erected from the lot of the adjoining owner, except that bay, bow or oriel windows, not more than 15 feet in height, may encroach over this line not more than 2 feet.

Plat owners shall in all cases have a right to designate which are the lot lines, and the amount of set-backs necessary to conform with the requirements hereof, and their determination shall be final and binding.

No garage, barn or other outbuilding shall be erected on any lot previous to the erection of the dwelling, and no garage shall be erected or maintained within 75 feet of the front street line or within 5 feet of the side and rear of any lot line, except where the garage is attached and made a part of the dwelling, in which case its location shall be controlled by the dwelling restrictions, and conform to the building-limit line as shown on the map. In case the garage is located within 10 feet of the rear line of the dwelling, it shall be considered a part of the dwelling, and the same restrictions apply as to location. The minimum total free space, counting both sides of the building, shall not be less than 50 per cent of the width of the building on any one lot. In cases where a lot and half, or two or more lots, are used for one building, the free air space, counting both sides of the

building to the outside lot lines, shall not be less than 75 per cent of the width of the building, and, for the purpose of these restrictions, any owner's property line shall be construed to be his side or rear lot lines, as the case may be. Where two lots are owned by one person, one dwelling may be built in the center of said lots.

Restrictions as to Fences and Retaining Right of Way

No fences or other solid obstruction shall be built on or across any lot nearer to the front line of the lot than the rear line of the residence, nor shall any hedge be grown on said lot in front of the front line of the residence which shall exceed 3 feet in height, excepting that this shall not be construed to prevent the planting in moderation of ornamental trees and shrubs. Easements are reserved along and within 3 feet of rear lines and side lines of lots of this addition for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones and other public and quasi-public utilities, with rights of ingress to and egress therefrom across said premises to employees thereof.

Other Restrictions

No lot or lots or buildings shall ever be sold or leased to any other person or persons than those of the Caucasian race. Any building on said addition shall be of new construction, and no building shall be allowed to be moved from other locations onto said premises. Any building on any lot which may in whole or in part be destroyed by fire must be rebuilt, or all the debris be removed, and the lot be restored to a slightly condition in keeping with the other lots within a reasonable time. No lot shall be cultivated for crops of any sort, except as respects kitchen gardens of reasonable size, suitably located.

Time Limit of Restrictions

All these restrictions, conditions, covenants, charges and agreements contained herein shall run with the land and continue until 1950, and may, as then in force, be extended from that time for a period of 25 years, and thereafter for successive periods of 25 years, without limitation, by the assent, evidenced by appropriate agreement entitled to record, filed in writing in the office in Ingham County, Michigan, where conveyances of real estate may then be required by law to be filed, of the owners of two-thirds of the lots included in said addition, exclusive of streets, courts, parks, private or otherwise,

and open spaces intended for the general use of the public or the owners of the property shown on said map.

It is expressly agreed that if any of the restrictions or conditions herein enumerated shall be held void, unenforceable, or of no force or effect, such holding or determination shall not be construed to avoid any other condition or restriction, but in such case each and every other condition or restriction shall remain binding and in full force and effect.