

CROOKED LAKE CLUB RESTRICTIONS

These restrictions were approved in the State of Michigan in the Circuit Court for the County of Alcona File No 77-002206 CH At a session of said court in the Court House in Harrisville, Michigan, on the 4th day of June 1980. *Revised from original restrictions*

1. No manufacturing or commercial enterprise or enterprise for profit of any kind shall be maintained upon, in front of, or in connection with any lot, excepting lots 75, 76 and 77, nor shall any lot any way be occupied or used for other than strictly residential purposes except lots 75, 76 and 77.
2. No building shall be erected or placed upon any lot except one private dwelling house, and such outbuildings usually appurtenant to a summer resort or permanent dwelling all of which shall be at the rear of the dwelling house.
3. The dwelling house shall have a ground floor area of not less than 600 square feet on lots 7-77 inclusive, exclusive of porches.
4. The dwelling house shall be the first building commenced and the first building completed on any lot. The dwelling house shall not be built, erected or located nearer than 30 feet from the shore-traverse line of Crooked Lake according to the recorded Plat thereof, providing thereby uniformity of a general plan of development for mutual enjoyment of all.
5. No building shall be erected or placed closer than 8 feet to any side lot line except lots 61-67 inclusive, which shall be no closer than 5 feet to side lot lines, nor closer than 15 feet to any rear lot line (road line).
6. All buildings shall be constructed in a workmanlike manner of durable material and with such exterior design and finish as shall be compatible with surrounding buildings and completed with reasonable promptness and maintained in good repair and appearance.
7. All wooden exteriors shall be painted or stained; no tar paper, building paper or other paper or imitation brick, or sheet metal exterior finish shall be permitted.
8. No structure original designed as a trailer or Mobile home may be used as a dwelling under Paragraph 4 hereof. Campers/trailers/RVs and other movable types of shelter may be stored on a lot possessing a dwelling in conformity with Paragraph 2-4 hereof Occasional, temporary use of such units to accomodate guest shall not be considered inconsistent with the intent of the paragraph
9. No outside toilets shall be permitted and disposal of sewage must be through suitable septic tanks and drywells, or other approved method giving a clear and oderless effluent. No unsanitary drainage shall be allowed to drain into pool or ground surface Garbage and other refuse or rubbish of any sort shall be disposed of in an inoffensive and sanitary manner and in such a way as not to be a nuisance through unsightly or offensive accumulations, through breeding of flies or otherwise.

Crooked Lake Club Restrictions - cont.

10. By virtue of ownership of said lot, each owner, or joint owners collectively, are members of Crooked Lake Club Association, Inc., a Michigan Non-Profit Corporation and each lot entitled to one vote at all annual or special meetings of the Association.
11. All domestic animals maintained on any lots shall have such provision and care as not to become offensive to neighbors on account of noise, odor, unsightliness, or reason of sanitation and safety, and shall be confined in conformity with state or local law.
12. No noisy machinery or apparatus shall be used or maintained on any lot; all pumping and domestic machinery shall be as noiseless as practicable; and continued, exclusive or unnecessary noise are prohibited as a nuisance
13. No commercial bill boards, sign boards (except signs for sale of lot or lots), or unsightly objects of any kind shall be maintained on any lot or on or over the right of way to Lakehill Drive.
14. No right of way for purposed of travel or passage of any kind upon or across any lot shall be granted, except for a jointly maintained driveway.
15. No trees or natural shrubbery shall be removed or cut on the premises except for removal of diseased trees and obnoxious plants and shrubbery.
16. No plumbing, drainage, garbage, and refuse disposal including septic tanks shall be constructed nearer any well than permitted by Michigan State Sanitation Code.
17. No fences or barricades other than landscaping for beautification shall be permitted between the dwelling and Crooked Lake.
18. These Reservations and Restrictions being for the common good and enjoyment of the property owners are expressly intended to run with the land and to be binding upon each and all of the properties known as Crooked Lake Club Subdivision, being reciprocal negative easements and binding on all parties, both granter and grantee whether or not the same be omitted from any subsequent conveyances.

Approved in Circuit Court for County of Alcona  
No 77-002206 CH  
Honorable Joel I. Miles  
Acting Circuit Judge by Appointment  
June 4, 1980