

Received for record this 16th day of
Jan. A.D. 1968 at 4:40 o'clock
P. M. Louise Temple Registrar

DECLARATION OF RESTRICTIONS

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WHEREAS, PINNACLE HILL, INC., a Michigan corporation, of Standish, Michigan, hereinafter called the SELLERS, is the owner of the following described property situated in the Township of Deep River, Arenac County, Michigan, To-wit:

Rifle River Valley Estates No. 2, according to the recorded plat thereof at Liber 3 of Plats, Page 32, a subdivision of part of the Northeast Quarter (NE $\frac{1}{4}$) of Section 3, Town 19 North, Range 4 East, and,

WHEREAS, Sellers are desirous of subjecting the above described property to certain building and use restrictions for the purpose of limiting the use thereof to desirable residential and commercial purposes;

NOW THEREFORE, in consideration of the foregoing, Sellers do hereby establish and declare that all of the described property is subject to the following building and use restrictions:

1. Restrictions Numbered 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, and 17 of the Declaration of Restrictions for the Plat of Rifle River Valley Estates, as recorded at Liber 138, Page 199, of Arenac County Records, are hereby adopted by reference and shall be deemed to apply to the Plat of Rifle River Valley Estates No. 2.
2. The Homesite Layout, showing well, septic tank and septic tank field plans, shall be approved, in writing, by the Subdivider or his authorized agent. No well or septic tank installation should be started without such written approval. No occupancy of any dwelling, no parking of any mobile home, will be approved nor allowed until proper water and septic tank installations are complete. All septic tanks and well installations shall be governed by the Sanitary Code for Arenac County. Outhouses or Outdoor toilets are expressly prohibited, except upon written approval of the Subdivider, for a limited period, during construction.
3. Trailers or mobile homes will be allowed on Lots in this subdivision, subject to the following additional restrictions:
 - (a) Before any mobile home is moved onto any lot it must be inspected and approved, in writing, by the subdivider or his designated agent. The proposed location of the mobile home on the lot shall also be approved, in writing. (In general, only mobile homes which are not more than three (3) years old and contain a minimum of 192 sq. ft. will be approved. This general criteria will not be binding upon the subdivider, however, and mobile homes may be approved or disapproved, whether above or below this general standard, at the sole discretion of the subdivider.)

Prepared By: K. RALPH
STANDISH, MICH.

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- (b) All other building and use restrictions, including requirements for proper water and sanitary facilities, shall apply in the same manner that they would apply if such mobile home were a dwelling house. The occupancy permit requirement of Paragraph 6 of Rifle River Valley Estates Restrictions shall apply to mobile homes.
4. The Purchasers (which terms includes their heirs, representatives, successors or assigns) of lots in this subdivision from Pinnacle Hill, Inc., its successors or assigns (and excepting such persons or entities as may purchase or acquire from Pinnacle Hill, Inc., its successors or assigns, the entire remaining interest in and to the remaining unsold lots contained in said subdivision) shall pay such sums as the subdivider, or lot owners association, may fix, to be used at the sole discretion of the subdivider or a lot owners association for the establishment or improvement of recreational facilities or any such other improvements as may be determined upon. Such dues or assessments shall be paid by the individual lot owners as a prerequisite to their right to use any of the land set aside by the subdivider for general recreational use of all owners in the subdivision.
5. The restrictions setforth herein are not deemed to be exclusive of other restrictions which may now be of record or may be hereafter recorded. The Purchasers agree to be bound by such other or additional restrictions, including any requirements thereincontained relating to dues and assessments by any lot owners association hereafter formed

THESE RESTRICTIONS shall run with the title to the lands in this subdivision. Invalidation of anyone or more of these restrictions by any Court shall in no way affect any other restrictions, and such other restrictions shall remain in full force and effect.

Dated this 18th day of December, A. D., 1967.

SIGNED, SEALED AND DELIVERED
In Presence of:

PINNACLE HILL, INC.

Dorothy B. Franklin
Dorothy B. FRANKLIN

BY Kenneth E. Ralph
Kenneth E. Ralph, Secretary

Louise Templin
Louise Templin

STATE OF MICHIGAN)
COUNTY OF ARENAC) SS.

On this 18th day of December, A. D., 1967, before me, a Notary Public in and for said County, personally appeared KENNETH E. RALPH to me known to be the same person described in and who executed the foregoing instrument, who acknowledged that he executed this instrument on behalf of PINNACLE HILL, INC., as its duly elected Secretary and that he is authorized by the said corporation to execute this instrument for and on behalf of the said corporation.

Dorothy B. Franklin
Dorothy B. Franklin
Notary Public, Arenac County, Mich.

My Comm. Exp. 6-15-70