

DECLARATION OF COVENANTS, RESTRICTIONS AND
CONDITIONS FOR LAKE GITCHEGUMEE PLAT NUMBER
FOUR, PART OF THE NORTHEAST 1/4, SECTION 7,
TOWNSHIP 24 NORTH, RANGE 11 WEST, HANOVER
TOWNSHIP, WEXFORD COUNTY, MICHIGAN

LAKE GITCHEGUMEE CORPORATION, the undersigned,
a Michigan corporation, of 126 Maple Street, Big Rapids, Michigan, 49307,
hereby declares as follows:

WHEREAS, said corporation is the owner of land located
in Part of the Northeast 1/4, Section 7, Township 24 North, Range 11
West, Hanover Township, Wexford County, Michigan, described as:

Commencing at the North 1/4 corner of said
Section 7, thence South $88^{\circ}27'30''$ East along
the North line of said Section 1, 524.04 feet,
thence South $2^{\circ}24'50''$ West 786.20 feet, thence
South $24^{\circ}31'00''$ West 733.50 feet, thence South
 $2^{\circ}24'50''$ West 783.95 feet, thence South $61^{\circ}00'$
 $00''$ East 284.88 feet, thence South $29^{\circ}00'00''$
West 210.00 feet, thence South $1^{\circ}30'20''$ West
74.40 feet, thence North $88^{\circ}29'40''$ West along
the E-W 1/4 line of said Section 1, 410.00 feet
to the center of said Section, thence North 2°
 $24'50''$ East along the N-S 1/4 line of said
Section 2, 638.56 feet to the place of beginning.

and

WHEREAS, said land is now duly platted as "LAKE
GITCHEGUMEE PLAT NUMBER FOUR" and is recorded in Liber 6
of Plats, Page ~~273 274~~ 275, in the Office of the Register of Deeds, Wexford
County, Michigan, and as owner, it desires to impose certain protective
covenants, restrictions and conditions on said plat for the purpose of en-
suring the use of the entire plat for single family residence purposes only

and for the further purpose of preserving and improving the attractive features of the property and securing to each lot owner the full benefit and enjoyment of his home with no greater restrictions upon the free and undisturbed use of his property than is necessary to insure the same advantage to other lot owners.

Therefore, LAKE GITCHEGUMEE CORPORATION, hereby covenants and agrees to impose and does hereby impose the following protective covenants, restrictions and conditions upon the use of any and all lots in said plat, which protective covenants, restrictions and conditions shall be binding on said corporation, its successors, assigns and grantees, and which protective covenants, restrictions and conditions shall run with the land and be binding on said corporation and all persons claiming under it for the period of time as hereinafter set forth.

1. All buildings for residential purposes will be constructed above and landward of the freeboard line, elevation 1014.0 (U. S. G. S. datum) and openings will not be permitted into basements below the elevation of the freeboard line.

2. Any water well must be developed in the second aquifer which will necessitate penetrating the protective clay overburden - these wells will be generally 80-100 feet deep.

3. No dredging nor docks or obstructions of any sorts shall be constructed without the prior approval of the Department of Natural Resources, under the provisions of Act 346, Public Acts of 1972.

The above restrictions shall be excluded from any time limitation and shall be effective in perpetuity and shall not be amended.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said LAKE GITCHEGUMEE CORPORATION, a Michigan corporation, has caused these presents to be signed in its name by its President and its Secretary-Treasurer and sealed with its corporate seal, as of the 24th day of July, 1973.

LAKE GITCHEGUMEE CORPORATION

Signed, Sealed and Delivered in the Presence of:

BY: Nuel N. Donley
Nuel N. Donley, Its President

Dorothy A. Green
Dorothy A. Green

BY: Ruth P. Donley
Ruth P. Donley, Its Secretary-Treasurer

Marcia A. Cepaitis
Marcia A. Cepaitis



