

Orchard Lane Land Company,
a Michigan corporation,
32823 West Twelve Mile Road
Farmington, Michigan 48024
as to
UNIVERSITY HILLS #3 SUBDIVISION

Declaration of Restrictions
Dated September 5, 1967
Acknowledged September 5, 1967
Recorded September 12, 1967
Liber 5084, Page 26

This Declaration made this 5th day of September, 1967, by Orchard Lane Land Company, a Michigan corporation, of 32823 West Twelve Mile Road, Farmington, Michigan, hereinafter referred to as the Grantor,

W I T N E S S E T H:

WHEREAS, Orchard Lane Land Company is the owner in fee simple of all of the land hereinafter described, and

WHEREAS, the said Orchard Lane Land Company has become the proprietor in a plat of the premises known as University Hills #3, a subdivision of part of the southwest 1/4 of Section 16, Town 3 North, Range 11 East, Avon Township, Oakland County, Michigan, containing Lots number 85 through 173 inclusive, and

WHEREAS, the said plat of said subdivision having been duly approved by proper governmental authorities has been recorded in the Office of the Register of Deeds for Oakland County, in Liber 122, Pages 9, 10 and 11 on August 30, 1967, and

WHEREAS, it is the purpose and intention of this Declaration that all of the lots in said subdivision shall be conveyed by the Grantor subject to reservations, easements, use and building restrictions provided to establish a general plan of uniform restrictions in respect to said subdivision, and to insure the purchasers of lots therein use of the property for attractive residential purposes, and to secure to each lot owner full benefit and enjoyment of his home, and to preserve the general character of the neighborhood, and

WHEREAS, the said University Hills #3 Subdivision is formed from a part of the property described in Section 13 of a certain Declaration of Restrictions as to University Hills #2 Subdivision, made by the Grantor on the 18th day of October, 1966, and recorded in Liber 4954, pages 28 to 35 of the Oakland County Records, and it is the desire of the Grantor to extend said Declaration of Restrictions to apply also to University Hills #3 Subdivision.

IT IS THEREFORE HEREBY DECLARED that the following general restrictions are covenants running with the land, binding on the heirs, personal representatives, successors and assigns of the Grantor, and the Grantees of all individual lots in said subdivision, for the time limited in this instrument;

1. RESTRICTIONS APPLICABLE

All of the Restrictions set forth in a certain Declaration of Restrictions dated October 18, 1966, and recorded in Liber 4954, pages 28 through 35, Oakland County Records, are hereby made applicable and binding upon all lots contained in University Hills #3 Subdivision, and incorporated herein by reference and from and after the date of this Declaration, all said lots shall be sold subject to said Restrictions as recorded in Liber 4954 at pages 28 through 35, Oakland County Records. Wherever "University Hills #2 Subdivision" appears in said Restrictions, it shall be deemed to include "University Hills #3 Subdivision", and wherever the word "lot owner" appeared in said restrictions, it shall be deemed to include lot owners in University Hills #3 Subdivision.

2. MAINTENANCE FUND

Anything herein or in the Restrictions recorded in Liber 4954, pages 28 through 35, of the Oakland County Records, to the contrary notwithstanding, all lands included within the plat of University Hills #3 Subdivision shall be subject to the annual maintenance charge described in paragraph 9 of said Restrictions, commencing January 1, 1968

3. TERM OF RESTRICTIONS

All of the restrictions, conditions, covenants, charges and agreements contained herein, or, contained in Liber 4954, pages 28

(continued)

through 35, Oakland County Records, and incorporated herein by reference shall continue in force with respect to University Hills #3 Subdivision until January 1, 1980, and shall be automatically continued thereafter for successive periods of 10 years each provided, however, that after 10 years from the date of recording hereof the owners of the fee of 2/3 or more of the lots in said subdivision, may release all or part of said lots from all or any portion of these restrictions by executing and acknowledging appropriate agreement or agreements in writing for such purpose, and recording the same in the Office of the Register of Deeds for Oakland County.

Signed and acknowledged by Ross S. Campbell, Jr., President and William W. Bowman, Secretary of Orchard Lane Land Company.

Executed by authority of its Board of Directors.

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Lawyers Title Insurance Corporation