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KIMBALL'S LAKE VIEW SUBDIVISION

Recorded July 16, 1964 at 11 A.M. Kimball's Lake View Sub.)

BUILDING AND USE RESTRICTIONS

Dana Kimball and Katarina Ruklich, of Star Route, Alpena, Michigan, who are the owners of Lots 7 thru 20 inclusive of Kimball's Lake View Subdivision, a recorded subdivision located in the Township of Presque Isle, County of Presque Isle, Michigan hereby place the following covenants, restrictions and conditions on said lots, which shall run with the land and be binding on any owner or owners of said lots, their heirs, assigns or successors until January 1, 1989, at which time such restrictions shall be automatically extended for successive periods of 10 years unless changed after January 1, 1989, in whole or in part, by a vote of a majority of the then owners of lots in said subdivision:

1. No building other than a single dwelling house for occupancy by one family, a private passenger one or two car garage and a boathouse shall be erected or placed on any lot.
2. No dwelling, boathouse or garage, whether attached or detached from the main building, shall be located nearer than five (5) feet from either side lot line, however, nothing contained herein shall be so construed as to prevent an owner from erecting one single dwelling on a parcel of land consisting of one or more full platted lots.
3. No temporary building of any kind erected in the subdivision shall at anytime be used as a temporary or permanent residence, nor shall any house traileed be used or kept thereon. Any structure shall be fully completed within a period of one calendar year from the date that construction is commenced.
4. Only county approved sanitary disposal systems may be used and no dwelling shall be occupied until approved sanitary sewage system is installed.
5. No business, trade or enterprise of any nature shall be conducted or carried on, nor shall any animals, birds, fowl or poultry, except common household pets, be kept at any time.
6. Easements for installation and maintenance of utilities are hereby reserved.
7. If any owner of any lot or lots shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from doing or to recover damages or other dues for such violation.