



Instr: 200410290110035 10/29/2004
 P: 7 of 9 F: \$36.00 9:09AM
 Melvin Phillip McCree T20040038582
 Genesee County Register TC



**DYNAMIC
REALTY**

PRES., J. THOMAS STRITTMATTER

WOODED LAKE ESTATES RULES AND REGULATIONS

1. **Architectural Review & Approval:** All improvements constructed must be aesthetically appealing, harmonious and complimentary to the 10 domiciles that share the 70 acres and 30-acre lake in Wooded Lake Estates. Where else in Genesee County can you and your family friends enjoy this secluded waterfront paradise!
 - A. Conceptual Rendering. Sketches/Drawings of front side and rear elevations of all improvements including exterior construction materials and a site plan are to be provided to the developer.
 - B. Final Approval shall be granted after a satisfactory review by the developer of a topographical survey and staked site plan certified by a licensed engineer. Samples of exterior colors and materials must be approved by the developer (such approval shall not be unreasonably withheld). Two sets of plans are to be submitted with one being returned sealed with approval while the developer retains the other.
 - C. The preservation of the natural features of each lot is important.
2. **Single Family:** residential housing only is permissible in Wooded Lake Estates. Carriage/Houses for use by temporary guests are welcomed.
3. **"Livable Floor Area.":** Twenty-Eight Hundred (2,800) square feet for ranches and Thirty-Two Hundred (3,200) square feet for one and a half story homes shall be the minimum standards.
4. **Garages:** All garages shall be designed with side or semi-side entry capable of accommodating not less than two (2) Doors must be of paneled wood or paneled metal.
5. **Parking:** All garage doors shall be closed at all times other than during ingress and egress of vehicles. No motor homes, campers, boat or snowmobile trailers may be parked or stored at the residence unless enclosed in the garages, excepting temporary parking not to exceed 48 hours. Commercial vehicles owned by the resident must be garaged at all times. The developer and/or homeowners association shall have the right to remove vehicles at owner's expense upon three (3) days of written notice posted on the vehicle.
6. **Similar Distance:** All residences must be of similar distance from the lakefront. Different building materials and colors shall be used for adjacent homes.
7. **Exterior Surfaces:** The majority if not all of visible exterior surfaces of the residences and "carriage houses" shall be constructed of brick, stone,

Dynamic Realty is committed to the philosophy that you can get all you desire from life if you help enough others get what they desire from life! What the mind can conceive and believe, the will can achieve!

1111 Church St. • Flint, Michigan 48502 • (810) 238-3900 • Fax (810) 238-8034
 P.O. Box 50918 • Indianapolis, Indiana 46250-0918 • (317) 578-7500 • Fax (317) 578-7200
 6739 Colony Drive • West Bloomfield, Michigan 48323 • (248) 366-2002 • Fax (248) 366-2003

Instr: 200410290110035 10/29/2004
P: 8 of 9 F: \$38.00 9:09AM
Melvin Phillip McCrease T20040038582
Genesee County Register TC


cementitious stucco or types of materials such as "Dryvit or Wood" and shall have windows. Roofing materials shall be cedar split shakes, fiberglass/asphalt shingles (25 year guarantee) or other materials approved by the developer. No external air conditioners shall be placed in a window or wall. External air conditioning and heating equipment shall be located to minimize noise and are to be concealed by landscaping for example.

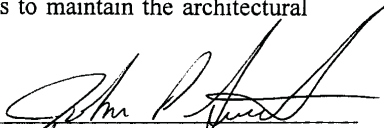
8. **Driveways:** All driveways and approaches shall be paved with asphalt, concrete, brick paves or other approved paving materials. Paving must be completed prior to occupancy unless prohibited by adverse weather conditions.
9. **Chimneys:** All Chimneys shall have the entire height line fire resistant material and must be enclosed with brick, stone or if appropriate, whatever material the house is constructed of.
10. **Landscaping:** Landscaping must be completed within 120 days after initial occupancy weather permitting and maintained properly in accordance with the approved landscaping plan. Landscaping shall be of high quality and size to be aesthetically appealing upon installation. Lawn areas shall be completed by sodding or hydro-seeding. Retaining walls must be of natural stone (not wood or masonry materials). No lawn ornaments or sculptures shall be places without the prior written permission of the developer. Owners must maintain their homesites in a manicured manner.
11. **Swimming Pools:** Swimming Pools shall be inground and fenced with the mechanical equipment concealed from view.
12. **Fences/Walls:** Anodized black, bronze or white aluminum picket fencing (4 feet in height) is acceptable material. Any fences or walls shall be incorporated onto the site plan & submitted to the developer or subsequent homeowners association for approval.
13. **Children's Outdoor Play-sets:** Play-sets shall be primarily wood and located in an area that optimizes the overall aesthetics of the residence and the community.
14. **Basketball Backboards:** Backboards shall be of clean Lucite with no graphics and located unobtrusively as possible and with the approval of the developer.
15. **Underground Utilities:** All public utilities shall be underground to the extent possible recognizing the need of the supplier to effectuate installation at surface areas of the residence.
16. **Hunting:** No hunting shall be permitted on the 70+/- acre parcel of Wooded Lake Estates.
17. **Fishing:** Fishing is permitted on the shoreline of the homeowner's homesite and by boat on the entire lake. Fishing on the shoreline of other homeowner's property may only be done with the permission of the respective homeowner.
18. **Boat Motors:** Electric boat motors are permitted on pleasure and/or fishing boats. NO gasoline engines are allowed.
19. **Ice Shanties:** Ice Shanties are not allowed on the lake. However, a tent like "ice shanty" may be utilized while fishing and removed when not in use.
20. **Construction:**

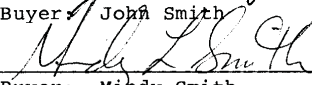
Instr: 200410290110035 10/29/2004
P: 9 of 9 F: \$36.00 9:05AM
Melvin Phillip McGree T20040038582
Genesee County Register TC

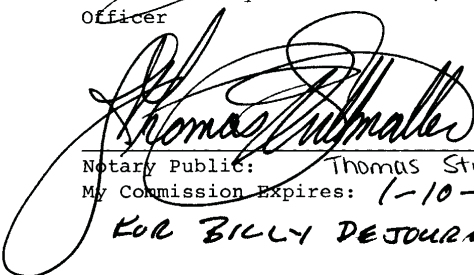
- A. A licensed builder must be the general contractor for all sub-trades to effectuate the construction of the improvements to the property. No owners, unless licensed by the State of Michigan, may act as a general contractor.
- B. **Responsibility:** The home site owner shall be responsible for having the respective contractor comply with all building requirements.
- C. **Hours and Duration of Construction:** Monday through Friday from 7:00am to until dark and 7:30am until dark on Saturday (developer may approve construction hours other than aforesated). Construction must be on a continual basis once started weather permitted.
- D. **Neatness and Organization:** The home site must be kept clean with building materials stored in neat and orderly manner.
- E. **Animals:** No horses or farm animals on the property. No more than one dog & one cat without approval of the developer or subsequent homeowner's association.

Notwithstanding anything to the contrary contained herein, the developer reserves the right to change or amend any of the aforesated guidelines to maintain the architectural and aesthetic appeal of Wooded Lake Estates.


Seller: Billy G. DeJournett, Corporate
Officer


Buyer: John Smith


Buyer: Mindy Smith


Notary Public: Thomas Strittmatter
My Commission Expires: 1-10-8 Genesee
County
FOR BILLY DEJOURNETT