

RECORDED

JAN 19 2 10 PM '96

REGISTER OF DEEDS  
CLINTON COUNTY, MICH.  
*Cowd W...*

**DECLARATION OF RESTRICTIONS**

**KNOW ALL THESE MEN BY THESE PRESENTS, that Springbrook Hills Partnership, a Michigan Co-partnership, of 2360 Jolly Oak Road, Okemos, MI 48864, as Proprietors, have and by the presents do declare the following restrictions upon the real estate legally described as:**

The plat of SPRINGBROOK HILLS II, a subdivision on part of the SE 1/4 of Section 6, T5N, R2W, DeWitt Charter Township, Clinton County, Michigan.

The following requirements shall be met and the following improvements shall be made with regard to that portion of the Property upon which any dwellings will be constructed:

- A. The setback from the front lot line to the front of the house shall be at least thirty five (35) feet unless this requirement is waived by DeWitt Charter Township.
- B. The setback from the rear lot line to the rear of the house shall be at least fifty five (55) feet unless this requirement is waived by DeWitt Charter Township.
- C. The side yards shall be at least ten (10) feet on each side unless this requirement is waived by DeWitt Charter Township.
- D. One hardwood tree having a trunk diameter of one and one half (1 1/2") inches or larger shall be placed in the front yard of such property and not more than five 5' from the front lot line, and on corner lots 2 trees are required with one and one half (1 1/2") inch trunk diameter to be placed, one on each street within five (5') foot of the lot line.
- E. Five (5') foot sidewalks shall be constructed and installed along the frontage of such property between the front of any such dwelling and any street located in DeWitt Charter Township. One (1') foot inside of the road right of way on all street.



