

HILL 'N' SHORE SUBDIVISION RESTRICTIVE COVENANTS

WHEREAS, David L. Osgood and Shirley D. Osgood, husband and wife, of 220 Beaumont Drive, Lake Columbia, Brooklyn, Michigan, are the proprietors of the recorded Plat of Hill 'N' Shore Subdivision, situated in Section 27, Town 45, Range 1 East, Columbia Township, Jackson County, Michigan, and are desirous of imposing certain building and use restrictions as covenants running with the land in perpetuity,

NOW, THEREFORE, the following building and use restrictions shall be deemed covenants that run with the land in perpetuity with respect to all lots within the recorded plat of Hill 'N' Shore Subdivision situated in Section 27, Town 45, Range 1 East, Columbia Township, Jackson County, Michigan, and any building used or capable of being used for residential purposes and occupancy within or affected by the Flood Plain Area of said Plat shall:

(a) Have lower floors, excluding basements, not lower than the elevation of the contour defining the flood plain limits. The 100 year flood plain limit for Lake Columbia is defined by elevation 989.2 (U.S.C.S. datum).

(b) Have openings into the basement not lower than the elevation of the contour defining the flood plain limits.

(c) Have basement walls and floors, below the elevation of the contour defining the flood plain limits, watertight and designed to withstand hydrostatic pressures from a water level equal to the elevation of the contour defining the flood plain limits following methods and procedures outlined in Chapter 5, type A construction and Chapter 6 for class 1 loads found in "Flood Proofing Regulations" EP 1165 2 314 prepared by the office of the Chief of Engineers, U.S. Army, Washington, D. C., June 1972. Figure 5, Page 14.5 of the regulations show typical foundations, drainage and waterproofing details. This document is available, at no cost, from the Department of Natural Resources' Hydrological Survey Division, Stevens T.

RECORDED

AUG 30 11 50 AM '79

JACKSON COUNTY
REGISTER OF DEEDS
LEATRICE ZIROVICH

Mason Building, Lansing, Michigan 48926, or Department of the Army, Corps of Engineers, Publications Depot, 890 S. Pickett, Alexandria, Virginia 22304.

(d) Be equipped with a positive means of preventing sewer backup from sewer lines and drains which serve the building.

(e) Be properly anchored to prevent flotation.

(f) An on-site sewage disposal permit shall be obtained from the Jackson County Health Department prior to issuance of a building permit before construction is initiated.

(g) All water wells shall be installed in accordance with the recommendations of Act 294 of P.A. 1975, Ground Water Quality Control Act, under permit from the Jackson County Health Department.

(h) - A minimum of 100 feet isolation distance must be maintained between the on-site sewage disposal system and Lake Columbia.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 20th day of August, 1979.

EXECUTED IN THE PRESENCE OF:

Norma J. Ward
Norma J. Ward

David L. Osgood
David L. Osgood

A. H. Robertson
A. H. Robertson

Shirley D. Osgood
Shirley D. Osgood

STATE OF MICHIGAN)
) ss.
COUNTY OF JACKSON)

On 20th August, 1979, before me, a Notary Public in and for said County, personally appeared DAVID L. OSGOOD and SHIRLEY D. OSGOOD, to me known to be the same persons described in and who executed the within instrument, who each acknowledged the same to be their free act and deed.

Norma J. Ward
Norma J. Ward - Notary Public
Jackson County, Michigan
My Commission Exp: 12/9/80

Richard L. Hardy
Richard L. Hardy, R.S., Director
Division of Environmental Health