

Lake Columbia

RESTRICTIONS

"Sherwood Shores"

1. All lots in this subdivision shall be used exclusively for residential purposes. No structure or building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling and private garage.
No trailer or temporary structure shall be occupied or stored within the subdivision at any time.
2. Garages or car shelters on all lake front lots in this subdivision shall be attached to and connecting with or built as a part of the one family dwelling.
Any garages or boat house must conform in appearance to the residence structure on said lot.
3. **TYPE, SIZE & CONSTRUCTION:**
Any dwelling erected, placed or altered on any lot in the subdivision must be approved in writing by the *Building Control Committee prior to start of construction. Such approval will be made upon submission of satisfactory plans, specifications and a grid map showing location of structure on lot. Any structure must conform to the following minimum standards:
 - (a) Any residence erected on any lot in Sherwood Shores shall have a ground floor area of 850 square feet in the case of a one story building and not less than 720 square feet in the case of a 1 1/2 story building or bi-level; or not less than 850 square feet of living area in the case of a tri-level.
The side that faces the street shall be considered to be the front of any dwelling erected in this subdivision.
 - (b) All construction materials must be new.
 - (c) All residences must have private inside bathroom facilities.
 - (d) Fences, walls and hedges, if any, shall be of open construction not more than five feet in height and shall not extend in front of the front dwelling line. Any fences to extend to front of the front dwelling line must be approved by the Building Control Committee.
 - (e) All sanitary plumbing shall conform with the minimum requirements of the Health Department of Jackson County and the State of Michigan.
 - (f) All structures shall be completed on the exterior within six (6) months from start of construction including two (2) coats of paint or varnish on any exterior wood surfaces, and
Exterior walls must be finished with approved siding material or if concrete block is to be used as an exterior surface, it must be painted with two (2) coats of masonry paint.
 - (g) Any reasonable change, modification or addition to the within restrictions shall be considered by the Lake Columbia Development Company, and if so approved, they will then be submitted in writing to the abutting lot owners, and if so consented to in writing, shall be recorded and when recorded shall be binding as the original restrictions.

* The Building Control Committee Shall consist of three (3) members appointed by the Lake Columbia Development Company. The committee may designate one of its members to act in its behalf. In the event of the resignation or death of any member, the remaining members shall appoint a replacement. The Building Control Committee shall approve plans and specifications for all structures erected in this subdivision. The committee may reject any plan because of too great a similarity to nearby existing structures, or because, in the opinion of the committee the building is improperly placed on the lot.
4. Any structure erected must set back not less than 25' from front lot line and not less than 25' from any side street lot line. Side line set back shall not be less than 10'.
5. No for sale sign or advertising device of any kind shall be erected on any lot except on a new house previously unoccupied which is offered by the developer or builder.
6. No dock may be erected without approval of the Building Control Committee.
7. Lake Columbia is designated as a private lake and as such, the right to usage and control remain with the developer or its authorized agent.
8. In order to control the use of Lake Columbia, and thereby benefit all residents of the lands around the lake, the waters of Lake Columbia and the lands normally flowed and covered by the lake at its highest level, shall be owned by Lake Columbia Development Company, its successors and assigns. Lots which abut or border on the waters of the lake shall not include any riparian rights in and to said waters, or to the lands below said waters.
9. **EASEMENTS** for the installation and maintenance of public utilities or drainage facilities are reserved along and within 6 feet of all side lot lines and 10 feet on all rear lines in this subdivision. Such other Easements are hereby reserved to enter upon the premises if necessary to construct, operate and maintain any other public improvements, pipes, poles, wires, etc., whether under or above ground.
It is understood and agreed that it shall not be considered a violation of the provisions of the Easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 6 foot strip, as long as such lines do not hinder the construction of buildings or any lots in the subdivision.
10. Any tank for the storage of fuel placed or maintained on any lot outside of any building in this subdivision shall be located below the surface of the ground; or if placed above ground; such tank must be screened by shrubbery or fencing, such screening to be subject to the approval of the Building Control Committee. Outdoor receptacles for ashes and garbage shall be underground or shall be located at least 50 feet to the rear of the front lot line. No refuse pile or other unsightly or objectionable material or thing shall be allowed or maintained on any lot in this plat.
11. Owners of Unoccupied lots shall at all times keep and maintain their property in this subdivision in an orderly manner causing weeds and other growth to be seasonably cut and prevent accumulation of rubbish and debris on the premises.
12. No business, trade or enterprise of any kind or nature whatsoever shall be conducted or carried on upon any lot or lots in said subdivision, nor shall any animals, birds, fowl or poultry, except common household pets, be kept at any time thereon.
13. Any dwelling and garage on any lot in this subdivision which may in whole or in part be destroyed by fire, wind-storm or for any other reason, must be rebuilt or all debris removed and the lot restored to a slightly condition with reasonable promptness.
14. The Lake Columbia Development Company shall have the option to repurchase any property offered for sale in the subdivision. Any owner contemplating a sale of property in this subdivision shall present to the Lake Columbia Development Company a bona fide purchase agreement executed by his prospective purchaser. The Lake Columbia Development Company shall have the option for 30 days to purchase subject property for an equivalent price.
15. In order to maintain and improve the Lake Columbia area, commencing April 1, 1963, and on April 1st of each year thereafter, the purchaser of each lot (or titleholder, if title has been conveyed) shall pay \$40 to Lake Columbia Maintenance Company, its designated successors or assigns, at least half of such funds to be used in the year of collection for dam and park maintenance, lake level regulation and such other purposes that will maintain or improve the Lake Columbia area. Annual payments shall be a lien on each lot and, if not paid by June 15th of each year, may be denoted by an affidavit recorded with the Register of Deeds, and this lien may be enforced as are real estate mortgages by foreclosure by advertisement or in Circuit Court.
16. These covenants shall run with the land and shall be binding on all parties claiming under them for a period of 20 years and shall be extended for successive periods of ten years unless and prior to the expiration of any such 10 year period, an instrument signed by the owners of record of a majority of lots in the subdivision has been recorded changing or modifying said covenants in whole or in part.
Invalidation of any one of these covenants by judgement or decree shall in no way effect any of the other provisions hereof which shall remain in full force and effect.

DECLARATION OF RESTRICTIONS

LAKE COLUMBIA DEVELOPMENT COMPANY, A MICHIGAN CORPORATION OF LANSING, MICHIGAN, ARE THE DEVELOPERS OF THE FOLLOWING DESCRIBED PROPERTY:

SHEPWOOD SHORES, A PART OF SECTION 26, 27 AND 35, T4S, R1E, TOWNSHIP OF COLUMBIA, COUNTY OF JACKSON, MICHIGAN,

AND AS DEVELOPERS OF THE ABOVE DESCRIBED PLAT, IT DEEMED TO IMPOSE THE FOLLOWING RESTRICTIONS:

1. ALL LOTS IN THIS SUBDIVISION SHALL BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES. NO STRUCTURE OR BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING AND PRIVATE GARAGE. NO TRAILER OR TEMPORARY STRUCTURE SHALL BE OCCUPIED OR STORED WITHIN THE SUBDIVISION AT ANY TIME.

GARAGES OR CAR SHELTERS ON ALL LAKE FRONT LOTS IN THIS SUBDIVISION SHALL BE ATTACHED TO AND CONNECTING WITH OR BUILT AS A PART OF THE ONE FAMILY DWELLING. ANY GARAGES OR BOAT HOUSE MUST CONFORM IN APPEARANCE TO THE RESIDENCE STRUCTURE ON SAID LOT.

TYPE, SIZE & CONSTRUCTION:

ANY DWELLING ERECTED, PLACED OR ALTERED ON ANY LOT IN THE SUBDIVISION MUST BE APPROVED IN WRITING BY THE "BUILDING CONTROL COMMITTEE" PRIOR TO START OF CONSTRUCTION. SUCH APPROVAL WILL BE MADE UPON SUBMISSION OF SATISFACTORY PLANS, SPECIFICATIONS AND A GRID MAP SHOWING LOCATION OF STRUCTURE ON LOT. ANY STRUCTURE MUST CONFORM TO THE FOLLOWING MINIMUM STANDARDS:

- (A) ANY RESIDENCE ERECTED ON ANY LOT IN SHEPWOOD SHORES SHALL HAVE A GROUND FLOOR AREA OF 850 SQUARE FEET IN THE CASE OF A ONE STORY BUILDING AND NOT LESS THAN 720 SQUARE FEET IN THE CASE OF A 1 1/2 STORY BUILDING OR BI-LEVEL OR NOT LESS THAN 350 SQUARE FEET OF LIVING AREA IN THE CASE OF A TRI-LEVEL. THE SIDE THAT FACES THE STREET SHALL BE CONSIDERED TO BE THE FRONT OF ANY DWELLING ERECTED IN THIS SUBDIVISION.
- (B) ALL CONSTRUCTION MATERIALS MUST BE NEW.
- (C) ALL RESIDENCES MUST HAVE PRIVATE INSIDE BATHROOM FACILITIES.
- (D) FENCES, WALLS AND HEDGES, IF ANY, SHALL BE OF OPEN CONSTRUCTION NOT MORE THAN FIVE FEET IN HEIGHT AND SHALL NOT EXTEND IN FRONT OF THE FRONT DWELLING LINE. ANY FENCES TO EXTEND TO FRONT OF THE FRONT DWELLING LINE MUST BE APPROVED BY THE BUILDING CONTROL COMMITTEE.
- (E) ALL SANITARY PLUMBING SHALL CONFORM WITH THE MINIMUM REQUIREMENTS OF THE HEALTH DEPARTMENT OF JACKSON COUNTY AND THE STATE OF MICHIGAN.
- (F) ALL STRUCTURES SHALL BE COMPLETED ON THE EXTERIOR WITHIN SIX (6) MONTHS FROM START OF CONSTRUCTION INCLUDING TWO (2) COATS OF PAINT OR VARNISH ON ANY EXTERIOR WOOD SURFACES, AND EXTERIOR WALLS MUST BE FINISHED WITH APPROVED SIDING MATERIAL OR IF CONCRETE BLOCK IS TO BE USED AS AN EXTERIOR SURFACE, IT MUST BE PAINTED WITH TWO (2) COATS OF MASONRY PAINT.
- (G) ANY REASONABLE CHANGE, MODIFICATION OR ADDITION TO THE WITHIN RESTRICTIONS SHALL BE CONSIDERED BY THE LAKE COLUMBIA DEVELOPMENT COMPANY, AND IF SO APPROVED, THEY WILL THEN BE SUBMITTED IN WRITING TO THE ADJOINING LOT OWNERS, AND IF SO CONSENTED TO IN WRITING, SHALL BE RECORDED AND WHEN RECORDED SHALL BE BINDING AS THE ORIGINAL RESTRICTIONS.

- THE BUILDING CONTROL COMMITTEE SHALL CONSIST OF THREE (3) MEMBERS APPOINTED BY THE LAKE COLUMBIA DEVELOPMENT COMPANY. THE COMMITTEE MAY DESIGNATE ONE OF ITS MEMBERS TO ACT IN ITS PLACE. IN THE EVENT OF THE RESIGNATION OR DEATH OF ANY MEMBER, THE REMAINING MEMBERS SHALL APPOINT A REPLACEMENT. THE BUILDING CONTROL COMMITTEE SHALL APPROVE PLANS AND SPECIFICATIONS FOR ALL STRUCTURES ERECTED IN THIS SUBDIVISION. THE COMMITTEE MAY REJECT ANY PLAN BECAUSE OF TOO GREAT A SIMILARITY TO ANY EXISTING STRUCTURES, OR BECAUSE, IN THE OPINION OF THE COMMITTEE THE BUILDING IS IMPROPERLY PLACED ON THE LOT.
4. ANY STRUCTURE ERECTED MUST SET BACK NOT LESS THAN 25' FROM FRONT LOT LINE AND NOT LESS THAN 25' FROM ANY SIDE STREET LOT LINE. SIDE LINE SET BACK SHALL NOT BE LESS THAN 10'.
 5. NO FOR SALE SIGN OR ADVERTISING DEVICE OF ANY KIND SHALL BE ERECTED ON ANY LOT EXCEPT ON A NEW HOUSE PREVIOUSLY UNOCCUPIED WHICH IS OFFERED BY THE DEVELOPER OR BUILDER.
 6. NO DECK MAY BE ERECTED WITHOUT APPROVAL OF THE BUILDING CONTROL COMMITTEE.
 7. LAKE COLUMBIA IS DESIGNATED AS A PRIVATE LAKE AND AS SUCH, THE RIGHT TO USAGE AND CONTROL REMAIN WITH THE DEVELOPER OR ITS AUTHORIZED AGENT.
 8. IN ORDER TO CONTROL THE USE OF LAKE COLUMBIA, AND THE BENEFIT ALL RESIDENTS OF THE LANDS AROUND THE LAKE, THE WATERS OF LAKE COLUMBIA AND THE LANDS NORMALLY FLOWED AND COVERED BY THE LAKE AT ITS HIGHEST LEVEL, SHALL BE OWNED BY LAKE COLUMBIA DEVELOPMENT COMPANY, ITS SUCCESSORS AND ASSIGNS. LOTS WHICH ADJUT OR BORDER ON THE WATERS OF THE LAKE SHALL NOT INCLUDE ANY RIPARIAN RIGHTS IN AND TO SAID WATERS, OR TO THE LANDS BELOW SAID WATERS.
 9. EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OR DRAINAGE FACILITIES ARE RESERVED ALONG AND WITHIN 6 FEET OF ALL SIDE LOT LINES AND 10 FEET ON ALL REAR LINES IN THIS SUBDIVISION. SUCH OTHER EASEMENTS ARE HEREBY RESERVED TO ENTER UPON THE PREMISES IF NECESSARY TO CONSTRUCT, OPERATE AND MAINTAIN ANY OTHER PUBLIC IMPROVEMENTS, PIPES, POLES, WIRES, ETC., WHETHER UNDER OR ABOVE GROUND. IT IS UNDERSTOOD AND AGREED THAT IT SHALL NOT BE CONSIDERED A VIOLATION OF THE PROVISIONS OF THE EASEMENT IF WIRES OR CABLES CARRIED BY SUCH POLE LINES PASS OVER SOME PORTION OF SAID LOTS NOT WITHIN THE 6 FOOT STRIP, AS LONG AS SUCH LINES DO NOT HINDER THE CONSTRUCTION OF BUILDINGS ON ANY LOTS IN THE SUBDIVISION.
 10. ANY TANK FOR THE STORAGE OF FUEL PLACED OR MAINTAINED ON ANY LOT OUTSIDE OF ANY BUILDING IN THIS SUBDIVISION SHALL BE LOCATED BELOW THE SURFACE OF THE GROUND; OR IF PLACED ABOVE GROUND, SUCH TANK MUST BE SCREENED BY SHRUBBERY OR FENCING, SUCH SCREENING TO BE SUBJECT TO THE APPROVAL OF THE BUILDING CONTROL COMMITTEE. OUTDOOR RECREATION FOR ASHES AND GARBAGE SHALL BE UNDERGROUND OR SHALL BE LOCATED AT LEAST 50 FEET TO THE REAR OF THE FRONT LOT LINE. NO REFUSE PILE OR OTHER UNGEANTLY OR OBJECTIONABLE MATERIAL OR THING SHALL BE ALLOWED OR MAINTAINED ON ANY LOT IN THIS PLAT.
 11. OWNERS OF UNOCCUPIED LOTS SHALL AT ALL TIMES KEEP AND MAINTAIN THEIR PROPERTY IN THIS SUBDIVISION IN AN ORDERLY MANNER, KEEPING WEEDS AND OTHER GROWTH TO BE REASONABLY CUT AND PREVENT ACCUMULATION OF RUBBISH AND DEBRIS ON THE PREMISES.
 12. NO BUSINESS, TRADE OR ENTERPRISE OF ANY KIND OR NATURE WHATSOEVER SHALL BE CONDUCTED OR CARRIED ON UPON ANY LOT OR LOTS IN SAID SUBDIVISION, NOR SHALL ANY ANIMALS, BIRDS, FOWL OR POULTRY, EXCEPT COMMON HOUSEHOLD PETS, BE KEPT AT ANY TIME THEREON.
 13. ANY DWELLING AND GARAGE ON ANY LOT IN THIS SUBDIVISION WHICH MAY IN WHOLE OR IN PART BE DESTROYED BY FIRE, WINDSTORM OR FOR ANY OTHER REASON, MUST BE REBUILT OR ALL DEBRIS REMOVED AND THE LOT RESTORED TO A NEATLY CONDITION WITH REASONABLE PROMPTNESS.

14. THE LAKE COLUMBIA DEVELOPMENT COMPANY SHALL HAVE THE OPTION TO REPURCHASE ANY PROPERTY OFFERED FOR SALE IN THE SUBDIVISION. ANY OWNER CONTEMPLATING A SALE OF PROPERTY IN THIS SUBDIVISION SHALL PRESENT TO THE LAKE COLUMBIA DEVELOPMENT COMPANY A BONA FIDE PURCHASE AGREEMENT EXECUTED BY HIS PROSPECTIVE PURCHASER. THE LAKE COLUMBIA DEVELOPMENT COMPANY SHALL HAVE THE OPTION FOR 30 DAYS TO PURCHASE SUBJECT PROPERTY, FOR AN EQUIVALENT PRICE.
15. IN ORDER TO MAINTAIN AND IMPROVE THE LAKE COLUMBIA AREA, COMMENCING APRIL 1, 1963, AND ON APRIL 1ST OF EACH YEAR THEREAFTER, THE PURCHASER OF EACH LOT (OR TITLEHOLDERS, IF TITLE HAS BEEN CONVEYED) SHALL PAY \$40 TO LAKE COLUMBIA MAINTENANCE COMPANY, ITS DESIGNATED SUCCESSORS OR ASSIGNS, FOR COLLECTION FOR DAM AND PARK MAINTENANCE, LAKE LEVEL REGULATION AND SUCH OTHER PURPOSES THAT WILL MAINTAIN OR IMPROVE THE LAKE COLUMBIA AREA. ANNUAL PAYMENTS SHALL BE A LIEN ON EACH LOT AND, IF NOT PAID BY JUNE 15TH OF EACH YEAR, MAY BE DEMOTED BY AN AFFIDAVIT RECORDED WITH THE REGISTER OF DEEDS, AND THIS LIEN MAY BE ENFORCED AS A REAL ESTATE MORTGAGE BY FORECLOSURE BY ADVERTISEMENT OR IN CIRCUIT COURT.
16. THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE EXTENDED FOR SUCCESSION UNDER THEM FOR A PERIOD OF 20 YEARS AND SUCCESSIONAL PERIODS OF TEN YEARS UNLESS AND PRIOR TO THE EXPIRATION OF ANY SUCH 10 YEAR PERIOD, AN INSTRUMENT SIGNED BY THE OWNERS OF RECORD OF A MAJORITY OF LOTS IN THE SUBDIVISION HAS BEEN RECORDED CHANGING OR MODIFYING SAID COVENANTS IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDICIAL DECREE SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS HEREOF. SUCH DECREE SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESSES

CHARLOTTE D. GREENING

CARL A. HAGER

LAKE COLUMBIA DEVELOPMENT COMPANY
A MICHIGAN CORPORATION

JOHN C. FROTE, PRESIDENT

ROBERT M. ANDREWS, SECRETARY

STATE OF MICHIGAN)
COUNTY OF INGHAM) ss.

ON THIS 18th DAY OF APRIL, 1962, before me, a Notary Public in and for said County, personally appeared JOHN C. FROTE, PRESIDENT and ROBERT M. ANDREWS, SECRETARY OF THE LAKE COLUMBIA DEVELOPMENT COMPANY, a Michigan Corporation, to be known to be the same persons who executed the within instrument, who acknowledged the said act and deed.

Notary Public
My Commission

JOHN C. FROTE, PRESIDENT AND SECRETARY
LAKE COLUMBIA DEVELOPMENT COMPANY
COUNTY OF INGHAM, MICHIGAN
APRIL 19, 1962

SHERWOOD SHORES

BEING A SUBDIVISION PART OF THE SOUTHWEST 1/4 OF SECTION 26, PART OF THE SOUTH 1/2 OF SECTION 27, AND PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 4 SOUTH, RANGE 1 EAST, COLUMBIA TOWNSHIP, JACKSON COUNTY, MICHIGAN

DESCRIPTION

The land embraced in the annexed plat of "Sherwood Shores", being a subdivision part of the Southwest 1/4 of Section 26, part of the South 1/2 of Section 27 and part of the Northwest 1/4 of Section 35, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan, comprises 166 lots numbered 1 through 166, both inclusive, Outlot A, Outlot B, Outlot C, is described as follows:

Commencing at the East 1/4 corner of said Section 27 (West 1/4 corner of said Section 26), thence South 00 degrees 16 minutes 57 seconds West along the East line of said Section 27 (West line of said Section 26) a distance of 714.24 feet to the point of beginning;

Thence West from the point of beginning 2810.41 feet to the beginning of a meandering line along the water's edge of Lake Columbia;

Thence along said meandering line

South 15 degrees 00 minutes 00 seconds West 34.17 feet;
South 48 degrees 00 minutes 00 seconds West 44.31 feet;
South 80 degrees 00 minutes 00 seconds West 170.00 feet;
South 53 degrees 30 minutes 00 seconds West 127.00 feet;
South 19 degrees 30 minutes 00 seconds West 100.00 feet;
South 70 degrees 30 minutes 00 seconds East 38.00 feet;
North 19 degrees 30 minutes 00 seconds East 72.00 feet;
North 67 degrees 30 minutes 00 seconds East 42.81 feet;
South 37 degrees 30 minutes 00 seconds East 187.00 feet;
North 88 degrees 30 minutes 00 seconds East 232.67 feet;
South 07 degrees 53 minutes 00 seconds East 140.82 feet;
South 47 degrees 18 minutes 00 seconds East 53.07 feet;
North 86 degrees 25 minutes 00 seconds East 52.40 feet;
North 55 degrees 25 minutes 00 seconds East 70.34 feet;
South 09 degrees 07 minutes 00 seconds East 69.87 feet;
North 68 degrees 07 minutes 00 seconds East 85.07 feet;
South 70 degrees 27 minutes 00 seconds East 56.26 feet;
South 05 degrees 17 minutes 00 seconds East 188.01 feet;
South 37 degrees 30 minutes 00 seconds East 123.16 feet;
South 14 degrees 35 minutes 00 seconds East 121.82 feet;
South 44 degrees 30 minutes 00 seconds East 96.00 feet;
South 04 degrees 06 minutes 00 seconds East 77.80 feet;
South 39 degrees 49 minutes 43 seconds West 90.87 feet;
South 51 degrees 27 minutes 00 seconds West 120.16 feet;
North 79 degrees 00 minutes 00 seconds West 56.55 feet;
North 40 degrees 30 minutes 00 seconds West 137.00 feet;
South 79 degrees 00 minutes 00 seconds West 50.00 feet;
South 24 degrees 00 minutes 00 seconds West 67.41 feet;
South 26 degrees 30 minutes 00 seconds East 198.99 feet;
South 10 degrees 32 minutes 00 seconds East 124.72 feet;
South 42 degrees 32 minutes 00 seconds East 66.83 feet;
South 55 degrees 31 minutes 00 seconds East 96.91 feet;
South 77 degrees 30 minutes 00 seconds East 100.68 feet;
South 89 degrees 37 minutes 00 seconds East 205.13 feet;
North 81 degrees 24 minutes 00 seconds East 64.12 feet;
North 29 degrees 46 minutes 00 seconds East 69.39 feet;
North 62 degrees 38 minutes 00 seconds East 60.03 feet;
North 76 degrees 35 minutes 00 seconds East 79.99 feet;
North 09 degrees 19 minutes 00 seconds East 90.00 feet;
North 86 degrees 19 minutes 00 seconds East 60.85 feet;
South 45 degrees 53 minutes 00 seconds East 94.28 feet;
South 09 degrees 30 minutes 00 seconds West 85.00 feet;
North 78 degrees 16 minutes 00 seconds East 128.74 feet;
North 84 degrees 09 minutes 00 seconds East 124.44 feet;
South 83 degrees 30 minutes 00 seconds East 185.35 feet;
South 78 degrees 30 minutes 00 seconds East 173.64 feet;
South 57 degrees 02 minutes 00 seconds East 55.53 feet;
South 44 degrees 32 minutes 00 seconds East 87.72 feet;
South 74 degrees 38 minutes 00 seconds East 84.27 feet;
North 82 degrees 17 minutes 00 seconds East 228.69 feet;
South 89 degrees 43 minutes 00 seconds East 188.97 feet;
North 75 degrees 25 minutes 57 seconds East 53.34 feet;
South 87 degrees 40 minutes 57 seconds East 57.90 feet;
South 58 degrees 02 minutes 00 seconds East 63.11 feet;
South 36 degrees 42 minutes 00 seconds East 79.98 feet;
South 87 degrees 35 minutes 00 seconds East 157.15 feet;
North 62 degrees 52 minutes 00 seconds East 87.79 feet;
North 88 degrees 36 minutes 00 seconds East 80.18 feet;
South 77 degrees 00 minutes 00 seconds East 81.91 feet;
North 82 degrees 53 minutes 00 seconds East 136.52 feet;
North 61 degrees 23 minutes 00 seconds East 60.75 feet;
North 37 degrees 53 minutes 00 seconds East 71.14 feet;
North 63 degrees 53 minutes 00 seconds East 186.43 feet;
North 87 degrees 19 minutes 00 seconds East 83.70 feet;
South 26 degrees 56 minutes 00 seconds East 133.46 feet;
South 09 degrees 13 minutes 00 seconds East 118.65 feet;
South 16 degrees 51 minutes 00 seconds East 142.44 feet;
South 09 degrees 13 minutes 00 seconds West 99.58 feet;
South 24 degrees 45 minutes 00 seconds West 78.32 feet;
South 26 degrees 27 minutes 00 seconds East 160.97 feet;
South 22 degrees 39 minutes 00 seconds East 198.94 feet;
South 61 degrees 31 minutes 00 seconds West 228.00 feet;
South 40 degrees 51 minutes 00 seconds West 98.79 feet;

to the point of termination of the meandering line along the water's edge of Lake Columbia;

Thence North 64 degrees 47 minutes 50 seconds East 458.93 feet; thence North 09 degrees 09 minutes 31 seconds West 423.00 feet; thence North 89 degrees 34 minutes 50 seconds East 462.69 feet to the centerline of Hewitt Road; thence North 30 degrees 11 minutes 30 seconds West along the centerline of Hewitt Road 1364.88 feet; thence South 68 degrees 22 minutes 57 seconds West 732.54 feet to the East line of said Section 27 (West line of said Section 26); thence North 00 degrees 16 minutes 57 seconds East along the East line of said Section 27 (West line of said Section 26) a distance of 1044.91 feet to the point of beginning.

CERTIFICATE OF TOWNSHIP APPROVAL

TOWNSHIP OF COLUMBIA } SS
County of Jackson

This plat was approved by the Township Board of the Township of Columbia at a meeting held on the 27 day of January, 1962, and that the width of lots is in compliance with requirements of Section 30 and 19a, Act 172, of 1929, as amended.

Lester Goings
Lester Goings, Township Clerk

COUNTY TAX CERTIFICATE

Office of the County Treasurer, Jackson, Michigan

I hereby certify that there are no tax liens or titles by the State on the lands described hereon, and that there are no tax liens or titles held by individuals on said lands for the five years preceding the 2 day of June, 1962, and that the taxes for said period of five years are paid, as shown by the record of this office. This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.

Marilyn E. Johnson
Marilyn E. Johnson, County Treasurer

STATE OF MICHIGAN } SS
County of Jackson

Received for record this _____ day of _____, A.D., 1962, at o'clock _____ M., and Recorded in Liber _____ of Plate on Page _____.

Gertrude McQuilly
Gertrude McQuilly
Register of Deeds, Jackson County, Michigan

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That We, The Lake Columbia Development Co. a Michigan corporation by Don L. Foote, President, and Robert M. Andrews, Secretary, Frank D. Lane and Barbara M. Lane, his wife, Fred B. Ambler and Vivienne C. Ambler, his wife,

all as proprietors, and John G. Yerington Company, a partnership by John G. Yerington, as Mortgagee, N.W. Wahr - Asst. Vice President - National Bank of Jackson

have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as "SHERWOOD SHORES", being a subdivision part of the Southwest 1/4 of Section 26, part of the South 1/2 of Section 27 and part of the Northwest 1/4 of Section 35, Town 4 South, Range 1 East, Columbia Township, Jackson County, Michigan, and that all drives and courts as shown on said plat are dedicated to the use of the public. Outlots A, B and C are hereby dedicated as private parcels and dedicated to the use of the owners of all lots with frontage on Lake Columbia own to the water's edge of Lake Columbia within the limits of their lot lines extended.

Easements as shown on said plat are hereby reserved for the installation and maintenance of public utilities and drainage structures and no permanent structures are to be located within said easements.

Signed in the presence of

Lake Columbia Development Co.

William F. Kerr
Witness

Don L. Foote
President

Robert M. Andrews
Witness

Robert M. Andrews
Secretary

Thomas R. Sessions
Witness

Frank D. Lane
Proprietor

William F. Kerr
Witness

Barbara M. Lane
his wife

Thomas R. Sessions
Witness

Fred B. Ambler
Proprietor

William F. Kerr
Witness

Vivienne C. Ambler
his wife

William F. Kerr
Witness

John G. Yerington Company
Mortgagee

William F. Kerr
Witness

John G. Yerington
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William F. Kerr
Witness

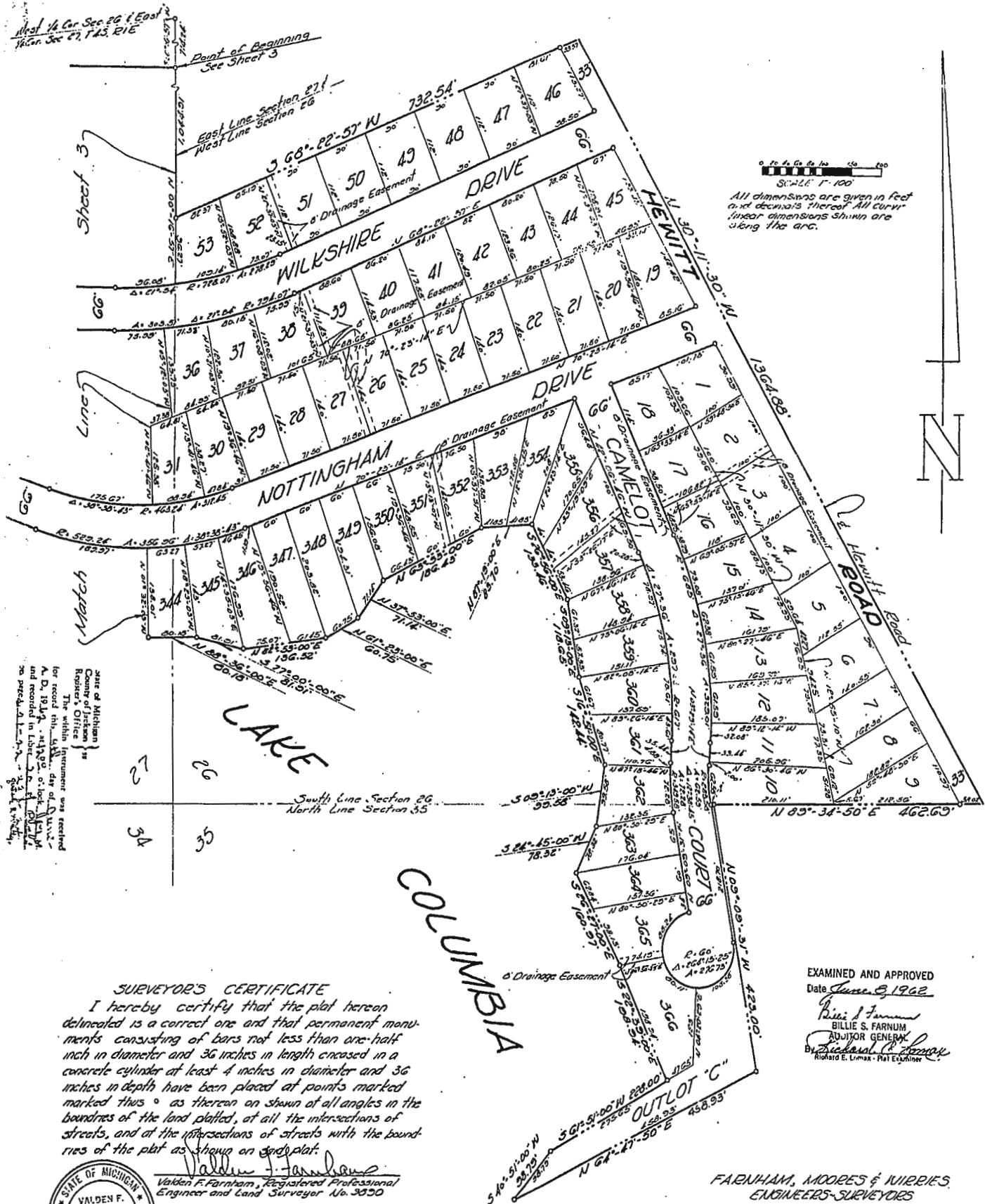
John G. Yerington
Mortgagee

William F. Kerr
Witness

John G. Yerington
Mortgagee

"SHERWOOD SHORES"

BEING A SUBDIVISION PART OF THE SOUTHWEST 1/4 OF SECTION 26, PART OF THE SOUTH 1/2 OF SECTION 27 AND PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 4 SOUTH, RANGE 1 EAST, COLUMBIA TOWNSHIP, JACKSON COUNTY, MICHIGAN



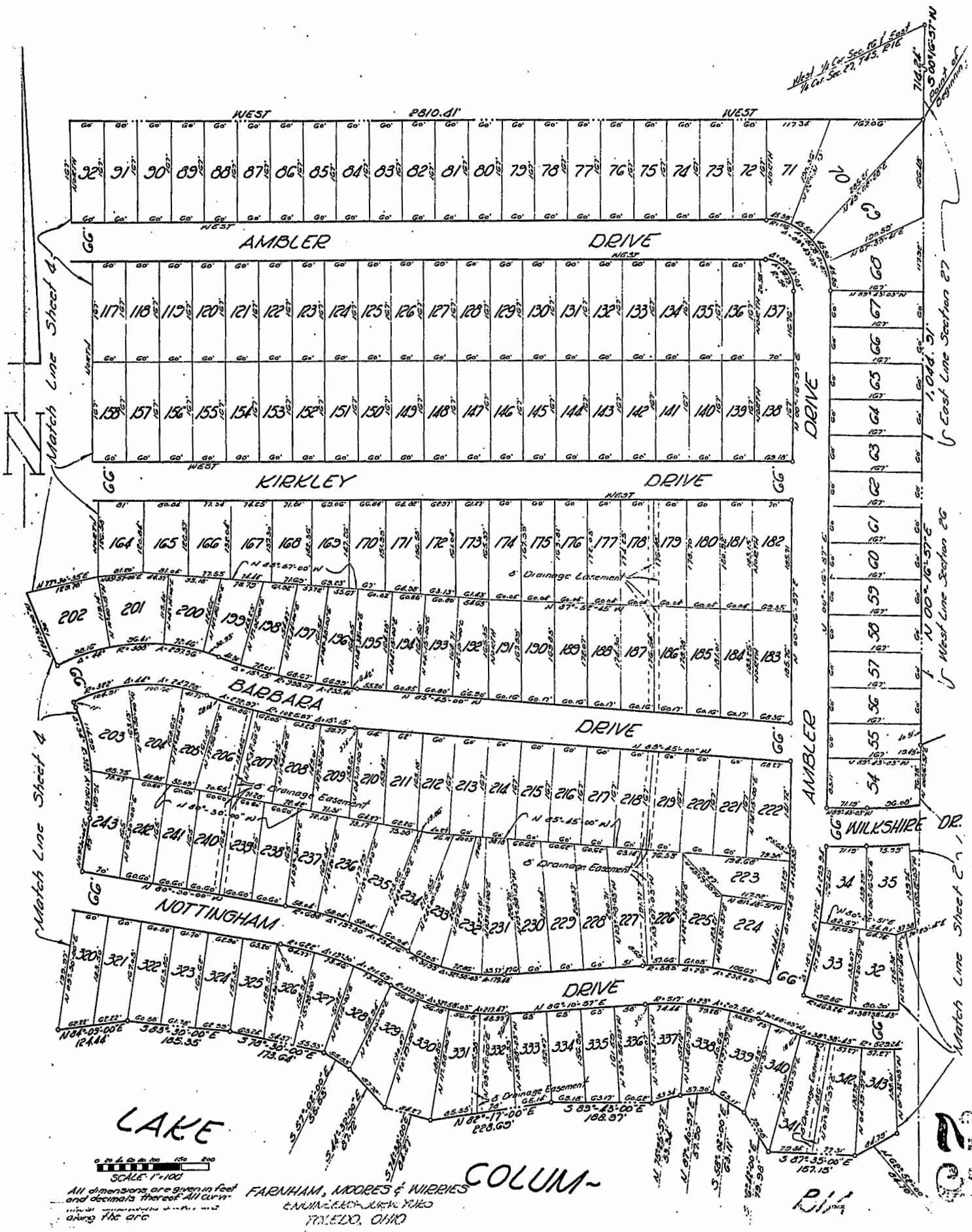
SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent monuments consisting of bars not less than one-half inch in diameter and 36 inches in length encased in a concrete cylinder at least 4 inches in diameter and 36 inches in depth have been placed at points marked marked thus "o" as thereon on shown at all angles in the boundaries of the land platted, at all the intersections of streets, and at the intersections of streets with the boundaries of the plat as shown on said plat.



"SHERWOOD SHORES"

BEING A SUBDIVISION PART OF THE SOUTHWEST 1/4 OF SECTION 26, PART OF THE SOUTH 1/2 OF SECTION 27, AND PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 4 SOUTH, RANGE 1 EAST, COLUMBIA TOWNSHIP, JACKSON COUNTY, MICHIGAN



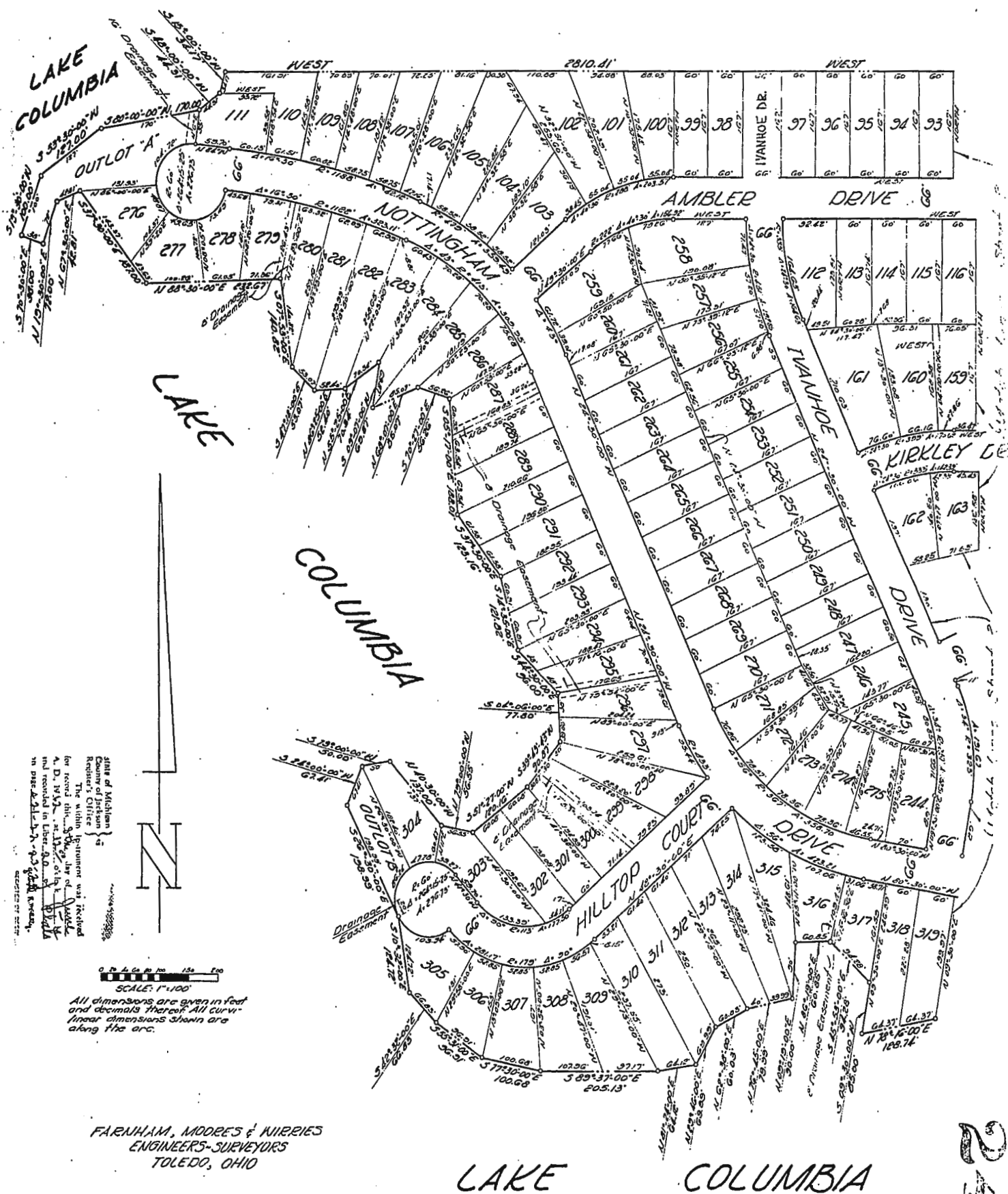
SCALE 1"=100'
All dimensions are given in feet and decimals thereof. All curves are to be run by the center line of the road.

FARHAM, MOORES & WIERIES
ENGINEERS & SURVEYORS
TOLEDO, OHIO

PLAT

SHERWOOD SHORES

BEING A SUBDIVISION PART OF THE SOUTHWEST 1/4 OF SECTION 26, PART OF THE SOUTH 1/2 OF SECTION 27 AND PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 4 SOUTH, RANGE 1 EAST, COLUMBIA TOWNSHIP, JACKSON COUNTY, MICHIGAN



2

AMENDMENT TO RESTRICTIONS ON
BAY VIEW SHORES, CAMBRIDGE SHORES, HOLIDAY SHORES,
HOLIDAY SHORES NO. 2, SHERWOOD SHORES, AND SOUTHERN
SHORES, ALL BEING RECORDED PLATS.

Lake Columbia Development Company does hereby amend the restrictions in so far as they apply to the creation and enforcement of the annual lien and assessment for dam and park maintenance as contained in all of the following instruments:

(Bay View Shores, Liber 21, page 1 of Plats) ✓
Restrictions recorded in Liber 710, page 313, Jackson County Records.

(Cambridge Shores, Liber 20, page 14 of Plats) ✓
Restrictions recorded in Liber 701, page 240, Jackson County Records.

(Holiday Shores, Liber 20, page 9 of Plats) ✓
Restrictions recorded in Liber 695, page 554, Jackson County Records.

(Holiday Shores #2, Liber 20, page 28 of Plats) ✓
Restrictions recorded in Liber 704, page 227, Jackson County Records.

(Sherwood Shores, Liber 20, page 21 of Plats) ✓
Restrictions recorded in Liber 703, page 588, Jackson County Records.

(Southern Shores, Liber 20, page 33 of Plats) ✓
Restrictions recorded in Liber 707, page 132, Jackson County Records.

And each and every case is hereby amended to read and be enforced as follows:

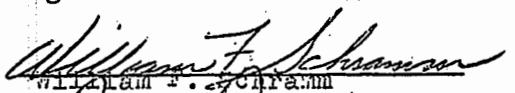
(Paragraph 15 is amended to read as follows:)

15. In order to maintain and improve the Lake Columbia area, commencing April 1, 1964, and on April 1st of each year thereafter, the purchaser of each lot (or titleholder, if title has been conveyed) shall pay \$40 to Lake Columbia Maintenance Company, its designated successors or assigns, at least half of such funds to be used in the year of collection for dam and park maintenance, lake level regulation and such other purposes that will maintain or improve the Lake Columbia area. Annual payments shall be a lien on each lot and, if not paid by June 15th of each year, may be denoted by an affidavit recorded with the Register of Deeds, and this lien may be enforced as are real estate mortgages by foreclosure by advertisement or in Circuit Court.

All the other restrictions now existing and on record are retained and hereby remain the same.

Signed and sealed this 6th day of December, A. D. 1963.

Signed in Presence Of:


William F. Schramm

Beulah M. Walker

Lake Columbia Development Company

By:


Robert M. Andrews, Secretary



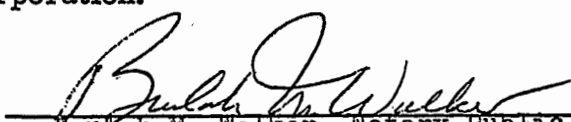
STATE OF MICHIGAN

ss

COUNTY OF ~~JACKSON~~
Ingham

On this 6th day of December, A.D. 1963, before me, a Notary Public in and for said County, personally appeared _____

Robert M. Andrews
to me personally known, who being duly sworn, did say that he is the
Secretary, of Lake Columbia Development Company, a Michigan Corporation, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said Robert M. Andrews acknowledged said instrument to be the free act and deed of said corporation.


Beulah M. Walker, Notary Public

Notary Public, ~~Jackson~~ County, Michigan
My commission expires Sept. 10, 1965

RECORDED

DEC 9 1 18 PM '63

REGISTER OF DEEDS
JACKSON COUNTY, MICH.
