



COVENANTS FOR PROPERTY OWNER PROTECTION AND ENHANCEMENTS

This Declaration made and entered into by Fred Scheer, on behalf of S&N The Oaks LLC, hereinafter referred to as Owner, dated this the 13th day of January 2009.

WHEREAS, the Owner is the legal holder to the real estate described as Lots 1, 2, 3 & 4 CSM #7455 Vol 29 Pgs 226-267 and Lots 1, 2, 3, & 4 CSM #7584 Vol 30 Pgs 203-204 in the SE 1/4 of the SE1/4 Section 30 Township 41 North Range 7 West.

WHEREAS, it is the desire of the Owner to create covenants running with the land which will inure to the benefit of the subsequent owners of the real estate described above.

WHEREAS the Owner has proposed to subject the building lots on the above described property to certain protective covenants to which said lots are subject and by which they are to be benefited, in order that the same may be incorporated by reference rather than being set forth at length in each conveyance.

NOW THEREFORE, the Owner does hereby define, publish and declare the following protective covenants which will be binding upon the owner or owners of all building lots as described above as fully as though set forth at length in each conveyance, whether the same are specifically incorporated by reference in any conveyance of any said lots or not as follows:

1. The protective covenants hereinafter set forth will run with the land and will be in full force and effect and will continue in perpetuity.
2. The following restrictions are hereby placed on the lots as described on the parcel above.

Each lot:

- a. Shall not be subdivided
- b. Shall be designated for single-family dwellings with one family per unit.
- c. Building setbacks shall be 100 feet from the ordinary high water mark.
- d. Septic setbacks shall be 150 feet from the ordinary high water mark.
- e. Shoreland buffer shall be 50 feet. This shoreland buffer shall not have any soil disturbance ever or the trimming of vegetation and the allowed viewing corridor shall not occur until the principal dwelling is completed and any disturbed soils from construction are stabilized.
- f. Lot access shall all come off the newly constructed private road and not from the township roads.
- g. Shall be designated for single-family dwellings with one family per unit.
- h. Shall not have easements permitted other than those that now exist.
- i. Shall allow for new modular, panelized or stick built houses but no existing house or trailer house, mobile home or motor homes shall otherwise be moved onto the property.
- j. Completion of the exterior of the home or any outbuilding shall be completed within six months from the date of excavation or any building activity on the lot.
- k. All homes shall have roof pitches of 6/12 or greater.
- l. No pole barns shall be allowed. Garages designed to match the house will be allowed.

