IRISH MIST
RESTRICTIONS

The owner of real estate located in Cambridge Township, Lenawee County, Michigan of the Plat of Irish Mist, together with any additions to such plat, does hereby impose the following restrictions as negative reciprocal restrictions on all lots to said plat:

1. All lots shall be subject to the zoning and building ordinances of Cambridge Township, Lenawee County, Michigan and shall be further subject to all laws, rules and regulations of the State of Michigan, the Lenawee County Health Department and the Department of Natural Resources as such pertain to wells, sanitation and the established one hundred year flood plain.

2. No lots shall be subdivided. All lots in this subdivision shall be used exclusively for residential purposes. No structure or other building shall be erected or permitted to remain on any lot other than one single family dwelling with an attached garage. No noxious or offensive activity nor any annoyance or nuisance shall be permitted on any lot.

3. All buildings constructed or erected on said lots must be built with new solid and permanent materials, no aluminum siding will be permitted; all wood exterior shall be stained or painted; no building shall have tar paper, roll brick siding, or similar materials on the outside walls; and the exteriors of all buildings must be completed within six (6) months from the date that construction commences.

4. No house trailers, mobile home, modular, tents, shacks or similar structure shall be erected, moved onto or placed upon any lot in said subdivision.

5. No recreational vehicles, such as, but not limited to boats, trailers or motor homes, shall be parked on any lot for more than seventy two (72) hours, unless suitably housed in the attached garage.

6. No structure shall be erected, placed, altered or permitted to remain on any lot not in conformance with the following minimum size requirements as to living area, measurements to be made of external walls:

One story	1,800 square feet
Two story	2,200 square feet
Tri-level, total living area	2,400 square feet

Setbacks to be as follows:

Road side: min. 35 feet
Sides: 10 feet min. one side, 25 feet min. combined 2 sides
Lake side: 50 feet from high water line
Rear: 35 feet on non-lake frontage lots

7. No boat docks, boats lifts, or covers, floats or other structures extending into the lake more than 30 feet shall be constructed or placed into or on said lake without the approval of the Loch Erin Property Owners Association. Lot owners shall comply with the rules and regulations pertaining to the use of the lake as such shall be enacted and amended from time to time by the Loch Erin Property Owners Association.

8. All drives and drive approaches shall be paved from the garage to the pavement of the public road.

9. The number of dogs and cats per each residence in the Properties shall not exceed two (2) dogs or two (2) cats, or one (1) of each. No animals shall be allowed to roam freely or to become a public nuisance. All other pets shall be kept within the residence at all times.

10. All lots shall be kept trim and the grass mowed and free of debris, and no outside clotheslines shall be erected.

11. Radio, television antenna, dishes (not to exceed 18 Inches) or aerials shall be permitted at any time on or adjacent to any residence.

12. The owner of each lot shall belong to the Loch Erin Property Owners Association and the Irish Mist Property Owners Association and shall be bound by the By-Laws, Articles, Rules and Regulations of each Association as they may be amended from time to time. All dues, assessments and special assessments, levied against the members by either the Loch Erin Property Owners Association or the Irish Mist Property Owners Association shall constitute an obligation binding upon and running with the land. In the event of nonpayment, the Association may file a lien on the Lot(s) by recording the appropriate lien with the Lenawee County Register of Deeds and may enforce such lien by foreclosure in the same manner that real estate mortgages may be foreclosed under Michigan law.

It is the intention of these restrictions that the primary purpose of the Irish Mist Property Owners Association is to landscape and maintain the islands of Tara Court, Devon Court and Irish Mist Court and the entranceway to said plat, which includes the mowing of all grass leading from Stephenson Road to the platted lots.

13. Private easements for public drainage are for the use of roadway drainage, and are to be considered a grass waterway and no structures, shrubbery, trees or fences are permitted within the easement.

14. The construction of water supply wells will be secured as follows:

a. Permits will be secured from the Lenawee County Health Department prior to construction of water supply wells.

b. Water supply wells shall terminate below 60 feet.

c. Water supply wells shall be constructed and grouted in accordance with the Michigan Groundwater Quality Rules authorized in Part 127 of Act 368 of the Public Acts of 1978, as amended and the Lenawee County Environmental Health Code.

d. Water supply wells shall not be located on a flood plain.

e. Water supply wells constructed on Lot 26 shall be constructed in the location specified on the site plan prepared by the project engineer.

15. Development will be restricted to single-family home construction.

16. Development will be restricted to lots served by the public community sewerage system.

17. The elevation of the lower floor, excluding basement, of all residential buildings shall not be less than 928.8 feet N.G.V. Datum.

18. The basement opening of any residential building shall not have an elevation less than 927.8 feet N.G.V. Datum.

19. All residential buildings having basement walls and floors lower than 927.8 feet N.G.V. Datum, shall be constructed watertight and reinforced to withstand hydrostatic pressure from a water level equal to 927.8 feet H.G.V. Datum.

20. All residential buildings having construction at or lower than 927.8 feet N.G.V. Datum shall be equipped with a positive means of preventing sewer backups from sewer lines and drains which serve the building and shall be securely anchored to prevent flotation.

21. No filling will be permitted or structures erected within the flood plain area without a valid permit issued by the Department of Natural Resources.

22. The 100-year flood plain elevation of Lake Loch Erin is defined by the Department of Natural Resources as 927.8 feet N.G.V. Datum.

23. Restrictions in paragraphs 14-22 above shall continue in perpetuity from the date these restrictions are recorded in the Office of the Register of Deeds for Lenawee County, Michigan.

24. These restrictions, except for paragraphs 14-22,shall run with the land and shall bind the purchasers, successors, assigns and any persons claiming under them until January 1, 2005. These restrictions shall be automatically extended for successive 10 year periods unless, prior to the expiration of any 10 year period, an instrument changing, altering, amending or revoking these restrictions in whole or in part signed by the then owners of record of 3/4ths of the lots has been recorded.

The Irish Mist Property Owners Association or any lot owner shall have the right to bring legal action against any person violating these restrictions and, if such action is successful, the Court of jurisdiction shall have the right to assess all costs, including a reasonable attorney's fee, against the person or persons who violated these restrictions.