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2019R-09479
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED 06/28/2019 12:48:20 PM
PEGGY HAINES REGISTER OF DEEDS
PAGE 1 OF 2

2

CARPENTER CREEK PROPERTY RESTRICTIONS
As amended 6/27/19

James M. Gonzalez, whose address is PO Box 4 Traverse City, Mi. 49685 and Randall W. Mann (DBA) Great Lakes Land Company whose address is P.O. Box 941 Traverse City, Mi. 49685 owner(s) and/or developer(s), of:

The W ½ of the SW ¼, Section 14, T26N, R9W, Union Township, Grand Traverse County, MI. Hereafter referred to as "Carpenter Creek" development. Survey attached hereto:

This document along with the attached survey and legal descriptions, is being executed and recorded as "Carpenter Creek Property Restrictions" dated 6/27/2019, said document and all its terms with the following:

All properties, identified as lots 1-11 on said survey are hereby subject to the following "Restrictions".

RESTRICTIONS:

- A)** Recreational camping with RV's, Campers and or Motor Homes is permitted for a duration not to exceed six months per calendar year, except during construction of a residential home.
- B)** No single- or double-wide mobile homes are permitted.
- C)** Conventional residential construction, BOCA-approved modular homes, seasonal cabins, and or storage/out buildings are permitted.
- D)** No commercial timbering, or clearing of a property for profit is permitted, except for the maintenance or improvements to private drives, public access roads, building sites, views, or for the removal of fallen, dead, diseased or overpopulated trees.
- E)** No commercial agriculture or livestock is permitted.
- F)** No commercial enterprise with exception of short term rental or lease agreements by an owner, shall be conducted from a property which creates additional traffic, noise, storage needs, equipment, etc.
- G)** Dogs must be restrained or kept in pens unless accompanied and/or under observation by their owner.
- H)** No storage of junk, household items, trash, abandoned vehicles is permitted, unless in an enclosed structure.
- I)** No obnoxious odor(s) or excessive, offensive or objectionable noise is permitted.
- J)** Owners agree to maintain property in accordance with local zoning ordinance and health department regulations; also, that all licenses and permits for construction and activities are the responsibility of each owner. As such, developers are not liable or held accountable for any and all unlawful activity.


DEVELOPERS' RIGHTS:

The owners /developers James Gonzalez and Randall W. Mann (DBA) Great Lakes Land Company their heirs and/or assign's, reserve and retain any and all rights in perpetuity for ingress and egress and for improvements, repairs, or for installation of utilities over and across all easements set forth on the attached survey.

AMENDMENTS:

The rights and responsibilities set forth in this document shall be perpetual, and shall run with the land. They shall be binding upon the parties hereto, their heirs, successors, and assigns. The provisions of this agreement with exception of "Developers Rights" may be amended or terminated, but only with the consent of a majority of the owners' vote.

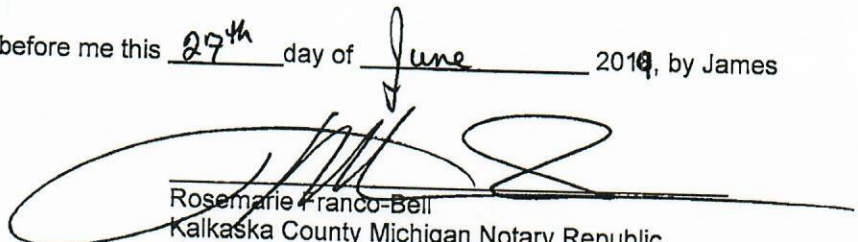
Dated this 27th day of June 2019
Signed by:


James M. Gonzalez


Randall W. Mann

STATE OF MICHIGAN)
COUNTY OF GRAND TRAVERSE) SS

The foregoing instrument was acknowledged before me this 27th day of June 2019, by James M. Gonzalez and Randall W. Mann.


Rosemarie Franco-Bell
Kalkaska County Michigan Notary Republic
Acting in the County of Grand Traverse, Mi.
My Commission Expires: 5/13/2020

* Drafted by and return to: Randall W. Mann, whose address is P.O. Box 941 Traverse City, MI 49685