

Building and Use Restrictions (Overview of Contents)

Northville Colony Estates

Subdivision Number 3: Lots Numbered 261 through 471

Subdivision Number 4: Lots Numbered 472 through 525

Subdivision Number 5: Lots Numbered 526 through 577

Memo: The following is an outline of the legally binding Building and Use Restrictions on file in Wayne County provided as a website resource for residents. Northville Colony Estates 3, 4 and 5 were developed in three subdivision phases between 1977 and 1988 and share similar restrictions. There is one governing Homeowner Association Board of Directors.

The Declaration of Building and Use Restrictions are subject to all lots and common areas within subdivisions Number 3, 4 and 5 run with the lots and common areas to assure the uniform development and on-going preservation of the subdivision as a desirable residential community.

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CHARTER TOWNSHIP OF NORTHVILLE

COUNTY OF WAYNE, STATE OF MICHIGAN

T. 1 S. R. 8 E.



N. W. 1/4 SECTION 13

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PLEASE VISIT OUR WEBSITE

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UPDATED: NOVEMBER 20, 2012

PARCEL IDENTIFICATION NUMBER

TWP CODE PAGE NO SUB NO LOT NO SPLIT/COMB

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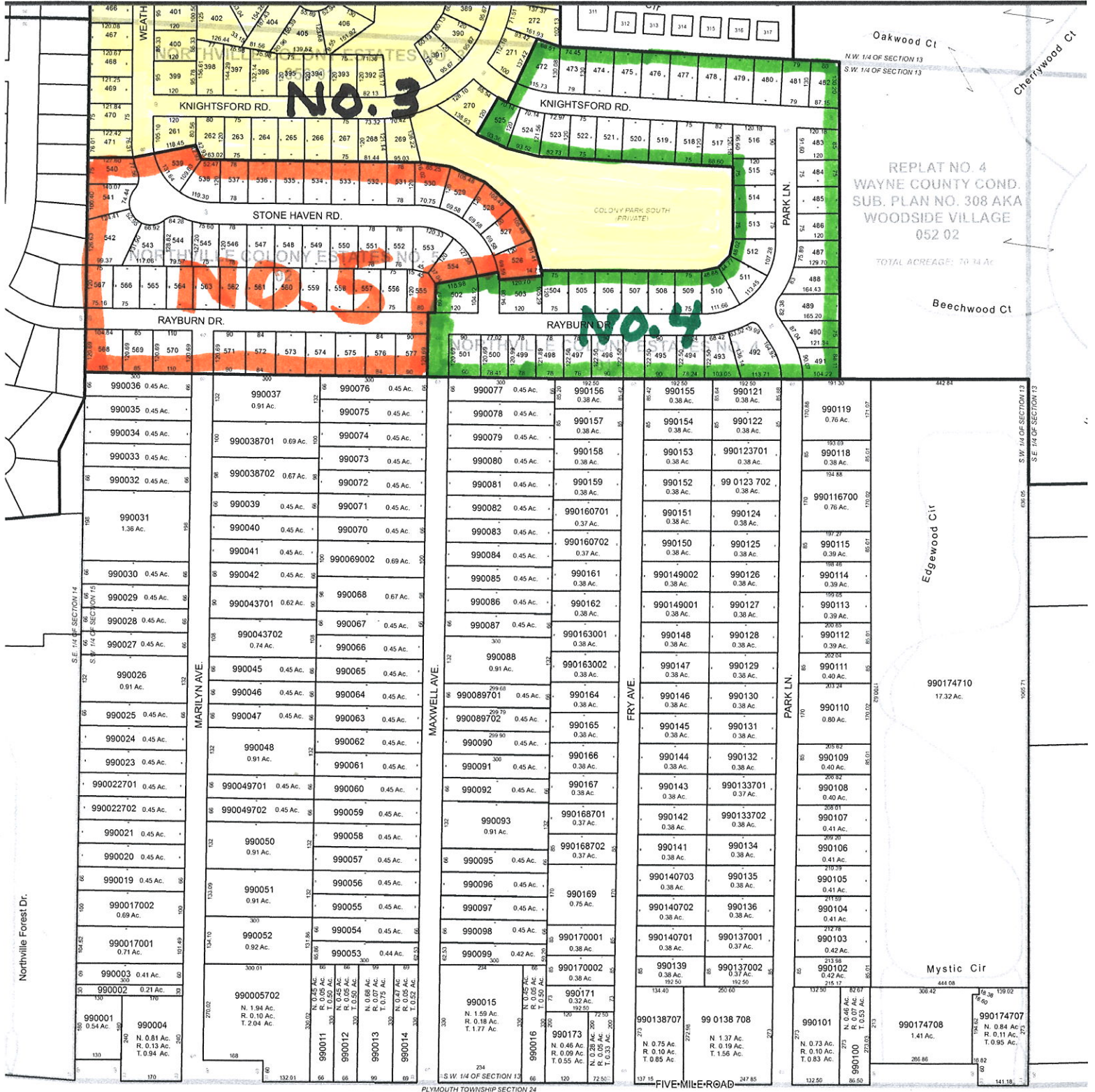


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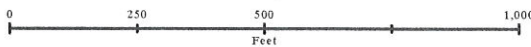
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S. W. 1/4 SECTION 13

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Building and Use Restrictions
Northville Colony Estates
Subdivision Number 3
Lots Numbered 261 through 471,
Inclusive, and Common Areas

Memo: The following is an unofficial retyped copy of the legally binding Building and Use Restrictions on file in Wayne County provided as a website resource for residents. In the event of any transcribed conflicts, the legally filed document shall govern. The official document recorded on June 20, 1978 with the Wayne County Register of Deeds is noted as follows: Document #G309695, Liber 20154, Pages 171 thru 179.

This Declaration of Building and Use Restrictions is made this 29th Day of July, 1977 by Fred E. Greenspan Building Company, a Michigan Co-Partnership, of 26645 W. Twelve Mile Rd., in the City of Southfield, Michigan 48076, hereinafter referred to as the "Grantor" or "Developer".

WITNESSETH:

The Developer is the owner of Northville Colony Estates Subdivision Number 3, a subdivision of part of the West ½ of Section 13, Town 1 South, Range 8 East, Township of Northville, Wayne County, Michigan, which plat has been recorded in Liber 98, Pgs. 17, 18, 19 of Plats, Wayne County, Michigan. It is the intention of the Developer to subject all lots and common areas within the said subdivision to restrictions which will run with the lots and common areas to assure the uniform development of the subdivision as a desirable residential community.

1. Declaration of Restrictions.

It is hereby declared that the following restrictions shall run with the land and shall be binding on all persons claiming title under or from the Grantor until the first day of January, 2000. From the first day of January, 2000, at which time these restrictions shall be automatically extended for successive ten (10) year periods, unless, by vote of the majority of the then owners of the lots, these covenants and restrictions shall be amended; provided, however, that sections of these restrictions which establish the rights and obligations of the owners of lots as to the maintenance of common areas and storm water drainage system, including the storm water retention area, as such rights exist between lot owners, the subdivision Association, the Township of Northville and the Wayne County Road Commission, shall not be amended without the concurrence of all parties to the agreement concerning the common areas, storm water system and retention areas, or their successors.

2. Incorporation of Zoning Ordinances.

The Zoning Ordinances of the Township of Northville, to the extent that they impose more stringent limitations upon the use of the lots in the subdivision, are adopted by the Developer and are incorporated herein by reference.

3. Restrictions on Buildings.

- A) All lots within the subdivision shall be used exclusively for the construction of single family residences.
- B) All single family residences to be constructed on the lots in the subdivision shall be detached residential units which shall not exceed two (2) stories in height. Each residence shall have an attached garage which may accommodate not more than three (3) vehicles.
- C) Only one residential unit shall be constructed on each lot in the subdivision.

4. No building shall be located on any building site less than twenty-five (25) feet from the front lot line for all lots covered by these covenants. Where a rear yard of a corner lot abuts a side yard of an interior lot, a side yard of twenty-five (25) feet shall be maintained along the side street of the corner lot and no fence or other structure shall be erected, installed, placed or permitted to remain within said side yard. Garage location on corner lots shall conform to dwelling set-backs. No building shall be located less than eight (8) feet from any interior side lot line, and the aggregate width of both side yards shall be not less than twenty (20) feet. No building shall be located less than sixteen (16) feet from any other building. Garages shall be attached to the dwelling.

All dwellings erected in this subdivision shall be erected so as to provide uniformity of side drive locations and a minimum distance of sixteen (16) feet between dwellings. Side drive yards shall be not less than ten (10) feet in width, and the drive shall be surfaced and shall be maintained dust-free to a point no less than twenty (20) feet beyond the front building line in case of an interior lot, or to the garage on a corner lot when entrance is made from a side street, all before occupancy of any dwelling.

Attached garages shall be deemed part of the dwelling, for the purposes of these restrictions.

5. Easements and rights of way are hereby reserved as shown on the recorded plat. In addition to the above, easements and rights of way are reserved in and over a strip of land six (6) feet in width along all rear and side lot lines wherever it may be deemed necessary for the installation or maintenance of telephone or electric poles, lines or conduits or sewer, gas lines or water mains, for drainage purposes or for the use of any other public utility deemed necessary or advisable by Developer. The use of all or a part of such easements and rights of way may be granted or assigned at any time hereafter by the Grantor to any persons, firm, governmental unit or agency or corporation furnishing any such service. No structure of any kind, other than an ornamental fence, shall be erected, placed or installed on any part of said easements.

6. No noxious or offensive trade, occupation or activity shall be carried on or permitted upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

7. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the subdivision, shall be used at any time for human habitation, whether temporarily or permanently, nor shall any structure of a temporary character or nature be used as a residence; provided, however, that the provisions hereof shall not be construed or applied so as to prevent the use of a temporary building or structure which is used for storage or other building purposes during the period of the construction or installation of the principal building or structure; and provided, further, that the provisions hereof shall not be construed or applied as to prevent the used by Grantor or Developer, its agents or sales representatives of any temporary or permanent dwellings or other structures as a model or models and/or sales office; and provided, further, that any said temporary building or temporary structure shall be removed from the particular building site immediately after completion and before a certificate of occupancy is issued, with the sole exception of such as are in use by Grantor or Developer, its agents or sales representatives, and which shall be so removed upon termination of such use.

8. The outside storage or parking of moving vans, commercial vehicles, boats, automobile trailers, trailer coaches, campers or camping vehicles, pick-up trucks, or similar vehicles (whether or not motorized) shall not be permitted.

9. Signs:

No sign or billboard shall be placed, displayed to the public view, or maintained on any lot except one sign of not more than five (5) square feet of surface and the top of which shall be three (3) feet or less above the ground, advertising the lot or house and lot for sale or lease; provided, however, that such other signs may be erected and maintained on lots as are expressly permitted in writing by the Grantor.

10. Livestock and Poultry:

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, ~~with the~~ except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

11. Garbage and Refuse Disposal:

No lot shall be used or maintained as a dumping ground for rubbish or refuse. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

12. Fences: Location and Kind:

Fences, guarded walls and similar devices may be constructed or erected only after plans and specifications of such proposed fence, wall or other device shall have first been submitted in writing to the Grantor and approved by it. Fences in the rear or back of the building on all lots shall be ornamental and no more than four (4) feet high. They shall be of metal or wood construction. No fence of any kind shall be installed or erected in front of, or extending beyond, the established front building line of any lot. All fences shall have a minimum twenty-five (25) feet set-back from any and all streets abutting any lot line, whether front, rear or side. Rear fence height limits shall not apply to lots 301, 302 and 303.

13. Maintenance of Easement areas:

Except as otherwise provided herein, each owner shall maintain all of the surface areas of all easements within the lot owned by him, shall keep the grass and weeds cut, ~~and~~ shall maintain the same free of trash and debris, and shall take such action as may be required in order to eliminate (or minimize when elimination is not practicable) surface erosion.

14. Sight Distance at Intersections:

No hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways or streets shall be placed, planted or be permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at a point twenty-five (25) feet from the intersection of the street lines, or, in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply with respect to any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

15. Construction of Building, Structure or other Enclosure:

No building, enclosure or other structure shall be commenced, erected, placed or maintained, or shall any addition to or change or alteration to any structure be made, except interior alterations, until the plans and specifications, prepared by a competent architect showing the nature, kind, shape, height and materials, color scheme, location on lots and approximate cost of such structure and the grading plan of the lots to be built upon shall have been submitted to and approved in writing by the Grantor, and a copy of said plans and specifications as finally approved, logged with said ~~the~~ Grantor.

A) The Grantor shall have the right to refuse to approve any such plans or specifications or grading plan, which are not suitable or desirable in the Grantor's opinion, for aesthetic or other reasons; so passing upon such plans, specifications and grading, Grantor shall have the right to take into consideration the suitability of the proposed buildings or other structure to be built to the site upon which is proposed to erect the same, and the harmony as planned in view of the outlook from the adjacent or neighboring properties. It is understood and agreed that the purpose of this paragraph is to cause the platted lands to develop into a beautiful, harmonious private residence section, and if a disagreement on the points set forth in this paragraph should arise, the decision of the Grantor shall control.

B) However, in the event that the Grantor shall have failed to approve or disapprove such plans and locations within thirty (30) days after the same shall have been delivered to the Grantor, then such approval will not be required, provided that the plans and location on the lots conform to, and be in harmony with, existing structures in the subdivision, the provisions of these restrictions, and any Zoning Law applicable thereto.

16. Lot Owners Association:**A) Duties and Responsibilities: Assessments and Collections**

- 1) The Developer shall establish a Michigan Non-Profit Corporation under the name "Northville Colony Estates Number 3 Homeowners Association", hereinafter referred to as the Association.

- 2) The Developer shall deed the common areas and storm water retention areas to the Association by Deed free of encumbrances or lien, but subject to these restrictions and easements and covenants of record.
- 3) The stock of the Corporation shall be owned by the Developer until the Developer shall have sold and conveyed 95% of the platted lots in the subdivision. The Developer shall elect the Directors of the Corporation until it shall have sold 95% of the lots in the subdivision.
- 4) After the sale and conveyance of 95% of the lots in the subdivision, the shares of the Non-Profit Corporation shall be transferred to the owners of the lots in the subdivision, one share for each lot, and the lot owners shall succeed to the ownership of the Corporation.
- 5) The Association will be responsible for the control and maintenance (as hereinafter defined) of the common areas and storm water retention areas within the subdivision, as well as rear yard and footing drains, and shall succeed to all responsibilities of the Developer in matters of plan approval and enforcement of the covenants and restrictions.
- 6) The Board of Directors of the Association shall adopt an annual budget which shall include an adequate allowance for the maintenance of the common areas, storm water retention areas, and rear yard drains within the subdivision. The Board shall advise the owners of each lot of the amount of the required contribution from each lot owner which shall be necessary to defray the operating costs of the Association, including the cost of maintaining the common areas, storm water retention areas and rear yard drains. The required contribution shall be an assessment on each lot and lot owner.
- 7) By acceptance of a deed to a lot in the subdivision, each lot owner agrees that the annual assessment for operating costs of the Association, including maintenance as aforesaid, shall be a lien on the lot owned by each lot owner and that the payment of the amount of each annual assessment shall, in addition, be a personal obligation of each lot owner.
- 8) The annual assessment on each lot and lot owner as established by the Board of Directors of the Association shall be paid to the Association within the time limited by resolution of the Board of Directors.
- 9) In the event of non-payment of the assessment by any lot owner, the Association may proceed to collect the assessment by action at law or by foreclosure of the lien granted to the Association by each owner. The remedies of the Association in the event of non-payment shall be cumulative and the Association shall not be deemed to have waived any right nor have elected any remedy to the exclusion of any other remedy by its proceeding in any form to effect collection.
- 10) Lots owned by the Developer shall not be subject to assessment, but the Developer shall pay to the Association its pro rata share of any maintenance expense incurred.

B) Obligations of the Association: Common Areas, Subdivision Restrictions, Maintenance and Repair:

- 1) The principal function of the Association shall be the enforcement of restrictions imposed on the lots in the subdivision in this Declaration of Building and Use Restrictions; the establishment of reasonable rules and regulations for the use of the common areas within the subdivision; the maintenance and repair of the common areas including the parks, walks, entries and storm water retention areas; the maintenance of rear yard drains and drainage grades; and the supervision of the maintenance of footing drains.
- 2) The Association may, in the discretion of its Board of Directors, promote and advance the interests of the lot owners, establish social programs, and establish programs and policies which will improve the subdivision and assist the lot owners.
- 3) "Maintenance of the Common Areas" shall include, but shall not be limited to the following:
 - A) Maintenance of established grades in all common areas.
 - B) Cutting of weeds, grass or other plant materials.
 - C) Elimination of insects and animals.
 - D) Removal of trash, paper and garbage.
 - E) Cleaning, repair and maintenance of any dam, pipe, drain, valve or opening in the water storage area and all pipes or lines leading into or out of the storage area, and connecting the water storage area with the public storm sewer system.
 - F) Maintenance, repair and replacement of all equipment, landscaping, grass or planting in the common areas.
 - G) All and every other act necessary to protect and preserve the common areas for the purposes for which they were established.

C) Maintenance of the Rear Yard Drains, Drainage Grades and Footing Drains:

1) Surface Drainage:

It shall be the responsibility of each lot owner to maintain the surface drainage grades of his lot as established by the Developer. Each lot owner covenants that he will not change the surface grade of his lot in a manner which will materially increase or decrease the storm water flowing onto or off of his lot or block, pond or obstruct surface water. The Board of Directors of the Association shall enforce this covenant and may enter upon the lots in the subdivision to correct any violation of this covenant and shall charge the cost of the correction to the lot owner who had violated this covenant.

2) Rear Yard Drains:

The subdivision Association shall be responsible for the maintenance of enclosed rear yard storm water drains. In the event such drains shall require repair, the drains shall be repaired by the Association and the cost of such repair shall be allocated equally among all lots served by the arm of the drain line repaired. The allocation of cost shall be assessed to the lot owners and shall be a lien upon the lot and a personal obligation of each lot owner assessed.

3) Footing Drains:

It shall be the responsibility of each lot owner to maintain the footing drains for all construction on his lot and to assure the footing drains are clear of obstructions and are connected to the storm sewer system.

In the event any lot owner shall fail to maintain the footing drains or shall fail to have the drains properly connected to the storm water drainage system, the Association may enter upon the land of such owner and perform all necessary repairs and maintenance of the footing drains. The costs for such repairs and maintenance shall be charged to the lot owner and shall be a lien upon the land and a personal obligation of the owner of the lot.

D) Failure of a lot owner or the Association to maintain the Common Areas, Drainage Grades, Rear Yard Drains or Footing Drains:

- 1) The Township of Northville or its successors shall have the right to enter upon the common areas of the subdivision, and all lots within the subdivision, at all reasonable times for the purpose of inspecting the common areas, rear yard drains and footing drains, for the purpose of determining if the areas and drains are adequately maintained.
- 2) In the event the Township of Northville shall determine that the common areas, the storm water retention area, the drainage grades, and footing or rear yard drains are inadequately maintained, or that there exists a danger to public health, safety or morals, or that the maintenance of the storm water retention area is inadequate to insure the retention area will perform according to its design specifications, the Township will advise the Board of Directors of the Association of the condition objected to and shall establish a reasonable time limit for the correction of the deficiency.
- 3) The Association shall comply with the notice from the Township within the time specified and shall establish such additional assessments on the lots and the subdivision as shall be necessary to fund the cost of the required maintenance, repair or improvement. Assessments for repair of footing drains shall be made only against the lot on which the repair is completed. In the event the Association fails to complete the maintenance items of which it has been notified within the period limited by the notice, the Township of Northville may enter upon the lots or common areas and perform the required maintenance either through its employees or through independent contractors. The Association shall be responsible for the cost of the maintenance performed by the Township and each lot owner shall be responsible for his proportionate share of the costs, including reasonable inspection and supervision fees to the Township.

- 4) The provisions of these restrictions authorizing assessments upon the lots are for the benefit of the Township of Northville, and the Township may enforce this agreement in its own name by order of the Circuit Court directing the levy of the required assessment on each lot, the establishment of a lien on each lot to the extent of its share of the assessment, the foreclosure of the lien, or the enforcement of the personal liability of each lot owner for his proportionate share of the assessment, which remedies shall be cumulative.
- 5) The Township of Northville may, as an additional remedy in the event of the failure of the Association to comply with any notice requiring repair or maintenance to the common areas, establish a special assessment district consisting of all lots within the subdivision and may assess the costs of any maintenance or repair performed by the Township against the lots in the subdivision. Any lot owner, by accepting a deed to a lot in the subdivision, shall consent to the inclusion of his lot within the special assessment district.
- 6) Entry into the common areas by the Township of Northville for any purpose shall not be deemed a dedication of those areas, nor shall the performance of any maintenance in the common areas by the Township be deemed an acceptance of title to the common areas by the Township. Such maintenance of the common areas by the Township shall not relieve the Association and lot owners from the obligation of maintaining the common areas and water retention areas pursuant to these restrictions.
- 7) A) The Township of Northville, its successors, assigns, agents, independent contractors and employees are hereby granted an irrevocable license to enter upon and across all land at any time for the purpose of inspecting, repairing, maintaining, removing, installing, reinstalling and constructing the storm drains, rear yard drains and footing drains and other improvements which are the subject of a certain Agreement dated July 29, 1977, between the Township of Northville and Fred E. Greenspan Building Company.

B) The Association of the owner of the land, and the owner(s) of the land, and their agents, heirs, successors and assigns, shall be jointly and severally liable for all costs and expenses incurred by the Township of Northville, together with reasonable charges for its administration, supervision and management, in inspecting, repairing, maintaining, removing, installing, reinstalling and constructing the storm drains, rear yard drains and other improvements which are the subject of paragraph A, immediately hereinbefore set forth, and the lot owners shall be severally liable for the cost of repairing footing drains on each lot. Such costs, expenses and charges shall be due and owing upon the Township of Northville communicating the same in writing to the last known address of said Association filed with the Township clerk and to the address of the owner(s) as set forth on the then existing tax roll by first class mail, postage prepaid, and a proof of service of said mailing shall be conclusive evidence of the fact of actual notice to all persons, firms, corporations, associations or entities to whom such mailing was addressed. The foregoing shall not be the exclusive right or remedy of the Township of Northville, rather all rights and remedies otherwise provided to the Township of Northville by statute, ordinance, agreement or other provisions of this instrument shall be available to the Township of Northville.

17. Exemption of Developer:

Lots owned by the Developer shall not be assessed, nor shall they be subject to lien for any sum required to be paid for the maintenance of common areas, storm or footing drains. Upon transfer of any lot from the Developer, the lot shall become immediately subject to assessment and any assessment levied in the year of sale shall be prorated on a calendar year basis and the purchaser shall pay a prorated share of such assessment to the Developer as part of the purchase price.

The Developer shall further be exempted from the operation of all other restrictions and each lot shall not be bound by these restrictions until each lot shall have been deeded by the Developer.

18. Severability:

Each restriction stated herein is severable, and in the event any one or more of the restrictions is held void for any reason, the remaining restrictions shall continue in full force and effect.

19. Violation:

These restrictions are for the primary benefit of all future residents of the subdivision. The right to enforce these restrictions belongs to the Developer until 95% of the lots shall have been deeded by the Developer and thereafter to the residents of the subdivision and the Association of Homeowners acting for the benefit of all residents. In addition, covenants stated to be for the benefit of the Township of Northville or its successors may be enforced by the Township or its successors, or by the Wayne County Road Commission, where applicable, or its successors.

20. Northville Colony Estates No. 4.

The Developer acknowledges that a subdivision to be known as Northville Colony Estates No. 4 is intended and that the said subdivision will use the common areas and storm water drainage areas in common with the lots in Northville Colony Estates No. 3. The Developer will provide restrictions which will cover subdivision No. 4, which shall be similar to the restrictions governing Northville Colony Estates No. 3. There shall be one Association for the two subdivisions. Each lot in the two subdivisions shall have one vote for the Directors of the Association and the assessments referred to in these restrictions shall be applicable to both subdivisions.