

SUBJECT to the following restrictions and easements:


1. No building shall be erected or maintained on any lot in Oak Hill Park other than a private residence and a private garage for the sole use of the owner or occupant, except those lots designated as Commercial on the plat map.
 2. Any garage erected or maintained must conform in appearance and construction to the residence on such lot.
 3. No part of said premises shall be used for commercial or manufacturing purposes, except those lots designated as Commercial on the plat map.
 4. No residential building shall be erected or maintained on any lot in Oak Hill Park having a ground floor area of less than 550 square feet including porches.
 5. No building shall be erected or maintained on any lot in Oak Hill Park closer than 10 feet from front lot line, nor closer than 5 feet from back or side lot lines, and no building shall be erected lower than the 325 foot contour line.
 6. No outside toilet or privy shall be erected or maintained in Oak Hill Park.
 7. No animals or birds, other than household pets, shall be kept on any lot in Oak Hill Park.
 8. Building exteriors must be of brick, frame or block construction; and wood exterior or block exterior must be painted.
 9. The placing of House Trailers, regardless of size and facilities, shall be prohibited on any lot in Oak Hill Park.
 10. Easements are reserved along and within 5 feet of the rear line, front line, and side lines of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains, and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities. Said easement to also extend along any owner's side and rear property lines in case of fractional lots.
- 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 5 foot wide strip as long as such lines do not hinder the construction of buildings on any lots in this subdivision.
11. The placing of for sale signs on lots in Oak Hill Park shall be prohibited.
 12. No building in Section "B" shall be erected on a site less than 50 feet wide at the front building line.
 13. These conditions and restrictions shall be binding upon all owners of lots in Oak Hill Park, their heirs and assigns.

SUBJECT to the foregoing conditions, and restrictions, or easements of record, said party of the first part covenants that it has the right to convey said property; that it has done no act to encumber same; that the grantee shall have quiet possession thereof, free from all encumbrances; and that said party of the first part will execute such further assurances of title to said property as may be requisite.

IN WITNESS WHEREOF, OAK HILL LAND COMPANY, INC., party of the first part, causes this deed to be executed by its President, and its corporate seal to be hereto affixed and attested by its Secretary, both being duly authorized to act in the premises by proper resolution of the Board of Directors of said corporation, all as of the year and day first above written.

OAK HILL LAND COMPANY, INC.

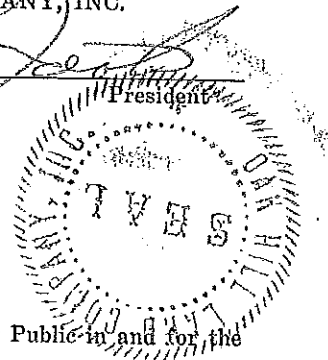
ATTEST:



 ROBERT M. ANDREWS Secretary

By 

 DON L. FOOTE, President



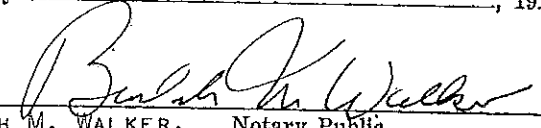
STATE OF MICHIGAN }
COUNTY OF INGHAM } ss

I, BEULAH M. WALKER, a Notary Public in and for the
 county and state aforesaid, do hereby certify that DON L. FOOTE
 and ROBERT M. ANDREWS, President and Secretary, respectively, of Oak Hill
 Land Company, Inc., whose names are signed to the foregoing deed bearing date of MARCH 28th, 1961

_____ have this day personally appeared before me and acknowledged the execution thereof in my county and state aforesaid.

Given under my hand and notarial seal this 28th day of MARCH, 1961.

My commission expires: SEPTEMBER 26, 1961



 BEULAH M. WALKER, Notary Public

