



Liber 5011 Deeds

Liber 5011 Deeds, Page 4

Declaration of Restrictions of
EDWARD C. HOUGH and
LOUISE S. HOUGH, his wife.

Liber 5011 Deeds, Page 497.
Register No. C-292887.
Declaration of Restrictions.
Dated May 2, 1938.
Acknowledged May 2, 1938.
Recorded May 4, 1938.

The above parties, hereinafter known as "Subdividers," do hereby declare, for and in their own behalf and in behalf of the public, that land in the City of Plymouth, Wayne County, Michigan, being all lots of Hough Park Subdivision, in the West half of the Southeast 1/4 of Section 27, Town 1 South, Range 8 East, Michigan, according to the plat thereof duly recorded in the Office of the Register of Deeds for said Wayne County in Liber 61 of Plats on page 25, not heretofore conveyed by them or under executory land contract for sale, is, and shall be, subject to restrictions upon the use thereof as follows:

Building Line: The front of any residence, exclusive of open porches and steps, shall be not nearer than 40 feet from the front lot line of Lots Nos. 14 to 52 inclusive, and 142 to 158 inclusive; and, not nearer than 35 feet from the front lot line of Lots Nos. 53 to 66 inclusive.

No building shall be erected on a plot having a frontage of less than the width of one lot, as platted.

No building shall be set nearer than 15 feet from a side street line, and no building, other than a garage placed on the extreme rear of a lot, shall be nearer than 5 feet from a side lot line not abutting upon a street. In the event that the plot shall exceed the width of one lot, as platted, these side line restrictions shall apply to the entire area of such plot, provided; that no dwelling may be set nearer than 10 feet from dwelling on an adjoining lot or plot.

Character and value of buildings; nothing but one single private dwelling with necessary outbuildings appurtenant thereto, shall be constructed thereon and no such out building shall be erected prior to the completion of the dwelling to which it is appurtenant.

No old buildings shall be moved onto Hough Park Subdivision, and no used materials except reclaimed brick shall be used in the construction of any building thereon.

No building shall be erected nor the construction thereof begun until plans therefor shall have been submitted to and approved by the subdividers, their heirs, representatives and assigns, which approval, however, shall not be unreasonably withheld if such plans properly conform to the general scheme or plan of development of Hough Park Subdivision.

No trailer or tent or any structure except a dwelling conforming to the restrictions created by this instrument, shall be occupied as a residence or dwelling, temporarily or otherwise.

Outer walls of all buildings shall be constructed mainly of brick, stone, brick veneer or material other than wood.

Concrete blocks shall not be used above the foundation on the exterior of any building.

Whenever brick shall be used in exterior walls the same variety and type of brick shall be used on all sides of the building.

Appurtenant outbuildings shall be placed in the rear of the dwelling and shall be constructed of similar material.

Each dwelling, exclusive of outbuildings, shall be of no less value at the time of construction than a comparable dwelling would have cost if erected in the year of 1927 at the then prevailing prices for labor and material, according to the following schedule:

Lots numbered (inclusive)	Not less than
25 to 37, 151 to 158	\$12,000.00
20 to 24	10,000.00
38 to 52, 142 to 150	9,000.00
14 to 19	8,000.00
159 to 169	7,400.00

Fences and driveways: Only open, ornamental fences, not more than 4 feet in height, shall be erected.

All driveways on inside lots shall be placed to the left (facing street) of the dwelling; driveways on corner lots shall be in the rear of the respective dwellings and shall enter from the side street.

Use: No building shall at any time be occupied by a colored person; or by a person having a perceptible trace of negro blood; or, by a person of the Jewish or Hebraic race or religion, provided, however, that an owner or tenant may employ servants of the excluded classes. No trade, business, profession or vocation shall be conducted or practiced upon any lot of Hough Park Subdivision.

Signs: No sign of any kind shall be erected or placed upon any lot of Hough Park Subdivision.

Sanitation: No dwelling erected upon premises not connected with a public sanitary sewer shall be occupied unless it shall have been equipped with a septic tank of a type approved by, and installed and maintained in accordance with the regulations of, the Michigan State Department of Health.

Term: These restrictions shall run with the land and shall be effective for a period of 25 years from the date hereof and thereafter as long as they shall be of substantial benefit to the premises.

Reversion: In the event of a violation of any of the foregoing restrictions, the premises upon which such violation occurred shall immediately revert to and vest in Subdividers, their heirs, representatives and assigns, and it shall be lawful for them, respectively, to re-enter upon such premises, and the vendees or grantees of Subdividers, and every person claiming from or under them, to remove and put out, subject, however, to any bona fide mortgage lien of record against premises at the time of the filing with the Register of Deeds for Wayne County, Michigan, of a notice of lis pendens pertaining to any suit or proceeding for the recovery of the possession of such premises.

TRACT INDEX DEPARTMENT, WAYNE COUNTY, MICHIGAN

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