

**CONTRACT AND AGREEMENT**  
**IMPOSING RESTRICTIVE COVENANTS**  
**GRAND OAK ESTATES**

II. That in accordance with the Contract of the parties, said deeds should have contained the restrictive covenants and easements hereinafter set forth, but through inadvertency and mistake, such easements and covenants were omitted; said easement sand covenants that should have been contained on said deeds being as follows:

- A. This grant is subject to an easement granting ingress and egress to the existing properties and their successors, heirs, and assigns.
- B. All lots are restricted for residential purposes only. Business or commercial enterprises cannot be conducted from, or on, any lot.
- C. Only one dwelling house, together with private garage, may be constructed on each lot.
- D. All dwelling houses and garages must be set back at least 20 feet from all property lines and constructed and set on solid foundation, and contain at least 1,200 square feet of living area. All houses and yards must continually be kept in a state of good repair and appearance. All dwelling houses must be constructed of wood, with stone or brick.
- E. Lots sold must be kept cleared and present a good appearance until such time as construction starts.
- F. All sewage shall be connected to septic system approved by the Delaware County Sanitarian.
- G. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except regular household pets, provided that they are not kept, bred or maintained for any commercial purposes, and provided that they do not become an annoyance or nuisance to neighbors.
- H. No travel trailer, house trailer, mobile home or campers of any kind can be stationed or set on any lot to be used as a dwelling.
- I. Fences obstructing others property owner's view of the lake are not permitted.
- J. Lot owners shall comply with Grand River Dam Authority rules.