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04/23/2021 11:46:18 AM Page: 1 of 4 Fee: \$ 30.00
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Usage and Building Standards

for the Plat of and Designated Parcel Area Adjacent to the Plat of

EDGEWOOD

Affected areas: all restrictions and covenants addressed herein shall apply to all Lots and Parcels within the area described as follows:

EDGEWOOD PLAT LEGAL DESCRIPTION:

LAND SITUATED IN THE TOWNSHIP OF ANTWERP, COUNTY OF VAN BUREN, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS: FROM THE WEST QUARTER CORNER OF SECTION 21, TOWN 3 SOUTH, RANGE 13 WEST, MEASURE S89°22'06"E, ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION, 1 326.73 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE S89°22'06"E, ALONG SAID EAST AND WEST QUARTER LINE OF SAID SECTION, 378.55 FEET; THENCE S00°30'55"W 333.00 FEET; THENCE S89°22'06"E, PARALLEL WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION, 400.00 FEET TO A LINE PREVIOUSLY CALLED 486.7 FEET WEST OF THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION; THENCE S00°29'56"W, ALONG SAID LINE, 561.85 FEET TO A LINE PREVIOUSLY CALLED THE SOUTH LINE OF THE NORTH 895 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE N89°21'27"W, ALONG SAID LINE, 778.28 FEET TO A LINE PREVIOUSLY CALLED THE WEST LINE OF THE EAST 1 265.40 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE N00°29'13"E, ALONG SAID LINE, 894.71 FEET TO THE POINT OF BEGINNING.

ADJACENT PARCEL DESCRIPTION:

LAND SITUATED IN THE TOWNSHIP OF ANTWERP, COUNTY OF VAN BUREN, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS: FROM THE WEST QUARTER CORNER OF SECTION 21, TOWN 3 SOUTH, RANGE 13 WEST, MEASURE S89°22'06"E, ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION, 1705.28 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE S89°22'06"E, ALONG SAID EAST AND WEST QUARTER LINE OF SAID SECTION, 100.00 FEET; THENCE S00°30'55"W 333.00 FEET; THENCE N89°22'06"W, PARALLEL WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION, 100.00 FEET; THENCE N00°30'55"E 333.00 FEET TO THE POINT OF BEGINNING.

Lots and Parcels Defined: "Lot(s)", "Parcel(s)", "Plat", "Premises", "designated adjacent area(s)", or "home site(s)" means any area located within the Premises of the above legal description.

Purpose and Permitted Uses: The areas within the Plat of EDGEWOOD and designated adjacent areas were developed for construction and use of single family dwellings, therefore only those incidental uses will be permitted.

Architectural Review Committee: The Architectural Review Committee shall consist of two or more members appointed by the Plat Developers: Mark Boven and Penny Boven, or their successor(s) and assignee(s), until such time as they no longer have ownership of any Lot in the Plat, at which time the Architectural Review Committee shall consist of members appointed by the property owners of EDGEWOOD and designated adjacent areas. In the case that no person(s) shall be appointed or otherwise succeed at the end of the term of the Plat Developers, all other restrictions shall remain in full force and effect. The purpose of the Architectural Review Committee shall be to determine the size requirements and aesthetic quality of all uses and constructed improvements in the Plat, and will have the authority to approve or deny any improvement therein.

Variances: The Architectural Review Committee shall have the power to grant or deny any variance(s) from any architectural requirement if the requesting party demonstrates a legitimate hardship in adhering to these standards required herein, and the variance does not detract from these intended purposes and permitted uses mentioned herein, and does not violate any government ordinance(s).

Set back Requirements: All setback requirements shall be governed by the Antwerp Township ordinance in effect at the time of the recording of this Plat.

Lot Coverage: For Lots 1 & 2, and the designated Parcel area east of the entrance to Plat: maximum building coverage, including primary and accessory structures shall be no more than 10 percent of total Lot area; and maximum total impervious coverage, including structures and other impervious surfaces shall be no more than 15 percent of total Lot area.

Lot Preparation: Any substantial change in the contour of a Lot or designated Parcel must be approved by the Architectural Review Committee and any soil removed during site preparation shall be used on that Lot or shall be placed in an area of the Plat designated by the Architectural Review Committee

Construction requirements: All buildings or improvements, including houses, outbuildings, sheds, fences, and landscaping shall be approved by the Architectural Review Committee. All dwellings shall have an attached garage capable of sheltering not less than two nor more than three full sized automobiles, and shall be between 440 and 900 square feet, and shall contain at least one 16' wide, or two 9' wide overhead doors for automobile entrance. The front facing width of the garage shall be no more than 50% of the total front facing width of the entire habitable portion of the house. All dwellings shall have a basement of at least 720 square feet, with a height of not less than 8', and not more than 9'. No multi-level homes will be allowed, except for one and a half or two story designs.

Construction Time Frame: Construction shall proceed to completion without unreasonable delay once excavation has started. Construction work must be completed according to the approved plans within twelve months of ground breaking.

Licensed Builder Required: All construction, renovation, or repair on any home or accessory building on any Lot or Parcel within the area herein shall be performed by a licensed builder in the state of Michigan; new buildings, additions, and renovations shall be performed by a licensed builder licensed in the state of Michigan.

Dwelling Size: All dwelling size requirements and Lot coverages shall be governed by the Antwerp Township ordinance, except that single story and "story and a half" homes shall have a minimum square footage of 1250. In no case shall any basement or garage area be used for the calculation of the total finished and habitable square footage.

Decorating: All dwellings and accessory buildings shall have a combination of several of the following distinguishing features to improve the overall look of the Plat, such as covered front porches with painted railings, posts, and balusters; brick, stucco, decorative shingles, premium painted wood, vinyl, or aluminum siding, front facing dormers, colonial trim, and any other features required or approved by the Architectural Review Committee during plan review.

Roof requirements: All roofs, dormers and gables visible from the road shall comply with the following minimum roof pitch requirements:

Gable lengths less than 4':	Not permitted.
Gable lengths 4'-6' in length:	12/12
Gable lengths 6'-12' in length:	10/12
Gable lengths 12'-20' in length:	8/12
Gable lengths 20'-30' in length:	6/12
Gable lengths 30' and greater:	5/12

Porch roofs with pitches as low as 4/12 will be permitted when the following criteria are met: The gable ends of the porch face the side or rear, the eave faces the front or rear, and the roof plane intersects with either a roof with a minimum pitch of 8-12, or the front wall of the second story in a two story home. Rear facing dormers and shed type roofs not visible from the front with pitches of 4/12 and up will be permitted.

Outbuildings: Accessory buildings of pole or footing type construction are allowed, but must meet the following requirements: No more than one outbuilding per dwelling, per Lot. The total square footage of any outbuilding shall not exceed 1200 square feet. The measurement from the finished exterior grade to the eaves on the sides of all outbuildings shall not exceed 13' in height. All outbuildings shall be sided and trimmed with brick, painted wood, aluminum, vinyl, or steel, and shall have finished eaves, fascia, and shingled roofs, with colors matching or complimentary to the dwelling. Roof pitches and decorating shall adhere to the requirements set forth in the roof requirement section above. No outbuilding shall be placed on any Lot until construction of the dwelling is well under way, and shall not be used as housing or living quarters under any circumstances. All outbuilding construction plans, colors, and decorating features shall be approved by the Architectural Review Committee.

Driveways: All driveways within the areas specified above shall have a finished surface of asphalt, concrete, or crushed concrete. Dirt, gravel, or crushed asphalt driveways are not permitted. All approaches to garages shall have a minimum of

a 20 x 20 concrete slab, or a minimum width encompassing all garage doors. All outbuildings storing any type of vehicle or trailer shall have an accessory driveway connecting with the main driveway, with a surface as set forth above.

Fences: Only wood, or chain link fences will be allowed when placed at the rear portion of the yard, behind the dwelling. A fence design and placement plan shall be submitted to the Architectural Review Committee for approval prior to placement of the fence.

Signs: No sign, other than one advertising the house or Lot for sale shall be permitted, except, the developer may place and maintain additional signs at or near the entrances to said Plat. All signs must be professional in appearance. Developer retains the right to remove non-compliant signs.

Model Homes: The developer may construct and maintain one or more model homes in the Plat, and may use such models to promote the sale of houses and Lots in the Plat.

Subletting: No owner of any Lot shall lease or sublet less than the whole of any dwelling.

Domestic Animals and Livestock: No livestock, poultry, or animal shall be raised, bred or kept on any Lot or Parcel except for dogs and cats, or other domestic pets which are confined to the owner's Lot. All animals shall be kept in a clean and healthy environment, and boarded in such a manner as not to cause a nuisance to neighboring properties, such as odors, stripped vegetation, noise, barking, etc. Outdoor animals must be confined to the rear area of the Lot in a committee approved fenced area or outbuilding, and shall not be allowed to run free off the owners Lot. No more than 3 dogs or 3 cats shall be allowed at each home. Under no circumstances shall there be more than a total of 6 animals per household.

Trucks, trailers, equipment, boats, pleasure vehicles & R.V.s: No semi-tractor, freight trailer, dump, storage or flatbed trailer, or trucks greater than a 1 ton rating; or any other equipment shall be allowed to park in the Plat or designated adjacent Parcel areas at any time, (unless stored in an Architectural Review Committee approved outbuilding, or completely screened by a double row of evergreen trees of sufficient size so as to not make the item visible from the road or adjacent Lots,) except for the purposes of delivering materials, supplies, construction service, or furnishings to a Premises located in the Plat or designated Parcels. R.V.s, pleasure vehicles and boats must be stored off the Premises, (unless stored in an Architectural Review Committee approved outbuilding, or completely screened by a double row of evergreen trees of sufficient size so as to not make the item(s) visible from the road or adjacent Lots,) except that they can be parked on the driveway of the Premises for up to 24 hours a month for packing and unpacking for uses off Premises. NO RV'S ARE TO BE USED AS TEMPORARY OR LONG TERM LIVING QUARTERS FOR ANY REASON. All equipment used to maintain Premises within Plat and designated adjacent areas shall be stored inside an approved garage or shed. The operation and outside storage of pleasure vehicles, such as motorcycles, go-carts, A.T.V.s, snowmobiles, etc., is prohibited within the Plat and designated adjacent areas, except for the purpose of loading and unloading to use off Premises or stored in an approved outbuilding.

Exception: RV's (habitable travel trailers and fifth wheels, excluding "pop up" campers) with a manufacturer rated length of 16' or longer may be parked on a level, finished poured concrete slab of sufficient size so that no part of the unit hangs over the slab, and no more than one RV shall be stored on each Lot, nor be stored as such until an occupancy permit has been granted from the Township and slab construction is complete. In such a case, not more than 1 RV will be allowed on each Lot, and all parts of the RV shall be kept clean and free of damage, with no rust or streaks whatsoever, and parked behind the furthest rear wall of the house and not parked within 10' of any side or rear setback line. Tarps covering these RV's are NOT permitted.

Automobile storage: All automobiles at each home site shall be stored inside a garage or outbuilding, except for the following circumstances: Up to two automobiles may be stored outside in the driveway as long as they are licensed, kept clean looking and free of rust or collision damage, and kept in good repair. Short term parking for periods of less than 48 hours shall be permitted for family gatherings and neighborhood meetings.

Yard upkeep and maintenance: All owners of Lots in the Plat and designated adjacent Parcels shall maintain their Premises by regular mowing, landscape maintenance, repairs, painting, or any other maintenance required to keep the Premises in a generally accepted state of attractiveness. Stockpiling of garbage, auto parts, building materials, or any other odd items shall be strictly prohibited.

Nuisances and illegal activities: No nuisance, such as excessively loud noise, offensive acts, etc., or illegal activities, such as keeping and discharging of firearms, manufacturing, use and sales of illegal drugs, etc., will be allowed within the Plat and designated adjacent areas. Only legally purchased and registered firearms may be safely stored inside if the Premises for self-defense, or sport use only off Premises.

Public Health Department Requirements:

1. The Van Buren/Cass District Health Department shall require that a sanitation permit be obtained prior to construction beginning on any unit.
2. The Van Buren/Cass District Health Department shall require that a well permit be obtained prior to construction beginning on any unit. After construction and before placing the well into use, water sample results for coliform

bacteria and nitrates must be submitted to the Van Buren/Cass District Health Department and meet applicable water quality standards.

3. Unless prior approval, in writing, is obtained from the Van Buren/Cass District Health Department to construct the well meeting an alternative method(s) of well protection as provided in R560.408, all wells in this subdivision must be a minimum of 100' deep and have at least 50' submergence.

4. The partial chemical results were found to be satisfactory with the exception of hardness (as calcium carbonate) which was elevated. Although not considered to be a health concern, this may require treatment of the water supply to prevent scaling of water fixtures and pipes.

5. The isolation distance between the well and septic system on Lots #2, 7, & 12 must be no less than 75'

The above Public Health Department restrictions must run in perpetuity and may only be waived by this department.

Road Commission Requirements: Lot 1 shall not be allowed direct driveway access out onto 62nd Avenue, and shall have a driveway connecting to Edgewood Circle only. A driveway permit shall be obtained from the Van Buren County Road Commission before construction begins on any Lot.

Remedies for Violations: In the event that any of these restrictions are violated and the owner of any Parcel fails to cure the violation, the owners of a majority of the Lots in the Plat or designated adjacent Parcel may vote to have the violation cured, cause the work to be performed on the Parcel and place a lien on the Parcel for the total cost to cure the violation. This lien shall be recorded and bear interest at the statutory rate of interest on judgments in Michigan and may be foreclosed upon in the same manner as a mortgage on the Premises.

Notwithstanding, any person, persons, or entities owning any home or building site within said Plat or designated adjacent areas may take legal action against the person or persons violating or attempting to violate any of these standards and restrictions and prevent them from doing so or recover damages for their breach. In the event legal action is taken to enforce these restrictions, the prevailing party, in addition to the relief requested, will also recover their actual attorney fees.

The invalidation of any one or more of these standards and restrictions by any court shall not affect the remaining standards and restrictions which shall continue in full force.

Restriction(s) regarding driveway access are effective in perpetuity and can be amended only with the written consent of the Van Buren County Road Commission. All other restrictions and covenants are to run with the land and shall be binding on all parties and persons in the Plat and affected areas for a period of five (5) years from the date the developer or successor developers have sold their last Lot in the Plat, at which time said restrictions and covenants shall be automatically extended for successive periods of (5) years, unless an instrument signed by a majority of the then owners of the Lots has been recorded, agreeing to modify these restrictions in whole or part.

DATED 02-19-2021

SIGNED BY:

MARK A. BOVEN

MARK A. BOVEN

PENNY M. BOVEN

PENNY M. BOVEN

STATE OF MICHIGAN)

) ss.

COUNTY OF VAN BUREN)

The foregoing instrument was acknowledged before me this day of February 19, 2021 by MARK A. BOVEN and PENNY M. BOVEN

Alexandra Bradfield
Notary Public, Kalamazoo County MI
My Commission Expires 8/6/2025
Acting in County of Van Buren

Alexandra Bradfield
Notary Public Kalamazoo County, Michigan,
acting in Van Buren County

My commission expires 8/6/2025.

Prepared by, and when recorded send to: MARK BOVEN, 27772 C.R. 358, Lawton, MI. 49065