

BUILDING RESTRICTIONS THENDARA PARK  
COUNTRY CLUB PROPERTY OWNERS ASSOCIATION

The undersigned, Officers of the Thendara Park Country Club Property Owners Association, representing the owners of lots in Thendara Park Country Club Estates subdivision of Independence Township, Oakland County, Michigan, according to the plat thereof recorded in Liber 39, pages 40A, 40B, 40C, 40D, as set forth following our signatures below, do hereby impose upon the said properties the following restrictive covenants, which covenants shall run with the land title in each case and shall be binding on all parties and all persons claiming under the undersigned.

PROPERTY RESTRICTIONS  
THENDARA PARK HOME OWNERS ASSOCIATION

The following binding restrictions on the use of property in the Thendara Park Country Club Subdivision were adopted by the residence of said subdivision at the June 2015 annual meeting. These restrictions supersede any preexisting restrictions.

1. Each lot shall be known as a residential lot. No structure shall be erected or placed on such residential lot other than a detached single family dwelling not to exceed two stories in height and a garage for not more than three cars. Small storage sheds, gazebos and similar structures are not impacted by this restriction.
2. Wherever practical and in consultation with the Association, construction will be planned on lots or parcels of 12,000 square feet or more, with a minimum of 120 foot frontage.
3. No single family dwelling shall be permitted on any building site of which the ground floor area of the main structure, exclusive of open porches, and garages, shall be less than 1,000 square feet for a two story dwelling, or less than 1,400 square feet for a one story dwelling.
4. No new single family dwelling shall be permitted on any building site of which the ground floor area of the main structure, exclusive of open porches, and garages, shall be less than 1,000 square feet for a two story dwelling, or less than 1,400 square feet for a one story dwelling, except when the adjacent homes are smaller.
5. All garages shall not be *more* than two stories in height, the outside of which shall be of the same materials as specified in Paragraph 5 above. Foundations shall be of masonry rat wall construction. Garages shall be annexed or attached to the residence, not less than two car capacity. The outside of all garages shall be of the same or similar materials as the principle residence.
6. The front building line of all lots shall not be less than 40 feet from the front lot line unless approved by the Board of Directors of the Association. There shall be a side yard on each side of the building having the width of not less than 15 feet.
7. No signs, posters, billboards, or any advertising device other than "FOR SALE" signs not exceeding 18 inches by 24 inches in size shall be erected or displayed on any lot, or lots.

8. Any fence on any residential lot shall be of suitable construction approved by the Board of Directors of the Association not to exceed 6 feet in height and not to extend beyond the rear building line.
9. The raising, keeping, or maintaining of livestock, poultry, or the like on said lots is prohibited. Dogs, cats, or pets of like character which can be maintained and kept as such on the premises are permitted as long as such keeping does not constitute a neighborhood nuisance. Horses are subject to the Independence Township Ordinance. Dogs must be kept on a leash at all times unless on owner's property. Nuisance barking of dogs is not permitted.
10. All garbage or rubbish must be placed in separate sanitary cans, covered at all times, and disposed of at least once a week. Sanitary cans must be stored out of sight with the exception of pick-up day.
11. No building shall be erected upon any lot or lots until complete plans and specifications thereof, as well as a sketch showing proposed location upon the lot of the building, as well as the location of the well, septic tank and drain field, has been submitted to and approved in writing by the Board of Directors of the Thendara Park Country Club Property Owner's Association or their Delegates. Action by the Association will be taken within a reasonable amount of time upon submission of the plans.
12. All requests for variances from compliance to the Independence Township building coded shall be approved by the architectural committee and at least two members of the TPHOA board.
13. No unlicensed vehicles, trailers, or over-sized commercial vehicles shall be stored or parked on lot or roads of the subdivision. No on street parking is permitted that interferes with snow removal operations or the passage of emergency vehicles.
14. Each property owner or owners shall be a member of the Thendara Park Country Club Property Owner's Association thereof and be bound by its rules and regulations.
15. Invalidation of any one, or more, of these covenants by judgment, decree, or order of any Court, shall in no way affect any of the other provisions which shall remain in full force and effect.
16. In the event of the violation or attempted violation of any of the covenants herein, it shall be lawful for any person or persons owning any interest in said land to prosecute any proceedings at law or in equity against the person or persons as violating or attempting to violate such covenants, and either prevent or enjoin such violation or receive damage therefor.