

**BLOOMFIELD-BERKSHIRES IMPROVEMENT ASSOCIATION  
BLOOMFIELD TOWNSHIP, MICHIGAN**

**DEED RESTRICTIONS FOR  
BERKSHIRE VILLAS & BERKSHIRE GLENS**

**BERKSHIRE VILLAS**

Recorded September 21, 1944 – Liber 1680 Pages 523-526

(Legal description and preamble omitted)

Whereas, it is the intent and purpose of the parties hereto to subject the premises above described to certain building and use restrictions, covenants, conditions, obligations, reservations, rights, powers and charges, as hereinafter set forth.

Now Therefore, for a valuable consideration and in consideration of the agreements of the others and of the plan and purpose of said Subdivisions and to the end that they may be restricted in their use so that they will develop into a residential community of the highest type, and in order to make said building restrictions, covenants, conditions, obligations, reservations, rights, powers and charges, binding and of full force and effect on all of the above described premises, and upon the present and future owners and occupants of the same, Stella Marie Keating, hereby certifies and declares that all of the above described premises shall, if, and when conveyed, be subject to and charged with all of the building and use restrictions, covenants, conditions and obligations, reservations, rights, powers and charges, hereinafter set forth in this instrument and the record of this instrument in the office of the Register of Deeds for the County of Oakland, State of Michigan, shall be notice to all purchasers of said premises.

**RESTRICTIONS:**

**FIRST:** That said premises shall be subject to the following building and use restrictions and no changes shall be allowed in the hereinafter stated building and use restrictions.

**SECOND:** (This section void by virtue of recent U.S. Supreme Court decisions).

**THIRD:** That each lot and buildings thereon shall be used only for strictly private residence purposes and no building shall be moved onto any lot or lots of said plat.

**Fourth:** That one (1) only single private residence building, same to be of a bonafide suburban type of architecture, shall be erected or maintained on each

lot and shall have at least a cubical content of 16,000 cubic feet, exclusive of the garage and basement. Garage to be attached to and form part of the residence building, the entrance doors shall open towards the side or rear lot line.

FIFTH: That all residence buildings shall front on the roadway on which said lot abuts. Residence building on corner lots may front on either of the abutting roadways, providing no part of any building thereon, or projections thereof, shall overlap any lot building lines, as hereinafter referred to.

SIXTH: That whenever it becomes desirable and is allowable in the opinion of Stella Marie Keating, or her authorized representative, or the herein building restrictions make it necessary to locate residence buildings with the rear of same facing the front or side lot building line of adjoining or nearby lots, then residence building shall be architecturally designed and constructed as to have a desirable, artistic or front appearance on both front and rear sides of buildings, so as not to leave an undesirable outlook from any adjoining or nearby lot.

SEVENTH: That all residence, garage or out-buildings, shall be set back at least seventy-five (75) feet from front lot line, except lots 18,19 and 20 and they shall be set back at least fifty (50) feet from the North line, and at least thirty (30) feet from either side lot line. All residences facing Lahser Road must be set back at least one hundred (100) feet from front lot line.

EIGHTH: That no building, temporary or otherwise, shall be used for residence purposes previous to the completion of the residence building on any lot in said plat without the written consent of Stella Marie Keating, or her authorized representative.

NINTH: That no out-houses will be allowed and all sewerage shall be disposed of through an oversized septic tank system of standard form and construction. Said system, and the flow of any drainage therefrom shall be subject to the written approval of Stella Marie Keating, or her authorized representative.

TENTH: No fences shall be erected in front of the front building line, as herein established. Fences erected on the rear or side lot lines shall not be more than four (4) feet in height and shall not be constructed of plain boards (latticed fences, or the like, or brick or stone fences of not to exceed three (3) feet in height, shall be permitted) but shall be of such a character as to permit a clear unobstructed view. An easement of four (4) feet is reserved for public utility service lines and poles and underground drains on boundary lines.

ELEVENTH: The raising, keeping, or maintaining of live-stock, poultry and the like, on the above described parcel, specified for residential use, is strictly prohibited, except that dogs, cats, or pets of like character can be kept or

maintained as such on the premises, when such keeping or maintaining does not constitute a neighborhood nuisance.

TWELFTH: That all plans of any buildings to be erected shall be first submitted to Stella Marie Keating, or her authorized representative, for written approval and no construction work shall be begun until said approval has been received in writing.

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### **BERKSHIRE GLENS**

Recorded October 4, 1945 – Liber 1816 Page 225-227

The Berkshire Glens restrictions are an exact duplicate of the above except:

- (a) Where “Stella Marie Keating” is mentioned substitute “Carmen Adams and Matilda Ann Adams his wife”.
  - (b) Specific lot references in Paragraph Seventh do not apply to Berkshire Glens.
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### **BERKSHIRE GLENS NO. 1**

Recorded January 26, 1946 – Liber 1861 Page 40-42

The Berkshire Glens No. 1 restrictions are an exact duplicate of the above except:

- (a) Where “Stella Marie Keating” is mentioned substitute “Carmen Adams and Matilda Ann Adams his wife”.
  - (b) Specific lot references in Paragraph Seventh do not apply to Berkshire Glens No. 1.
  - (c) Under Seventh above add, “...except as to Lot 95. Provided however, that Lot 95 shall also be subjected to the conditions of this paragraph under the provisions pertaining to Lot 95 as contained in Paragraph Fourth above”. Paragraph Fourth adds: “...except Lot 95, upon which there is already constructed a large house. It is hereby provided, however, that should the buildings now located upon said Lot 95, be removed or totally destroyed by any cause or for any reason whatsoever, then Lot 95 shall be charged with the full effect of the building and use restrictions contained herein. It is also provided hereby, that the buildings now located upon Lot 95 shall not be altered or remodeled for any purpose, whatsoever, unless in conformity with the restrictions herein contained”.
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NOTE: In addition to the above deed restrictions, Bloomfield Township has since enacted a comprehensive Zoning Ordinance No. 265, effective May 1974, which adds other restrictions to your property and its use.

Your Association has been designated as “Authorized Representative” by both subdividers for the purpose of enforcement of deed restrictions and the approval of building plans.