

Restrictions
of
Boulevard Manor
Subdivision

R E S T R I C T I O N S
Dated October 11, 1937
Acknowledged October 11 & 12, 1937
Recorded October 12, 1937
Liber 7 of Miscellaneous Records,
page 327

R E C I T E S:- Goltra Syndicate System, Inc., of Detroit, Michigan, hereinafter known as First Party and Karl August Thaler and Caroline C. Thaler, his wife, of the City of Ann Arbor, Washtenaw County, Michigan, hereinafter known as Second Parties, do hereby declare for and in their own behalf and in behalf of the public, that land owned by First Party upon which Second Parties hold a mortgage of record, which land comprises all the unsold lots in Boulevard Manor Subdivision, being part of the S. W. quarter of section thirty, Ann Arbor Township, Washtenaw County, Michigan, according to the recorded plat thereof, is, and shall be, subject to restrictions upon the use thereof, as follows:

2. Except on lots 65, 66, 67, 68 and 69, no building shall be erected, maintained or used for mercantile, shop or store purposes.

3. No buildings of any kind shall be erected on lots other than those mentioned in paragraph two, hereof, except private dwellings to be used for residential purposes only, and appurtenances thereof, with private garage, and no more than one dwelling house on a single lot.

4. No dwelling shall be commenced on said lots until the plans for such dwelling shall have been submitted to the Secretary of the Goltra Syndicate System, Inc., or other officers designated by said Company for the purpose of ascertaining the minimum cost of such proposed dwelling. Written permission must be obtained from said officer.

5. Foundation walls of all buildings must be kept back 25 feet from the front line of any lot. Porches, steps, bay windows, or other windows may encroach on such restricted area not exceeding twelve feet. No building or part thereof shall be erected or permitted within three feet reserved space on the rear line and eight feet on each side line of any lot.

6. An easement and right of way is reserved in and over a strip of land three feet off the entire rear end and side lines of each lot and also all of such easements and right of way to be used for the following purposes only: For the erection, construction and maintenance of poles, wires and conduits and the necessary or proper attachments in connection therewith for the transmission of electricity and for telephone and other purposes; for the drains, public and private sewers, pipe line for supplying gas, water and heat and for any other public or quasi-public function conducted, maintained, furnished or performed by or in any method beneath the surface of the ground, and the right to enter upon such reserved strip for the purpose herein stated is expressly reserved.

7. Any of the restrictions herein mentioned may be waived or suspended or again revived at any time by any instrument in writing recorded in the office of the Register of Deeds of this County, signed by the then owners of two-thirds of all the land included in this subdivision, exclusive of the streets, public drives and other public places within the limits thereof.

8. No vegetable garden shall be planted in front of the setback line of the lot as specified in paragraph five hereof.

9. These restrictions shall run with the title to the land unless waived or suspended as provided in Paragraph 7 of this agreement.

Instrument signed:

Goltra Syndicate System, Inc.
by H. C. Shaffmaster, President
by R. M. Steenson, Secretary
First Party

Karl August Thaler
Carolina C. Thaler

Second Parties

Instrument acknowledged:

Corporate seal and corporate form of
acknowledgment of Goltra Syndicate
System, Inc. a Michigan Corporation

Karl August Thaler
Caroline C. Thaler, his wife

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF YPSILANTI.

RESOLUTION REGISTER'S OFFICE WASHTENAW COUNTY

Received for Record the 28th day of October A. D. 1940 at 3:30 O'clock P. M. and recorded in Liber 8 of Mis. Records on Page 452. Katherine W. Skau Register of Deeds Agnes L. Kelly Deputy

City of Ypsilanti Michigan

Ross K. Bower, Mayor Harvey G. Holmes, City Clerk

October 26, 1940

Katherine W. Skau Register of Deeds Ann Arbor, Michigan

Dear Madam:

The Common Council of the City of Ypsilanti at a regular meeting on October 21, 1940, heard objections to the vacating and discontinuing of a certain alley known as a north and south alley adjoining the alley west of Prospect Street and extending north from High Street to an alley south of East Cross Street- Hunter's Addition in the City of Ypsilanti, namely:

BY ALD. BLOCK: SUPPORTED BY ALD. KRAMER:

RESOLVED: THAT THERE BEING NO OBJECTIONS FILED TO THE PROPOSED VACATING AND DISCONTINUING OF A CERTAIN ALLEY, KNOWN AS THE NORTH AND SOUTH ALLEY ADJOINING THE ALLEY WEST OF PROSPECT STREET AND EXTENDING NORTH FROM HIGH STREET TO AN ALLEY SOUTH OF EAST CROSS STREET-HUNTER'S ADDITION IN THE CITY OF YPSILANTI,

THEREFORE, BE IT RESOLVED THAT SUCH PART OF SAID STREET BE DECLARED CLOSED AND VACATED.

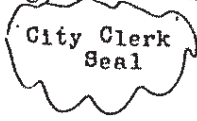
RESOLVED FURTHER: THAT THE MAYOR AND THE CITY CLERK EXECUTE PROPER CONVEYANCE OF SAME TO THE ADJOINING PROPERTY OWNERS.

AYES: ALD. WATLING, LOESELL, BURRELL, ABLESON, TEFFT, BECK, JELLIS, KRAMER, BLOCK, SCHILL:10

NAYS: NONE ABSENT: NONE CARRIED

I do hereby certify that the above is a true and correct copy of the Council Proceedings, showing action taken to vacate and discontinue the certain alley, known as the north and south alley adjoining the alley west of Prospect Street and extending north from High Street to an alley south of East Cross Street, Hunter's Addition in the City of Ypsilanti, by the Common Council of the City of Ypsilanti, at a regular meeting, October 21, 1940,

SIGNED: H. C. Holmes H. C. Holmes CITY CLERK



HCH:V

AMENDMENT TO RESTRICTION AGREEMENT

GOLTRA SYNDICATE SYSTEM, INC., To Boulevard Manor Subdivision

Register's Office Washtenaw County

Received for Record the 30th day of October A. D. 1940 at 3:05 O'clock P. M. and recorded in Liber 8 of Mis. Records on Page 452. Katherine W. Skau Register of Deeds Agnes L. Kelly Deputy and recorded October 12, 1937

GOLTRA SYNDICATE SYSTEM, INC., of Detroit, Michigan, pursuant to rights and powers reserved in paragraph 7 of Restriction Agreement executed October 11, 1937, in Liber 7 of Miscellaneous Records, page 327, Register of Deed's office for Washtenaw County, and being the present owner of more than two-thirds of all the land included in Boulevard Manor Subdivision more fully described in said Restriction Agreement, does hereby amend paragraph 2 of said Restriction Agreement to read as follows:

"2. Except on lots 63, 64, 65, 66, 67, 68, 69, 82, 83, 84, and 85 no building shall be erected, maintained, or used for mercantile, shop or store purposes; provided, however, that a veterinary hospital, either as a separate unit or in conjunction with a dwelling, together with necessary appurtenances, may be established, maintained and operated on lots 82 and 83."

Liber 1301 Page 477

IN WITNESS WHEREOF, GOLTRA SYNDICATE SYSTEM, INC. has caused this instrument to be executed by its duly authorized officers and its corporate seal to be affixed hereto Detroit, Michigan, this 23rd day of October, 1940.

In the Presence of:
Arla M. Kantlehner
Arla M. Kantlehner

Carolyn Bellamy
Carolyn Bellamy

GOLTRA SYNDICATE SYSTEM, INC.
By H. C. Shaffmaster
H. C. Shaffmaster President
By Clarice M. LaLonde
Clarice M. LaLonde Assistant Sec

STATE OF MICHIGAN)
COUNTY OF WAYNE) ss.

On this 23rd day of October, 1940, before me the subscriber, a Notary Public in and for said County, personally appeared H. C. Shaffmaster and Clarice M. LaLonde, to me personally known, who being by me severally duly sworn did say that they are respectively the president and assistant secretary of Goltra Syndicate System, Inc., a Michigan Corporation, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, that the said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and they severally acknowledge the instrument to be the free act and deed of said corporation.

Arla M. Kantlehner
Notary Public, Wayne Co., Michigan
Arla M. Kantlehner
My Commission expires May 15, 1944

A F F I D A V I T

AFFIDAVIT
OF
MARTHA I. ZIMMERMAN DAMROW
Register's Office
Washtenaw County ss

Received for Record the 6th day of
November A. D. 1940 at 10:30 O'clock
A. M. and recorded in Liber 8 of Min
Records on Page 453.
Katherine W. Skau Register of Deeds
Deputy
Agnes h. Kelly

STATE OF MICHIGAN)
COUNTY OF WASHTENAW) ss.

Martha I. Zimmerman Damrow, being first duly sworn, deposes and says that she was one of the grantees in that certain warranty deed executed by Albert J. Irving and Frances W. Irving, husband and wife, dated February 26, 1931 and recorded March 12, 1931 in Liber 292 of Deeds, page 543, Washtenaw County records, and that this deponent was then named as Martha I. Zimmerman.

This deponent says that at the time she received said deed, to-wit: on February 26, 1931, her former husband, Emil Zimmerman, who was named as one of the grantees in said deed, was dead, the said Emil Zimmerman having died a resident of the City of Ann Arbor, Michigan on the 9th day of July, 1930. Deponent further says that the death record of Emil P. Zimmerman in the office of the County Clerk of the County of Washtenaw, in Book 1930 of Death Records on page 18, showing the place and date of death of Emil P. Zimmerman as July 9, 1930 at the city of Ann Arbor, Michigan is, in truth, the death record of the former husband of this deponent, Emil Zimmerman.

This deponent further says that she married Henry William Damrow on September 3, 1933 as shown by the Marriage Records in Book 12 on page 71 at the County Clerk's office for the County of Washtenaw, State of Michigan, and that the name of this deponent is now Martha I. Zimmerman Damrow.

Further deponent says not.

Subscribed and sworn to before me this 4th day of November, 1940.
Martha I. Zimmerman Damrow
Martha I. Zimmerman Damrow
Erma W. Beuerle
Erma W. Beuerle
Notary Public, Washtenaw County, Mich
My com. expires March 6, 1943.

#2

AMENDMENT TO RESTRICTION AGREEMENT

GOLTRA SYNDICATE SYSTEM INC.,
TO
BOULEVARD MANOR SUBDIVISION

Register's Office
Washtenaw County

Received for Record, the 21st day
of September A.D. 1942 at 2:55
o'clock P.M. and recorded in Liber
9 of Misc. Records on page 276.

Katherine W. Skau, Register of Deeds

Isabelle Volay Clerk

GOLTRA SYNDICATE SYSTEM INC.,
a Michigan Corporation,
to
BOULEVARD MANOR SUBDIVISION

AMENDMENT TO
RESTRICTION AGREEMENT

Goltra Syndicate System, Inc. of Detroit, Michigan, pursuant to the rights and powers in paragraph seven of the Restriction Agreement executed October 11, 1937, and recorded October 12, 1937, in Liber 7 of Miscellaneous Records, page 327, in the Register of Deeds office for Washtenaw County, and being the present owner of more than two-thirds of all the land included in Boulevard Manor Subdivision more fully described in said Restriction Agreement, does hereby amend paragraph two of said Restriction Agreement to read as follows:

"2. Except on lots 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 82, 83, 84, and 85, no building shall be erected, maintained, or used for mercantile, shop, or store purposes; provided, however, that a veterinary hospital, either as a separate unit or in conjunction with a dwelling, together with necessary appurtenances, may be established and maintained and operated on Lots 82 and 83; provided further that any structure that shall be erected upon the above excepted lots for mercantile, shop or store purposes shall be of a permanent nature and erected upon a permanent foundation, and there shall not be erected upon said excepted lots any temporary stand for the sale of refreshments, etc., or any temporary stands of any nature whatsoever to be used for any purpose whatsoever."

IN WITNESS WHEREOF, Goltra Syndicate System, Inc. has caused this instrument to be executed by the duly authorized officers and its corporate seal to be affixed hereto at Detroit, Michigan, this 18th day of September, A.D. 1942.

Witnessed by:

GOLTRA SYNDICATE SYSTEM, INC.
C.

By: Robert G. Tomb (I.S.)
Vice-President (Robert G. Tomb)

J. J. Scott
J. J. Scott

Ruby M. Dhyne
Ruby M. Dhyne



H. G. Shaffmaster (I.S.)
Secretary (H. G. Shaffmaster)

State of Michigan,
County of Wayne, ss.

On this 18th day of September, A.D. 1942, before me, the subscriber, a Notary Public in and for said County, personally appeared Robert G. Tomb and H. G. Shaffmaster, to me personally known, who being by me severally duly sworn, did say that they are respectively the Vice-President and Secretary of the Goltra Syndicate System, Inc., a Michigan Corporation, that the seal affixed to the foregoing instrument is the seal of said corporation, that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and they severally acknowledged the instrument to be the free act and deed of said corporation.

Ruby M. Dhyne
Ruby M. Dhyne

Notary Public, Wayne County,
Michigan.

My commission expires: August 10, 1945



CERTIFICATION

CERTIFICATION OF
CLYDE D. FLEMING, Washtenaw
County Treasurer

Register's Office
Washtenaw County

Received for Record the 21st. day of
September A.D. 1942 at 2:55 o'clock
P.M. and recorded in Liber 9 of Misc.
Records on page 276.

Katherine W. Skau, Register of Deeds

Isabelle Volay Clerk

CLYDE D. FLEMING
TREASURER
Washtenaw County
Ann Arbor, Michigan
September 21, 1942

To whom it may concern:

I, Clyde D. Fleming, Washtenaw County Treasurer, hereby certify in accordance with the records of this office that the 1916 Township tax on Lot 1, Block 15, Village of Dexter was sold to C. H. Palmer on May 6, 1919.

RECEIVED FOR RECORD October 19, 1937 1:30 o'clock P.M. 1937

BOOK 437 PAGE 100

AMENDMENT TO RESTRICTIONS

Allan A. Seymour
Register of Deeds, Washburn Co.

BOULEVARD MANOR SUBDIVISION.

Drell E. Woods and Lorene Woods, husband and wife, owners of lots No. 95, 96, 97 and 104; H. O. Woods and Wilhelmina L. Woods, husband and wife, owners of lots No. 113, 136, 137, 138, 139, 140, 141 and 146; Alfred J. Weber and Elsa B. Weber, husband and wife, owners of lots No. 78, 86, 88, 89, 90, 91 and 92; Robert A. Wheeler and Jeannette E. Wheeler, husband and wife, owners of lots No. 61, 62, 63, 64, 65, 66, 67, 68, 69, 70 and 71; Mark M. Mayne and Lillian Mayne, husband and wife, and Robert A. Wheeler and Jeannette E. Wheeler, husband and wife, owners of lots No. 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128 and 129; Gottlob Gutekunst and Birdella Gutekunst, husband and wife, owners of lots No. 1, 2 and 41; Evelyn Jean Gutekunst, owner of lot No. 32; John J. Gutekunst and Emma M. Gutekunst, husband and wife, owners of lots No. 7, 8, 9, 33 and 34; Paul L. Hanawalt and Elizabeth M. Hanawalt, husband and wife, owners of lots No. 82, 83, 84 and 85; George D. Adams and Clara S. Adams, husband and wife, owners of lots No. 57, 58, 59, 60 and 105; Stanley Mathews and Nellie F. Mathews, husband and wife, owners of lots No. 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 42, 106, 107 and 108; George O. Staebler and Anna Staebler, husband and wife, owners of lots No. 50, 51, 52 and 53; M. G. Blewett and Pearl V. Blewett, husband and wife, owners of lots No. 17, 18, 19 and 49; Kenneth H. Chapman and Florence M. Chapman, husband and wife, owners of lots No. 38 and 39; William Deihl and Lucille E. Deihl, husband and wife, owners of lots No. 10, 11,

40
150
160
150
50
150

12 and 13; Frank H. Gernaey and Emily Gernaey, husband and wife, owners of lot No. 103; Daniel W. Gray and Hazel Gray, husband and wife, owners of lots No. 111 and 112; Blanche Gage, owner of Lot No. 3; Homer E. Fox and Mary Fox, husband and wife, owners of lots No. 133 and 134; John M. Cellars and Ina A. Cellars, husband and wife, owners of lots No. 20 and 21; all of Ann Arbor, Michigan, pursuant to the rights and powers in paragraph seven of the Restriction Agreement executed October 11, 1937, and recorded October 12, 1937 in Liber 7 of Miscellaneous Records page 327 in the Register of Deeds Office for Washtenaw County, Michigan, and being the present owners of more than two-thirds of all the land included in Boulevard Manor Subdivision more fully described in said Restriction Agreement do hereby amend paragraph two of said Restriction Agreement to read as follows:

2. Except on lots 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 82, 83, 84, and 85, no building shall be erected, maintained or used for mercantile, shop or store purposes; provided, however, that a veterinary hospital, either as a separate unit or in conjunction with a dwelling, together with necessary appurtenances may be established and maintained and operated on lots 82 and 83; provided, further that any structure that shall be erected upon the above excepted lots for mercantile, shop or store purposes shall be of a permanent nature and erected upon a permanent foundation and there shall not be erected upon said excepted lots any temporary stand for the sale of refreshments, etc., or any temporary stands of any nature

1946 437 No 102

whatsoever to be used for any purpose whatsoever.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 7th day of August A. D. 1946.

Orrell E. Woods
Orrell E. Woods

Loraine Woods
Loraine Woods

H. O. Woods
H. O. Woods

Wilhelmina L. Woods
Wilhelmina L. Woods

Alfred J. Weber
Alfred J. Weber

Elsa B. Weber
Elsa B. Weber

Robert A. Wheeler
Robert A. Wheeler

Jeanette E. Wheeler
Jeanette E. Wheeler

Mark M. Wayne
Mark M. Wayne

Lillian Wayne
Lillian Wayne

Gottlob Gutekunst
Gottlob Gutekunst

Birdella Gutekunst
Birdella Gutekunst

Evelyn Jean Gutekunst
Evelyn Jean Gutekunst

John J. Gutekunst
John J. Gutekunst

Paul L. Hanawalt
Paul L. Hanawalt

Elizabeth M. Hanawalt
Elizabeth M. Hanawalt

George D. Adams
George D. Adams

- Clara C. Adams
Clara C. Adams
- Stanley Mathews
Stanley Mathews
- St. Nellie F. Mathews
Nellie F. Mathews
- George C. Staebler
George C. Staebler
- Anna Staebler
Anna Staebler
- Mr. G. Blewett
Mr. G. Blewett
- Pearl V. Blewett
Pearl V. Blewett
- Kenneth H. Chapman
Kenneth H. Chapman
- Florence M. Chapman
Florence M. Chapman
- William D. Deihl
William Deihl
- Lucille E. Deihl
Lucille E. Deihl
- Frank H. Gernaey
Frank H. Gernaey
- Emily Gernaey
Emily Gernaey
- Daniel W. Gray
Daniel W. Gray
- Hazel Gray
Hazel Gray
- Blanche Gage
Blanche Gage
- Homer E. Fox
Homer E. Fox
- Mary Fox
Mary Fox
- John M. Cellars
John M. Cellars
- Ina A. Cellars
Ina A. Cellars

60

Signed, Sealed and
Delivered in Presence of:
~~Philip R. Kitchener~~
~~Richard A. Kemp~~

LIBRY 437 PAGE 104

STATE OF MICHIGAN }
COUNTY OF WASHTENAW } ss

0

On this 7th day of August, A.D. 1946, before me,
 a Notary Public in and for said County of Washtenaw,
 personally appeared Drail E. Woods and Lorene Woods,
 husband and wife; H. O. Woods and Wilhelmina L. Woods,
 husband and wife; Alfred J. Weber and Elsa B. Weber, hus-
 band and wife; Robert A. Wheeler and Jeannette E. Wheeler,
 husband and wife; Mark M. Mayne and Lillian Mayne, hus-
 band and wife; Gottlob Gutekunst and Birdella Gutekunst,
 husband and wife; Evelyn Jean Gutekunst; John J. Gute-
 kunst and Emma M. Gutekunst, husband and wife; Paul
 L. Hanawalt and Elizabeth M. Hanawalt, husband and wife;
 George D. Adams and Clara C. Adams, husband and wife;
 Stanley Mathews and Nellie F. Mathews, husband and wife;
 George C. Staebler and Anna Staebler, husband and wife;
 M. G. Blewett and Pearl V. Blewett, husband and wife;
 Kenneth H. Chapman and Florence M. Chapman, husband
 and wife; William Deihl and Lucille E. Deihl, husband
 and wife; Frank H. Gernaey and Emily Gernaey, husband
 and wife; Daniel W. Gray and Hazel Gray, husband and
 wife; Blanche Gage; Homer E. Fox and Mary Fox, husband
 and wife; and John M. Cellars and Ina A. Cellars, hus-
 band and wife to me known to be the persons described
 in and who executed the within instrument and who ack-
 nowledged the same to be their free act and deed.

Clarissa M. McGee
 Clarissa McGee
 Notary Public, Washtenaw County,
 Michigan.

My Comm. Ex. : February 5th, 1949.