

ARTICLE IX
STREET TREES AND SIDEWALK REQUIREMENTS
AS PER WATERFORD TOWNSHIP

Section 1. STREET TREES AND SIDEWALK REQUIREMENTS

Each Lot Owner in the Subdivision shall be responsible for its share of the cost of the street trees required for each Lot and the cost of the right-of-way sidewalk. The following is an estimate of the cost requirements per Lot of the trees and the right-of-way sidewalk.

LOT #	# OF TREES	COST	L.F. OF SIDEWALK	COST	TOTAL
1	5	\$400	206	\$1,854	\$2,254
2	2	160	81	729	889
3	2	160	94	846	1,006
4	5	400	242	2,178	2,578
5	2	160	95	855	1,015
6	1	80	52	468	548
7	1	80	52	468	548
8	1	80	52	468	548
9	1	80	75	675	755
10	5	400	285	2,565	2,965
11	2	160	100	900	1,060
12	5	400	237	2,133	2,533
13	3	240	124	1,116	1,356
14	1	80	54	486	566
15	1	80	52	468	548
16	1	80	51	459	539
17	1	80	50	450	530
18	1	80	54	486	566
19	2	160	90	810	970
20	5	400	244	2,070	2,470
21	2	160	98	802	1,042
22	5	400	244	2,196	2,596
23	2	160	75	675	835
24	2	160	85	765	925
25	6	480	271	2,439	2,919
26	2	160	90	810	970
27	1	80	60	540	620
28	2	160	73	657	817
29	3	240	126	1,134	1,374
30	2	160	105	945	1,105
31	2	160	105	945	1,105
32	3	240	126	1,134	1,374
33	2	160	105	945	1,105
34	5	400	246	2,214	2,614
35	3	240	114	1,026	1,266
36	1	80	52	468	548
37	1	80	56	504	584
38	2	160	107	963	1,123
39	2	160	97	873	1,033
40	2	160	80	720	880
41	2	160	80	720	880
42	2	160	94	1,116	1,276
43	2	160	71	639	799
44	2	160	71	639	799
45	2	160	71	639	799
46	2	160	78	702	862
47	2	160	86	774	934
48	2	160	82	738	898
49	2	160	70	630	790
50	2	160	70	630	790
51	2	160	70	630	790
52	2	160	75	675	835
53	2	160	79	711	871
54	2	160	80	720	880
55	2	160	80	720	880
56	6	480	298	2,602	3,162
TOTALS	133	10,640	6,046	54,604	65,244.00

Section 2. STREET TREE LOCATION AND DESIGNATION

The street trees are generally located 40'-50' off center between the right-of-way sidewalk and the back of the curb. The driveway locations for each lot should be taken into consideration before the planting plan is initiated. The minimum size of a tree is 1-1/4" to 1-1/2" in diameter. The species of trees planted should be considered for uniformity.

ARTICLE X
MISCELLANEOUS

Section 1. SEVERANCE CLAUSE

Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Section 2. EXPIRATION DATE

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part, except that the covenants pertaining to the utilities shall not be subject to termination without the consent of the utilities herein concerned.

Section 3. GOVERNING LAWS

This agreement shall be governed by the laws of the State of Michigan, and any action to enforce these restrictions shall be brought in the Oakland County Circuit Court.