

# FOX RUN GREEN NO. 4

A PART OF THE NORTH 1/2 OF SECTION 28,  
T. 2 NORTH, R. 9 EAST  
WEST BLOOMFIELD TOWNSHIP, OAKLAND  
COUNTY, MICHIGAN

NORTHEAST CORNER  
OF SECTION 28,  
T. 2 N., R. 9 E.

SCALE: 1 INCH=100 FT.

## PLAT LEGEND

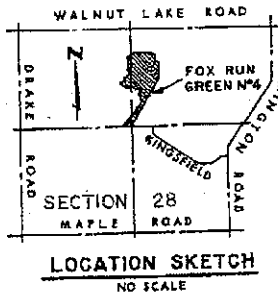
All side lines of lots fronting on curvilinear street lines are radial thereto unless otherwise noted as (N.R.)

All dimensions are shown in feet  
All curvilinear dimensions are shown along the arc

All bearings are in relation to the west line of "Potomac Village No. 1" Liber 131, Pages 18, 19 & 20 and the north line of "Potomac Village No. 3" Liber 142, Pages 16, 17, 18 & 19

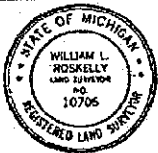
The symbol "o" indicates a concrete monument

All lot markers are 1/2" iron bars and are 18" long



## CURVE DATA

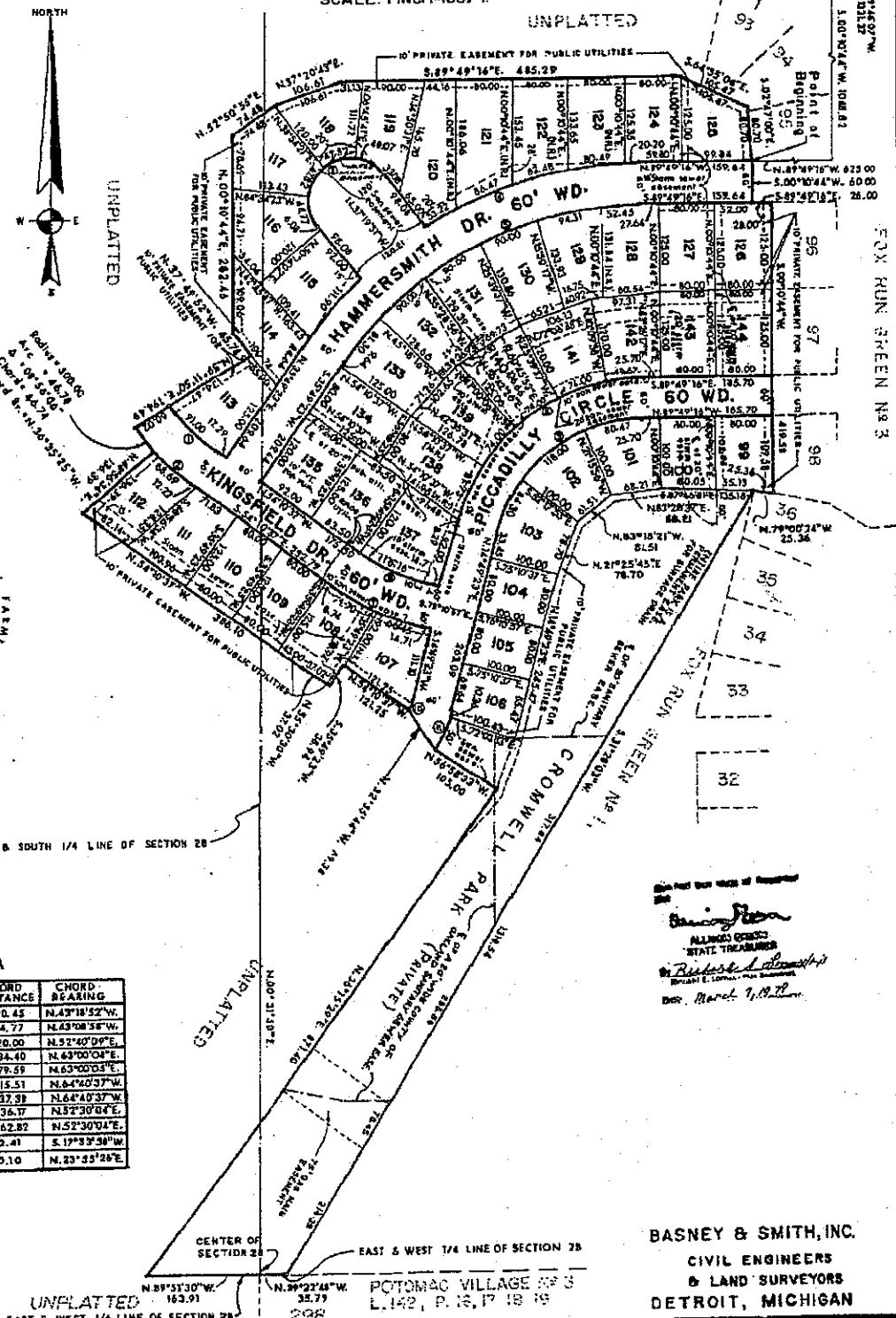
CURVE	RADIUS	CENTRAL ANGLE	ARC	CHORD DISTANCE	CHORD BEARING
1	240.00	21°43'29"	91.00	90.45	N.43°18'52"W.
2	300.00	22°03'17"	115.47	114.77	N.43°08'34"W.
3	60.00	160°00'00"	188.41	120.00	N.52°40'09"E.
4	385.00	54°21'21"	254.97	234.40	N.63°00'04"E.
5	328.00	34°21'21"	294.06	279.59	N.63°00'03"E.
6	316.92	21°00'00"	116.18	115.51	N.64°40'37"W.
7	374.92	21°00'00"	128.15	127.38	N.64°40'37"W.
8	228.00	75°21'21"	246.49	236.17	N.52°30'04"E.
9	215.00	75°21'21"	282.77	262.82	N.52°30'04"E.
10	130.00	04°28'24"	12.42	12.41	S.17°33'58"W.
11	990.00	18°12'00"	60.36	60.10	N.23°55'26"E.



SPLIT

*Basney & Smith, Inc.*  
ALLIED ENGINEERS  
STATE TREASURERS  
By *Russell L. Basney*  
REGISTERED PROFESSIONAL ENGINEER  
March 1, 1928

**BASNEY & SMITH, INC.**  
CIVIL ENGINEERS  
& LAND SURVEYORS  
DETROIT, MICHIGAN



LIBER PAGE



SUPPLEMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
FOX RUN GREEN  
(A Planned Subdivision Development)

1  
2/8

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, PULTE HOMES OF MICHIGAN CORPORATION, a Michigan Corporation (hereinafter referred to as "Declarant") caused to be recorded a Declaration of Covenants, Conditions and Restrictions for FOX RUN GREEN (a planned subdivision development) in the Recorder's Office of the County of Oakland, State of Michigan, Liber 6857, Page 830; and an Agreement for Planned Subdivision Option for FOX RUN GREEN SUBDIVISION recorded in the Recorder's Office of the County of Oakland, State of Michigan, in Liber 6854, Page 874; and

WHEREAS, Article VI, Section 4 captioned "Annexation", of the Declaration of Covenants, Conditions and Restrictions (hereinafter "Declaration") for FOX RUN GREEN provides for the enlargement of the FOX RUN GREEN planned subdivision development project by Declarant by extending, from time to time portions of the property subject to the Declaration to all or any part of the property described in aforesaid Article VI, Section 4 of the Declaration, such extension to be expressed by annexation of additional land by Declarant under terms expressly provided for in the herein described Article and Section; and

WHEREAS, Declarant desires to subject a part of the real property described in said Article VI, Section 4 of the Declaration to the terms and conditions of said Declaration, which real property is also described on Exhibit "A" (known as FOX RUN GREEN No. 4 SUBDIVISION and hereinafter referred to as "Real Property"), attached hereto and by this reference made a part hereof; and

WHEREAS, the Declarant desires to provide for the preservation of values and amenities in said planned subdivision development and for the maintenance of said recreational facilities and other common areas; and to this end, desires to subject the Real Property described in Exhibit "A" attached hereto, to the covenants, restrictions, easements, charges and liens hereinafter set forth, and each and all of which is and are for the benefit of said property and each Owner thereof;

NOW, THEREFORE, the Declarant hereby declares that all of the Real Property described in Exhibit "A" is hereby made subject to the Declaration and shall be held, transferred, sold, conveyed, hypothecated or encumbered, used and occupied subject to the covenants, restrictions, easements, charges and liens as set forth in the Declaration, which shall run with the Real Property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, personal representatives, successors and assigns, and shall inure to the benefit of each Owner thereof.

*g.p.s.*

1. Classification of Annexed Territory.

a) The Real Property is hereby designated as residential use areas (indicated by numbered lots) and private park areas as shown on the plat of the Real Property.

b) As used in this Supplemental Declaration, the term "Residential Use" shall mean that no residence shall be used for any purpose other than single-family residential purposes. Unless the context otherwise specifies or requires, all other terms used herein which are defined in the Declaration shall have the definitions and meanings given them in Article I of the Declaration.

2. Residential Use Areas. All of the Real Property designated on the plat as residential use areas shall be subject to the restrictions placed upon the use of residential lots and areas and governing the construction and alteration of improvements thereon as set forth in the Declaration.

3. Private Park Areas. All of the Real Property designated on the plat as Private Park shall be conveyed to the FOX RUN GREEN Homeowner's Association, ("Association") and shall be maintained by the Association in accordance with the provisions of the Declaration.

4. Easements.

a) The Declarant hereby reserves for itself and the Association, their successors and assigns, the rights of easement as set forth in the Declaration as such easements shall be applicable to the annexed Real Property included by this Supplemental Declaration.

b) Each Owner of a Lot subject to this Declaration shall have a nonexclusive easement in common with all other Owners in the properties for the use of all of the Private Parks within the boundaries of the FOX RUN GREEN planned subdivision development.

5. Assessments. All Assessments, general or special, shall be assessed in the manner provided in Article IV of the Declaration.

6. Reservations. Declarant reserves the right to further enlarge this planned residential development as is provided in Article VII, Section 4, captioned "Annexations", of the Declaration of Covenants, Conditions and Restrictions for FOX RUN GREEN.

7. General.

a) This Supplemental Declaration may be amended or repealed at any time only by complying with the requirements of Article VI, Section 3, of the Declaration. Unless amended or repealed as provided herein, this Supplemental Declaration shall continue and remain in full force and effect for so long as the Declaration remains in effect.

b) The provisions of this instrument shall be in addition and supplemental to the provisions contained in the recorded Declaration for FOX RUN GREEN.

c) If any of the provisions of this instrument or any paragraph, sentence, clause, phrase, or work or the application thereof in any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of this instrument, and the application of any such provision, paragraph, sentence, clause, phrase or work in any other circumstance shall not be affected thereby.

d) That whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, Declarant has duly executed this instrument this 15th day of December, 1977.

PULTE HOMES OF MICHIGAN CORPORATION

ATTEST: Patti A. Balliet  
Patti A. Balliet

By Ronald G. Smith  
Ronald G. Smith

Phyllis Warren  
Phyllis Warren

Its: President

STATE OF MICHIGAN )  
COUNTY OF OAKLAND ) ss.

The foregoing instrument was acknowledged before me this 15th day of December, 1977, by Ronald G. Smith as President, of Pulte Homes of Michigan Corporation.

Witness my hand and official seal.

My Commission Expires: 11/12/80

Patti A. Balliet  
Patti A. Balliet OAKLAND  
Notary Public

ATTEST:

THE EVENING NEWS ASSOCIATION

Mary Ann Hamilton  
Mary Ann Hamilton

By: Richard M. Spitzley  
Richard M. Spitzley  
Vice President

Daphne L. Meyer  
Daphne L. Meyer

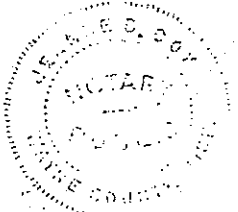
By: James T. Dorris  
James T. Dorris  
Executive Vice President

STATE OF MICHIGAN )  
COUNTY OF OAKLAND ) ss.

The foregoing instrument was acknowledged before me this 20th day of January, 1978 by Richard M. Spitzley and James T. Dorris as Vice President & Executive Vice President respectively of The Evening News Association.

Witness my hand and official seal.

My Commission Expires: 9-19-81



Jeanne S. Cox  
Jeanne S. Cox OAKLAND  
Notary Public

DRAFTED BY:  
Curtis A. Kime  
6400 Farmington Road  
West Bloomfield, MI 48033

RETURN TO:  
Curtis A. Kime  
6400 Farmington Road  
West Bloomfield, MI 48033

EXHIBIT "A"

Fox Run Green No. 4 a part of the North 1/2 of Section 28, T.2N., R.9E., West Bloomfield Township, Oakland County, Michigan, comprising Lots 99 thru 144, both inclusive and one Private Park, described as beginning at a point, said point being along the North line of Section 28, S.89°48'07"W. 1331.37 feet and S.00°10'44"W. 1048.82 feet and N.89°49'16"W. 625.00 feet from the Northeast corner of Section 28, T.2N., R.9E., and proceeding thence S.00°10'44"W. 60.00 feet; thence S.89°49'16"E. 28.00 feet; thence S.00°10'44"W. 419.58 feet along the W. line of Fox Run Green #3 Subdivision Liber , Pages , thence N.79°00'24"W., 25.36 feet; thence S.31°28'03"W. 1318.54 feet (the last 2 courses being along the boundary line of Fox Run Green #1 Subdivision Liber 151, Pages 14, 15); thence along the N. line of Potomac Village No. 3 Liber 142, Pages 16, 17, 18, 19, also being the E. & W. 1/4 line of Section 28 N.89°22'48"W. 35.79 feet to the center of Section 28; thence along the E. & W., 1/4 line of Section 28, N.89°51'30"W. 163.91 feet; thence N.36°15'29"E. 871.40 feet; thence N.56°58'33"W. 105.00 feet; thence along a curve to the left Radius 190.00 feet, arc distance 60.36 feet, central angle 18°12'04", chord distance 60.10 feet, chord bearing N.23°55'26"E.; thence N.75°10'37"W. 60.00 feet; thence along a curve to the right Radius 130.00 feet, arc distance 12.42 feet, central angle 05°28'26", chord distance 12.41 feet, chord bearing S.17°33'38"W. 38.94 feet; thence N.55°30'30"W. 37.02 feet; thence N.54°10'37"W. 386.10 feet; thence N.48°56'34"E. 136.39 feet; thence along a curve to the right Radius 300.00 feet, arc distance 46.78 feet, central angle 08°56'06", chord distance 46.74 feet, chord bearing N.36°35'25"W.; thence N.59°11'50"E. 194.49 feet; thence N.37°49'52"W. 45.74 feet; thence N.00°10'44"E. 282.46 feet; thence N.52°50'55"E. 74.48 feet; thence N.37°20'43"E. 106.61 feet; thence S.89°49'16"E., 485.29 feet; thence S.64°55'08"E. 105.47 feet being partly along the Southerly line of Fox Run Green #3, Liber , Pages ; thence S.02°47'00"E. 80.70 feet along the Westerly line of Fox Run Green #3, Liber Pages , to the point of beginning. Containing 18.66015 acres.

*James S. ...*  
 LINDA M. ...  
 CLERK-BLANSITT ...

1978 FEB - 2 AM 9: 24