

Dunbar Oaks Subdivision Association

July 25, 2023

Dear Dunbar Oaks Subdivision Homeowner:

As a courtesy, this letter is to remind each homeowner within Dunbar Oaks Subdivision that our deed restrictions limit some of the uses of our residential lots. Some of the most common restrictions that are addressed include but are not limited to the following -

Uses of Property

1. **Residential Lots.** No structure shall be erected, altered, placed or permitted to remain on any residential lot other than one single family private dwelling with attached garage.
8. **Nuisances.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
9. **Temporary Structures.** Trailers, boats or boat trailers, tents, shacks, barns or any temporary buildings of any design whatsoever are expressly prohibited...
10. **Livestock and Poultry.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs and cats or other household pets . . .
12. **Refuse.** No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Other waste shall not be kept except in a sanitary container, properly concealed from public view.
13. **Swimming pools** or other permitted underground structures may be installed only if and when approved in writing by the "Developers" (i.e. Board of Directors) as to the size, location, materials, type of construction and must be maintained in a safe and sanitary condition.
15. **General Conditions.** (a) No trailers, or commercial vehicles, other than those present on business, may be parked in the Subdivision.
- 17(b). **Fences,** garden walls and similar devices may be constructed or erected only after plans and specifications of proposed fence, wall or other device shall have been submitted in writing to the Grantors (i.e. Board of Directors) and approved by them..
23. **Enforcement.** Enforcement shall be proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. Failure to enforce any of the covenants herein contained shall in no event be deemed a waiver of the right to do so hereafter as to the same breach or as a breach occurring prior or subsequent thereto.

In addition, the city of Farmington Hills Ordinance Code Chapter 17 (Nuisances) details several common causes of blight in Section 17-52:

- (1) In any area zoned for residential purposes, the storage upon any property of junk automobiles, except in a completely enclosed building...
- (2) In any area zoned for residential purposes, the storage upon any property of unlicensed recreational equipment, except in a completely enclosed building. For the purpose of this subsection, the term "recreational equipment" shall include any travel trailers, pickup campers

or coaches, motorized dwellings, tent trailers, boats and boat trailers, snowmobiles, horse trailers, dune buggies and other similar equipment...

- (3) In any area zoned for residential purposes, the storage upon any property of building materials unless there is in force a valid building permit issued by the city for construction upon the property and the materials are intended for use in connection with such construction...
- (4) In any area zoned for residential purposes, the storage or accumulation of junk, trash, rubbish or refuse of any kind...

The purpose of our deed restrictions is to create and maintain a beautiful, harmonious and private residential neighborhood. Our deed restrictions should help each homeowner determine what is appropriate to allow full enjoyment of the individual's home while still preserving the general character of the neighborhood for residential purposes. With that spirit in mind, your cooperation will be appreciated. However, it should be noted that if disagreements should arise, the decision of the Board of Directors shall prevail, in accordance with section 23 of the deed restrictions quoted earlier.

We count on your understanding and cooperation in this matter, as any violation is offensive to your neighbors. Failure to address these matters in a satisfactory manner might result in referring this case to the municipality for enforcement.

Please contact the Board Secretary, Martha Grier, at marthagrier1@gmail.com with concerns or to request a copy of the deed restrictions.

Sincerely,

Dunbar Oaks Board of Directors