

# Covenants

This document is a copy of the wording as attached to the deed to one Glidden Drive lot, and presumably all lots sold by Glidden Drive Estates, Inc. It may not apply to properties that were never owned or sold by Glidden Drive Estates.

1. No building shall be erected or placed upon each tract herein described the cost and value of which shall be less than \$8,000 stated in terms of the purchasing power of the dollar as of Jan. 1, 1965, nor shall any construction be undertaken before plans for the building and cost estimates are submitted to Glidden Drive Estates, Inc., its successors or assigns.
2. Not more than one building of any kind shall be permitted on each tract herein described except for garage attached to dwelling house, nor shall any part of the property be used for camping, tenting or parking or occupancy of trailers of mobile homes.
3. No building shall be constructed on each tract herein described closer than 25 feet to the sidelines of said parcel, nor shall any building be constructed closer than 125 feet from the centerline of Glidden Drive.
4. No building shall be constructed on lake frontage tracts closer than 50 feet from the normal high water mark of said lake.
5. Within the setbacks described in 3 and 4 above, there shall be no cutting of trees or shrubs except: (a) for thinning consistent with sound forestry management practices, (b) to provide a single, 12-foot wide access to any building with a single entry-exit on Glidden Drive, and (c) to assure shoreline homes of a reasonable view of the lake, such view not to be provided by removal of any live trees more than 3 inches in diameter.
6. All sanitary arrangements for the disposal of sewage must be so made by the construction of septic tanks or other recognized successful and satisfactory method of sewage disposal as to prevent any possibility of the creation of contamination or nuisance and this to be done before any building shall be occupied.
7. No tract herein described shall be used for any commercial, industrial or manufacturing purpose, nor shall any pigs, cattle, chickens or geese be kept on any portion of the property nor shall any nuisance be maintained thereon.
8. No logs, posts or tree trunks or limbs shall be banked, piled or peeled within view of Glidden Drive, nor shall any billboard or advertising signs be erected or maintained on the premises excepting "for sale" or directory signs, nor shall dumping of garbage or trash on any of the property be permitted.

9. Where the property herein described consists of parcels located Northerly and Westerly of Glidden Drive and where such parcels are not a part of the Plat of Long Beach, it is agreed and understood that all other owners of property purchased from Glidden Drive Estates, Inc. shall have a permanent easement to the parcels herein described, said easement to be limited to a 12-foot-wide strip of land parallel with the centerline of Glidden Drive and measured from 400 feet to 388 feet from said centerline, and said easement further limited to use for hiking, riding, hunting, snowmobiling and fire control.

## Glidden Lodge Beach

[The right to use the approximately five hundred feet (500) of shoreline beach known as Glidden Lodge Beach, for bathing purposes. Beach privileges and bathing privileges are granted to purchasers of property from Glidden Drive Estates, their heirs and assignees.]

The use of said beach shall be subject to rules and regulations of the owners of said beach and shall be limited to use from 8:00 o'clock A.M. to 5:00 P.M. during the swimming season; and, in addition thereto, the said users of said beach shall have the privilege of using the bath-house facilities as existing at the present time, again subject to rules and regulations of the owner. The rights and privileges as herein granted, shall be perpetual.