

RESTRICTIVE AND PROTECTIVE COVENANTS

WALNUT CREEK ESTATES, INC.

AREA C, SECTION THREE

THAT WHEREAS, Walnut Creek Estates, Inc. has caused to be recorded in Book 630, Page 141 in the Wayne County Registry, an instrument containing restrictive and protective covenants relating to lots shown on certain plats recorded in the Wayne County Registry, and

WHEREAS, Walnut Creek Estates, Inc. has caused another plat prepared by A. E. Little, Land Surveyor, dated May 21, 1974 to be recorded in the Wayne County Registry showing thereon certain lots located in Area C, Section Three, Walnut Creek Estates, Inc., and

WHEREAS, said plat is duly recorded in Plat Cabinet A, Slide 6AAA, in the Wayne County Registry, and

WHEREAS, it is the intention of Walnut Creek Estates, Inc. to subject the lots shown on that certain plat of Area C, Section Three to the same restrictive and protective covenants as are set forth in that certain instrument recorded in Book 630, Page 141, in the Wayne County Registry, except as hereinafter provided;

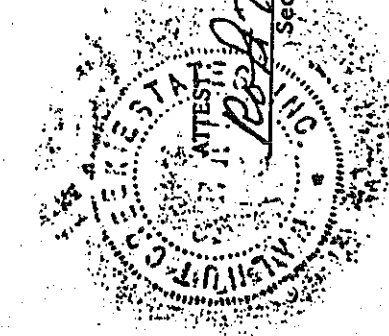
NOW, THEREFORE, for the benefit of all purchasers of lots in Area C, Section Three, Walnut Creek Estates, Inc. as subdivided and platted per map of A. E. Little, Land Surveyor, under date of May 21, 1974 and recorded in Plat Cabinet A, Slide 6AAA, in the Wayne County Registry, the undersigned Walnut Creek Estates, Inc., in order to prepare a uniform and orderly system of protective covenants and to carry out the property plan designed and desired by Walnut Creek Estates, Inc., does hereby stipulate as follows:

1. Except as hereinafter provided, all the lots shown on that certain plat prepared by A. E. Little, Land Surveyor, dated May 21, 1974 and designated as Area C, Section Three, Walnut Creek Estates, Inc., recorded in Plat Cabinet A, Slide 6AAA, in the Wayne County Registry, shall be and are hereby subjected to those certain restrictive and protective covenants executed by Walnut Creek Estates, Inc. dated the 1st day of December, 1964 and recorded in Book 630, Page 141 in the Wayne County Registry, and the covenants, restrictions and easements therein contained shall run with the land and shall

bind and inure to the benefit of the purchasers of said lots, their respective heirs, personal representatives, successors and assigns, as provided therein. Said restrictive and protective covenants recorded in Book 630, Page 141 in the Wayne County Registry are expressly incorporated herein by reference.

2. With respect to the lots in Area C, Section Three, as shown on the plat hereinabove referred to, the minimum space requirements for residences to be constructed upon each lot shall be the same as for lots located in Area A, Sections One and Two of Walnut Creek Estates, Inc., but the minimum capital expenditure requirements for residences shall be \$40,000.00 in lieu of \$30,000.00 as stipulated in restriction #2 of those certain restrictive and protective covenants recorded in Book 630, Page 141 in the Wayne County Registry.

IN WITNESS WHEREOF, Walnut Creek Estates, Inc. has caused this instrument to be signed in its name by its Vice President, its corporate seal to be hereto affixed and attested by its Secretary, this 27th day of October, 1976.



WALNUT CREEK ESTATES, INC.

By: [Signature]
Vice President

[Signature]
Secretary