

## Protective Covenants – Village of Millington Industrial Park

- 1) Types of building materials: The buildings in a certified industrial park shall be attractive and of the appropriate materials for the type of industry for which it is intended. To improve the park, the buildings should be finished in materials such as brick, block or wood on sides that face an exterior or interior road. Wood frame buildings would not be permitted due to the possibility of fire, which would threaten the other tenants of the park. The owner/developer will retain the right to review all site and building plans prior to the start of construction so that the types of building materials planned to be used can be evaluated and to ensure that all other covenants will be adhered to.
- 2) Landscaping: All lots shall be seeded or sodded and shrubs and trees planted to maintain a park like atmosphere. The extent to which this is controlled is up to the owner/developer.
- 3) Screened outdoor storage: Whenever possible, all activities of a business should be carried on within the confines of the building. In those instances when outside storage is a necessity, all items stored outdoors should be behind an obscuring wall or fence which completely screens the items from the view of other tenants and those visiting the park.
- 4) Location of loading docks: Truck or rail docks shall always be located at the side or rear of the building. When loading/unloading occurs at the side of a building, an obscuring wall shall be constructed or trees and shrubs plants, to prevent visibility from the street.
- 5) Setback specifications: Front setbacks must be at least 30 feet from the road and side and rear. Setbacks must be at least 10 feet from the neighboring property line. A visitor parking area may be placed in the front setback if desired. No other activities may take place in the front setback area.
- 6) Signs controlled: Signs advertising the person, firm, company or corporation operating the use conducted on the lot of the products produced there shall be permitted, either of a freestanding nature or attached to the building except that the signs cannot exceed the height of the building and shall conform to all front, side and rear yard requirements. Outdoor advertising, billboards or flashing lights are not permitted.

The above must be agreed to by any purchases of Industrial Park property in addition to the zoning ordinance requirements previously noted.

*Adopted 12/09/91*

Purchaser agrees to the above: *(Purchaser to sign next to appropriate answer)*

Yes \_\_\_\_\_ No \_\_\_\_\_



VILLAGE OF MILLINGTON INDUSTRIAL PARK  
STATEMENT OF POLICY – FEBRUARY 10, 1997

The purpose of this statement is to define the Village policy with regard to the development of the Millington Industrial Park including terms of sale, financial incentives to be offered, and intent to complete development.

**TERMS OF SALE**

All lots in the Industrial Park are to be offered for sale at a price equal to \$5,000.00 (five thousand dollars) per acre on a deferred, contingent sale basis.

Terms shall be:

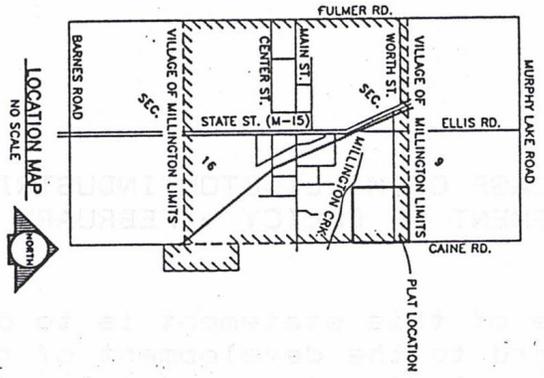
1. Ten percent of the listed sale price down as earnest money deposit to be applied to the final cost or forfeited as outlined.
2. The finalization of the cost for the lot should be made at the end of 2 (two) years.
3. Facilities must be under construction within 1 (one) year and occupied within 2 (two) years of the agreement or the purchaser will be in default, the sale will be considered void, and the ten percent deposit will be forfeited to the Village.
4. Any business locating within the Industrial Park must have at least 1 (one) full-time employee on site.

**FINANCIAL INCENTIVES**

1. The Village agrees to approve 12 (twelve) year 50 (fifty) percent tax abatements based upon State regulations.
2. The Village will assist the company by working with the EDC and the State of Michigan to obtain needed financing, subject to availability of such funding sources.

**COMPLETION OF DEVELOPMENT**

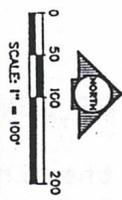
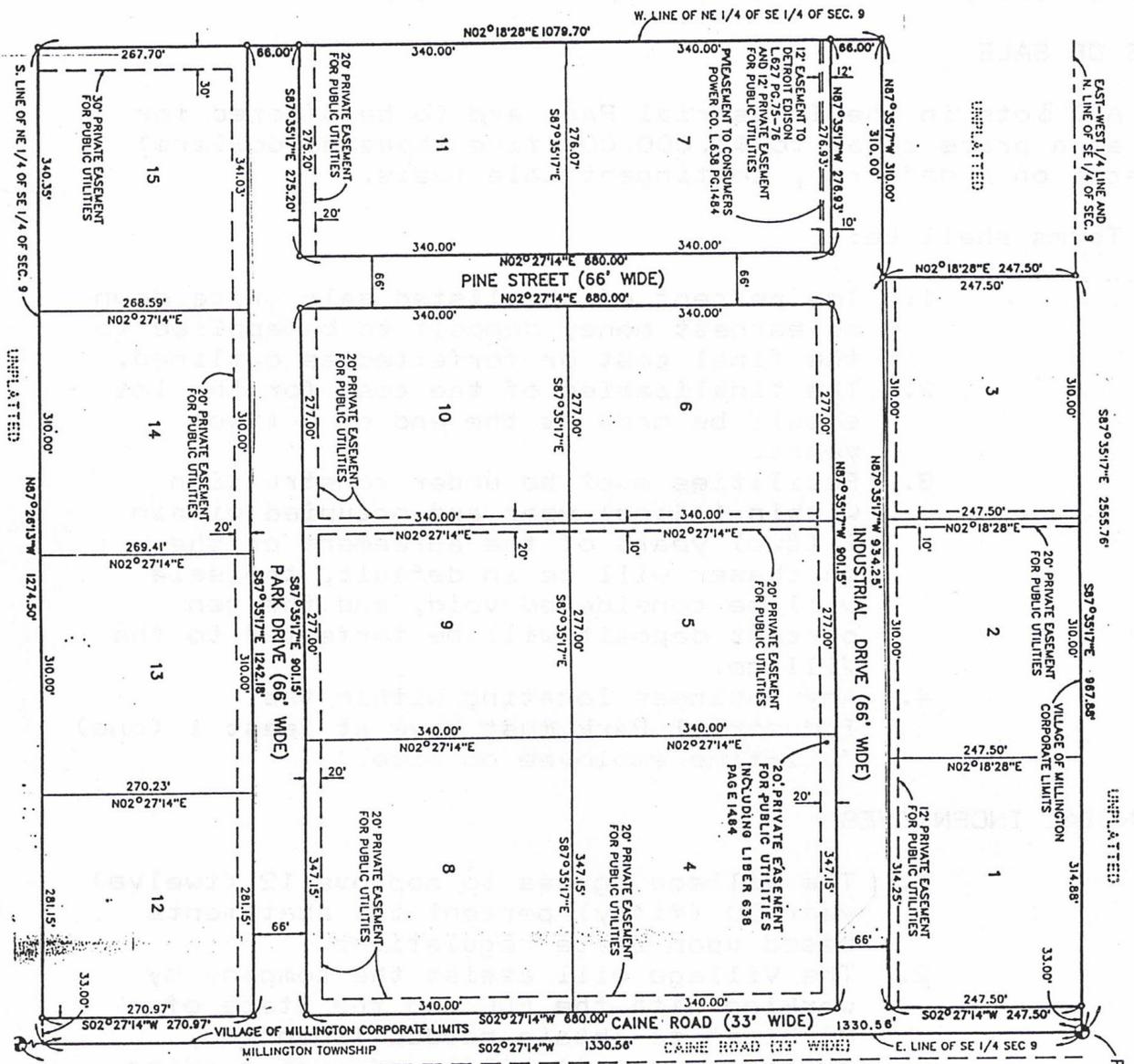
It is the intent of the Village to complete all streets, within the Industrial Park without cost to the businesses located within the Industrial Park, as funds become available.



UNPLATTED

**LEGEND**

1. ALL DIMENSIONS ARE IN FEET.
2. CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED "O" AND ARE MADE OF 1/2" DIA. RE-RODS 36" IN LENGTH AND COMPLETELY ENCASED IN CONCRETE 4" IN DIA.
3. LOT CORNERS HAVE BEEN MARKED WITH 1/2" DIA. RE-RODS 18" IN LENGTH & CAPPED WITH YELLOW PLASTIC MARKERS INSCRIBED "R" ROWE ENG. P.S. 37278
4. BEARINGS WERE ESTABLISHED FROM THE CENTERLINE OF STATE HIGHWAY M-15 PROJ. NO. 79-24-SHT. 28



POINT OF BEGINNING  
E 1/4 COR  
SEC 9  
T10N-R8E  
LC.R.C. PG.94

