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RESTRICTIVE COVENANTS

EXHIBIT "A"

The following restrictive covenants shall be binding upon all owners and purchasers of Lots in the Flat of Blakmore Addition to the Town of Spirit Lake, Dickinson County, Iowa:

1. No part of the premises may be used for commercial purposes, directly or indirectly; provided that nothing contained in this covenant shall be construed to preclude the use of land herein for hospital, medical offices or facilities, or multiple family units.

2. No outside toilets shall be permitted on the premises and the owner agrees that as soon as public sewer is made available in this area, he will connect all water waste lines with said public sewer system.

3. Except as provided in item 1 no multiple family dwellings may be constructed on the premises, except a secondary dwelling may be maintained and used as a guest house or caretaker's residence or servants quarters. This shall not prohibit the construction and maintenance of a garage as provided in Item 6 herein or medical offices or facilities.

4. No primary dwelling constructed on the premises shall be smaller than one containing 900 square feet of floor space on one level, exclusive of porches, breezeways and garages.

5. No building, including porches and breezeways, may be constructed on the premises closer than 6 feet to the sideline of the property.

6. A garage may be attached to the dwelling or separated therefrom only by breezeway, and a garage may be constructed on the side of the lot facing Bal-mor Avenue provided it shall not be closer than 20 feet from said avenue.

7. No portion of the premises may be used for parking of trailers for either human occupancy or for other purposes except for

transporting boats, and no trailer type buildings may be constructed upon the premises.

8. The premises shall be kept clean, neat and orderly at all times. Accumulations of brush, debris, and weeds shall be avoided.

9. No building site shall be less than 60 feet in width at its narrowest extremity and subdivision of any portion of its length shall not be permitted except for road purposes.

10. No animals such as horses, cattle, sheep, hogs or goats shall be permitted upon the premises. This shall not prohibit domestic cats or dogs as pets, provided they are confined upon the premises and not permitted to roam at large or beyond the limits of the owners property.

11. Property line fences or hedges of a type which will obstruct the view of adjacent dwellings shall be prohibited.

12. No advertising or billboards other than those associated with medical offices or facilities shall be permitted on the premises except "For Sale" or "For Rent" signs not larger than five square feet in area which sign shall pertain only to the premises upon which it is located and should be near the street side of the lot.

13. These restrictions shall be binding upon the heirs, administrators, assigns, vendees, grantees and successors in interest to the property to which they are attached.