

Holiday Park

Cov's
5-17-60

WHEREAS Laurence Homes, Inc. are the owners of all of the lots in Holiday Park Addition, Town of Carter Lake, Iowa, and whereas the said Laurence Homes, Inc. desires to restrict all of the above described property as hereinafter stated for their benefit and for the benefit of all future owners of lots in said division.

Now therefore, the said Laurence Homes, Inc. does hereby create and establish the following restrictions which shall become binding on all of the above described property in said division and also upon the owner or owners at any time of any of the above described lots in said division to the extent herein indicated to-wit:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars.

2. In any case, no dwelling shall be permitted on any lot described herein, having a ground floor square foot area of less than 720 square feet in the case of a one-story structure, nor less than 720 square feet in the case of a one and one-half or two story structure, exclusive of porches and garages.

3. In any event, no building shall be located on any lot nearer than 25 feet to front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that a three-foot side yard shall be permitted for a garage or other accessory building located 50 feet, or more, from the minimum building set-back line. No dwelling shall be located on any interior lot nearer than 25 feet to rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

4. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building set-back line, nor shall any dwelling be erected or placed on any lot having an area of less than 5000 square feet.

5. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 10 feet of each lot.

6. 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.

7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected upon, or used, on any lot at any time as a residence, either temporarily or permanently.

8. Dwellings constructed in another addition or location shall not be moved to any lot within this addition.

