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McPherson Hills

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
MCPherson HILLS SUBDIVISION,
DIVISION I,
IN THE CITY OF COUNCIL BLUFFS, IOWA

This Declaration, made this 24 day of April,
1977, by the undersigned,

W I T N E S S E T H

WHEREAS, the undersigned are owners of the real estate described in Clause I of this Declaration, and are desirous of subjecting the real property described in said Clause I to the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof;

NOW, THEREFORE, the undersigned hereby declares that the real property described in and referred to in Clause I hereof, is and shall be held, transferred, sold and conveyed, subject to the conditions, restrictions, covenants, reservations, easements, liens and charges herein set forth.

CLAUSE I

Property Subject to this Declaration

The real property which is, and shall be, held and shall be conveyed, transferred, and sold, subject to these conditions, restrictions, reservations, easements, liens and charges, with respect to the various portions thereof set forth in the various clauses and subdivisions of this Declaration is located in the City of Council

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Bluffs, Pottawattamie County, State of Iowa, and is more particularly described in the Plat of McPherson Hills Subdivision, Division I, to Council Bluffs, Iowa, attached hereto and incorporated herein by reference.

No property other than that described above shall be subject to this Declaration, unless and until specifically made subject thereto.

CLAUSE II

General Purposes of Conditions

The real property described in Clause I hereof is subject to the covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and the most appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so far as practical, the natural beauty of said property; to guard against the erection of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from street and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement in said property, and thereby to enhance the values of investments made by purchasers of building sites therein.

A. All lots described herein shall be known, described and used solely as residential lots, and no structures shall be erected on

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any lot other than one detached single-family dwelling not to exceed two stories in height and a two and one-half (2½) car garage.

B. No building shall be erected on any residential lot nearer than thirty (30) feet from the front lot line. The side yard on each side shall be a minimum of ten percent (10%) of the lot width at the building setback line, or a minimum setback line of five (5) feet, whichever is greater; provided, however, that on corner lots the setback of all buildings shall be a minimum of fifteen (15) feet on the side abutting a public street or avenue. The rear yard shall be a minimum of twenty (20) feet. Any accessory building shall be located at least sixty (60) feet from the property line, with a minimum side yard requirement of three (3) feet.

C. No residential lot described herein shall have a width of less than sixty-five (65) feet at the minimum building setback line nor an area of less than 6,500 square feet.

D. No trailer, basement, tent, shack, garage, or barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

The keeping of a mobile home or motor home, either with or without wheels, on any parcel of property covered by these covenants is prohibited. A motor boat, houseboat or similar waterborne vehicle may be maintained, stored, or kept on any parcel of property covered by these covenants only if housed completely within the family garage. No trailers of any kind shall be stored on any lot other than inside the family garage. No vehicle of any kind shall be stored on any lot unless it would be inside the garage of said home.

E. No building shall be erected on any lot unless the design and location is in harmony with the existing structures and locations

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in the tract and does not violate any of these covenants. In any case, no dwelling having a ground floor square foot area of less than 1092 square feet in the case of a one (1) story structure, nor less than 1000 square feet in the case of a one and one-half or two story structure, shall be permitted on any lot described herein.

No building, fence, wall, or other structure shall be commenced, erected or maintained upon any residential lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and locations of the same have been submitted to and approved in writing as to harmony of design of external design and location in relation to the surrounding structures and topography by the Board of Directors of McPherson Hills, Inc. In the event said Board fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this clause will be deemed to have been fully complied with. The primary purpose of this covenant is to protect the value of homes in the development. This covenant is not to be viewed as a means for suppressing expressions of individuality.

F. The titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris. It is further provided herein that during the construction of any dwellings on any lot, the contractor shall not store any building materials on said lot, unless the same are placed in an enclosed building.

G. No obnoxious nor offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

H. No animals, livestock nor poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.

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I. A perpetual easement is reserved over, across and through the side five (5) feet of all lots and over, across and through the rear ten (10) feet of all lots for utility installation and maintenance and drainage facilities. A perpetual easement is reserved over, across and through the following lots for drainage:

Lot 80, a strip of land 86.42 feet in width and 30 feet in length.

Lot 81, a strip of land 70 feet in width and 30 feet in length.

Lot 82, a strip of land 70.0 feet in width and 30 feet in depth.

Lot 83, a strip of land 76.24 feet in width and 30 feet in depth.

Lot 84, a strip of land 87.56 feet in width and 30 feet in depth.

Lot 85, a strip of land beginning at the northeast corner of said lot, thence South $0^{\circ} 01' 57''$ East along the east line of said lot, a distance of 82.64 feet, thence northwesterly to a point 30 feet west of the northeast corner of said lot, and thence 30 feet east to the point of beginning.

Lot 87, a strip of land 10 feet in width and approximately 173.58 feet in depth.

J. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other wastes shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

K. All building plans and plot plans shall be approved in writing by H. Gene McKeown & Associates, prior to commencement of any construction.

L. Ingress or egress to and from Lots 1, 3 and 87 onto McPherson Avenue is prohibited. This covenant is to run with the land and shall be binding upon all parties and all persons claiming under them in perpetuity.

