

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
EASEMENTS RELATING TO MEADOW ACRES ADDITION, MINDEN, IOWA

This declaration is made by the City of Minden, Iowa owners of the real estate to be known as MEADOW ACRES ADDITION within the City of Minden, Iowa, Pottawattamie County. The purpose of the declaration is to prescribe covenants, conditions, restrictions and easement with respect to the use of the land in that addition for the purpose of insuring the best and most appropriate development and improvement of each building site and for the protection of owners of lots in that addition.

The following provisions shall apply to the use and development of the lots in MEADOW ACRES ADDITION:

1. All lots described herein shall be known, described and used solely as restricted residential lots, and no structure shall be erected on any residential building lot other than one single family dwelling not to exceed two stories in height and a one or two car garage *with full basement.*

2. No building shall be erected on any residential building lot nearer than 30 feet to nor farther than 35 feet from the back side of curb nor nearer than 5 feet to any side lot line.

3. No residential building lot described herein shall have a width less than 80 feet at the minimum building setback line nor an area of less than 8,000 square feet.

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

5. No building shall be erected on any lot unless the design and location is in harmony with existing structures and locations in the tract and does not violate any protective covenants. In any case, no dwelling shall be permitted on any lot described herein having a foundation square foot area of less than <sup>1688</sup>1200 square feet.

6. Titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris.

7. No obnoxious or 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.

8. A perpetual easement is reserved over, under and through the rear 5 feet and over, under through 5 feet along each side of each lot for utility installation and maintenance, and drainage where applicable. This shall include the right to trim or remove trees and/or shrubs as necessary to maintain easements.

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

10. No animals, livestock or 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.

11. No woven or barbed wire fences shall be permitted. Any fences or walls shall not be higher than 6 feet nor extended forward of the back of the foundation of the dwelling on any lot.

12. There shall be no vegetable gardens in any front or side yard adjoining any street in the addition.

13. Any and all driveways must be cement.

14. No exterior television or radio antenna or other similiar structure shall be located on any lot without specific approval of the city Council

15. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until July 6, 2002, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of then owners of the lots, it is agreed to change the said covenants in whole or in part.

16. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before July 6, 2002, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

17. Invalidation of any one of these covenants by judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

18. The city council reserves the right to add, amend or delete to the covenants until majority of the lots are sold.

Passed and approved this 7th day of July, 1992

City of Minden: Owner

Robert G. Carroll  
Robert G. Carroll-Mayor

(Seal)

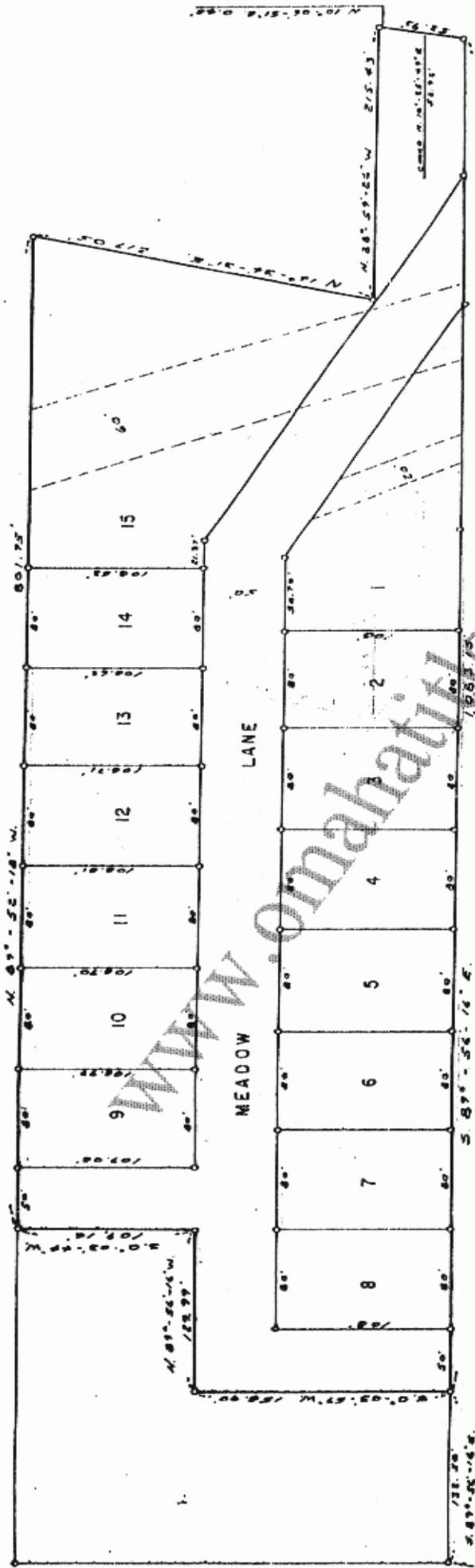
ATTEST:

Joan Siebels  
Joan Siebels: City Clerk

WWW.Omahahatfield.com

# MEADOW ACRES ADDITION

MINDEN, IOWA



MODERNE ACRES SUBDIVISION

**LEGAL DESCRIPTION:**

Part of the 1/2 S1/2 SW1/4 of Section 15, Township 77 North, Range 41 West of the 5th P.M., Pottawattamie County, Iowa. Commencing at the northwest corner of Lot 15 in Moderne Acres Subdivision 2nd Addition, in the City of Minden, Iowa thence S. 89° 55' 45" W. along the north line of said 2nd Addition 132.50 feet to the point of beginning; thence containing S. 89° 55' 45" W. 1,083.15 feet to the westerly right of way line of Highway No. 83; thence northeasterly along said right of way line along a 1,055.32 Ft. radius curve, concave westerly, (chord S. 18° 25' 42" W. 52.92 feet) 52.93 feet; thence N. 18° 04' 31" W. 0.48 feet; thence N. 84° 55' 25" W. 125.43 feet; thence S. 16° 34' 12" W. 217.95 feet to the north line of the S1/2 S1/2 SW1/4 of Section 15-77-41; thence S. 89° 52' 18" W. along said north line 141.75 feet; thence S. 89° 54' 41" W. 109.14 feet; thence N. 89° 56' 16" W. 129.33 feet; thence S. 89° 55" W. 154.00 feet to the point of beginning.

The above described parcel contains 5.44 acres.

