

COMPARED
22302

COVENANTS

RESTRICTING USE OF LOTS IN

SCARLET OAKS ADDITION TO COUNCIL BLUFFS, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Leonard A. Ranch and wife, Marjorie Wallace Ranch, do hereby covenant and agree to and with all persons, firms or corporations now owning or hereafter acquiring any property or lots shown upon the plat of Scarlet Oaks Addition to Council Bluffs, Iowa, which plat is recorded in the office of the Pottawattamie County Recorder in Book 1370, at Pages 535 through 547, that said lots are hereby subjected to the following restrictions as to the use thereof, running with said property by whomever owned, to-wit:

1. All lots in said addition shall be known, described and used as residential building lots. No structure shall be erected, altered, placed or permitted to remain on any residential building lot within said subdivision other than one single family dwelling, not to exceed two and one-half stories in height, and a private garage for not more than three cars, and other outbuildings incidental to the residential use of said lot.

2. No building shall be erected or placed upon any of said lots to be arranged or used or occupied as flats or apartments, nor shall such lot or any part thereof be used or occupied for trade or business of any kind whatever.

3. No domestic animals or fowl shall be housed or permanently kept upon any of said lots.

4. No residential lot shall be re-subdivided into building lots other than those shown on the recorded plat heretofore referred to.

5. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until July 1, 1964, at which time, said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

COMPARED

-2-

6. Purchasers of these lots accept these restrictions and conditions as set forth herein for themselves, their heirs and assigns, and shall faithfully observe and perform said restrictions and conditions. If purchasers of said lots or any person or persons, firms or corporations claiming under them shall at any time violate or attempt to violate, or shall omit to perform or observe any one or more of the foregoing restrictions and conditions, it shall be lawful for any person owning a lot in Scarlet Oaks Addition which is subject to the same restrictions and conditions in respect to which the default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS
THIS 28 DAY OF AUGUST, 1964.

Leonard A. Ranch
Leonard A. Ranch

Marjorie Wallace Ranch
Marjorie Wallace Ranch

STATE OF IOWA }
POTTAWATTAMIE COUNTY } SS.

On this 28 day of August, 1964, before me, the undersigned, a Notary Public in and for said county, in said state, personally appeared Leonard A. Ranch and Marjorie Wallace Ranch, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Peter J. Peters
NOTARY PUBLIC IN AND FOR
POTTAWATTAMIE COUNTY
Peter J. Peters

RECORDED

24380

STATE OF IOWA, COUNTY OF POTTAWATTAMIE
 Filed for record September 21, 1964
 Notary Public, State of Iowa
 in Book 1373, Page 66

Leonard A. Ranch
 Secretary

AMENDED COVENANT
 RESTRICTING USE OF LOTS IN
 SCARLET OAKS ADDITION TO COUNCIL BLUFFS, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Leonard A. Ranch and wife, Marjorie Wallace Ranch, are the proprietors and owners of Scarlet Oaks Addition to Council Bluffs, Iowa. That on August 31, 1964, they caused to be filed in the office of the County Recorder of Pottawattamie County, Iowa, certain covenants restricting the use of Lots in Scarlet Oaks Addition to Council Bluffs, Iowa, said covenants being recorded in Book 1371, at Page 237. That said covenants are hereby amended by adding to Paragraph 3 thereof the following sentence:

The words "domestic animals" as used herein shall not prohibit the keeping and housing of dogs and/or cats upon any of said lots.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS
 THIS 21 DAY OF SEPTEMBER, 1964.

Leonard A. Ranch
 Leonard A. Ranch

Marjorie Wallace Ranch
 Marjorie Wallace Ranch

STATE OF IOWA)
 POTTAWATTAMIE COUNTY) SS.

On this 21st day of September, 1964, before me, the undersigned, a Notary Public in and for said county and said state, personally appeared Leonard A. Ranch and Marjorie Wallace Ranch, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Peter J. Peters
 NOTARY PUBLIC IN AND FOR
 POTTAWATTAMIE COUNTY, IOWA
 Peter J. Peters

