

99-7506 Underwood Hills 6th Add

2690

INST #

RECORDING FEE 115.00
AUDITOR FEE -
RMA FEE 1.00

CONFIRMED

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

98 AUG -7 PM 2:48

JOHN SCIORTINO
RECORDER

DECLARATION OF RESTRICTIVE COVENANTS
FOR

UNDERWOOD HILLS - 6TH ADDITION

TO THE CITY OF UNDERWOOD, IOWA

THE undersigned, Underwood Hills Development Corp., an Iowa corporation, owners of Underwood hill - 6th Addition to the City of Underwood, Pottawattamie County, Iowa hereby declare that all lots in said addition shall be restrictions herein-after set out.

In order to provide for the proper development of Underwood Hills - 6th Addition and each and every lot therein, to protect the owners of such lots, and to insure the future value, beauty and use of Underwood hills - 6th Addition as a restricted residential area, the undersigned hereby subject Underwood Hills - 6th Addition and each lot therein to the following conditions, restrictions, limitations and reservations, for the benefit of such addition and for the owners therein. Each condition, restriction limitation and reservation shall be a covenant running with the land as to each lot as follows:

1. All lots described herein shall be known, described and used solely as residential lots, and no unattached structures shall be erected on any lot other than on detached single-family dwelling not to exceed two stories in height and a three car garage without mutual consent of the Board of Directors of Underwood hills development Corporation and the City of Underwood

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2. 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 unless it is screened from view or housed within the family garage. 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 lots other than those inside the family garage. No vechicle of any kind shall be stored on any lot unless it would be inside the garage of said home.

3. All frontage of structure must be at least fifty (50%) percent brick. In the case of corner lots only one side is considered front.

4. No fence may be constructed over or across any drainage easement or in front of the building lot setback line.

5. All trash, garbage, or other wastes shall be kept only in sanitary containers or receptacles and all incinerators or other equipment kept for the storage or disposal of trash, garbage and other wastes shall be kept in a clean and sanitary condition.

6. The owner of each lot shall construct sidewalks on his or her lot. Sidewalks shall be a minimum of two (2) feet back of the curb. All sidewalks shall be constructed in accordance with sidewalk standard and regulations approved by the City of Underwood, Iowa.

7. All building plans shall be approved in writing by the Board of Directors of Underwood Hills Development Corporation or assigns. Prior to the commencement of any construction, footing elevations of street or curb must also be so approved.

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8. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded. The covenants shall be automatically extended for a successive period of ten (10) years unless by vote of the then owners of a majority of the building sites covered by these covenants. The property owners may agree to amend or change such covenants in whole or in part.

This Declaration made and executed this 7th day of August 1998 by the undersigned.

UNDERWOOD HILLS DEVELOPMENT CORPORATION

by Curt L. Wahle

Curt L. Wahle,
President

99-7509