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RESTRICTIONS AND COVENANTS
VERGAMINI'S SECOND ADDITION
LEO VERGAMINI AND RODELLA VERGAMINI,
HUSBAND AND WIFE
TO
THE PUBLIC

Whereas, said parties are now the owners of all the property and lots contained in Vergamini's Second Addition to the City of Council Bluffs, in Pottawattamie County and State of Iowa, and, they desire to reserve all of the above described property as hereinafter stated for their benefit and for the benefit of all future owners of lots in said addition.

Now, therefore, they do hereby create and establish the following restrictions which shall become binding on all the property and lots in Vergamini's Second Addition to the City of Council Bluffs, Iowa, and also upon the owner, or owners at any time of any of the above described lots in said addition to the extent herein indicated, to-wit:

1. All lots described herein shall be known, described and designated as residential lots, and no structures shall be erected on any residential building lot other than one and two family dwellings, not to exceed

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6. 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 square foot area of less than 850 square feet. Two-story houses shall have a first floor square foot area of not less than 700 square feet.

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

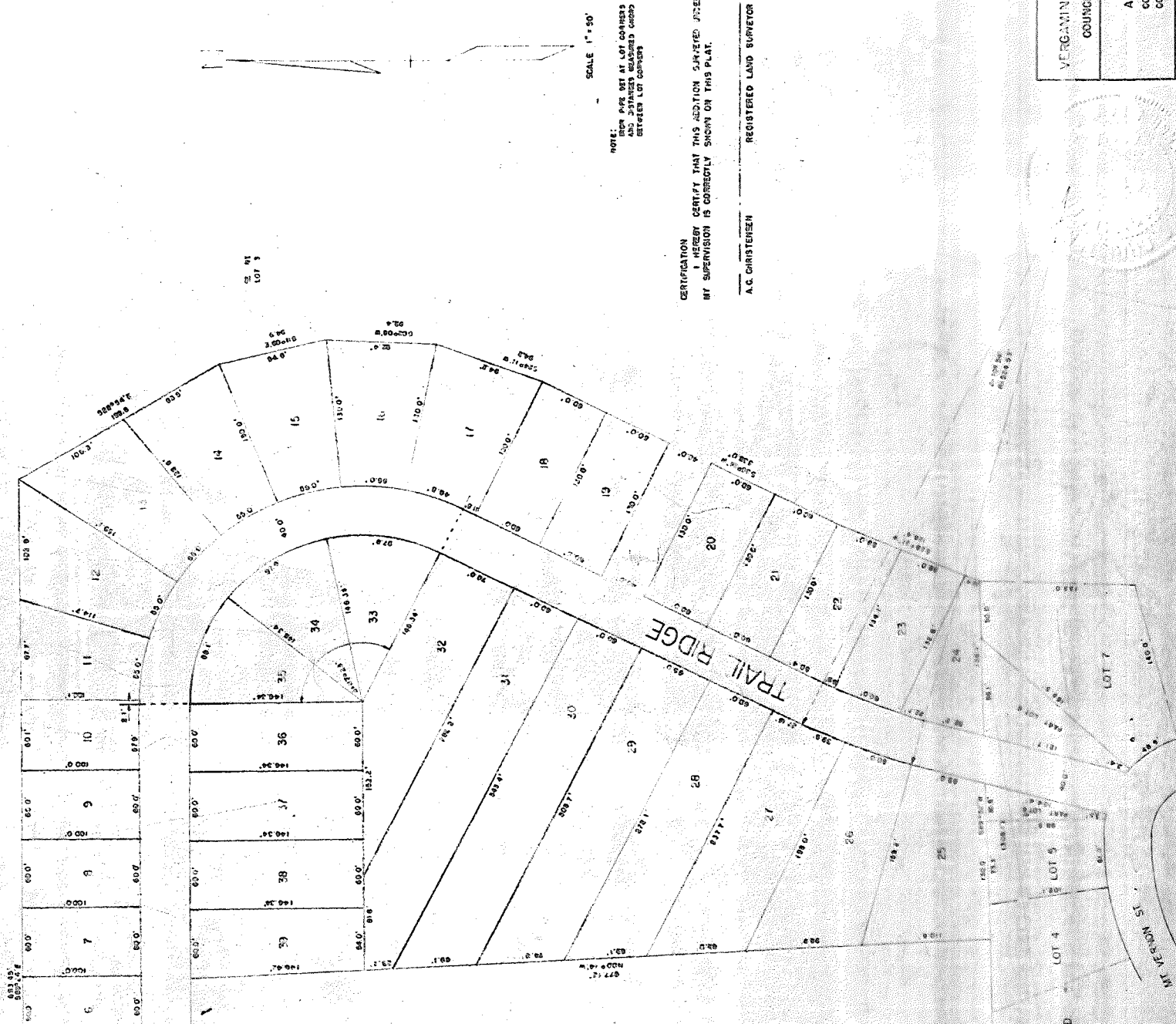
8. A perpetual easement is reserved over the front five feet of each lot for utility installations and maintenance of same.

9. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until 1975, at which time said covenants shall be extended, automatically, for successive periods of 10 years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

10. If the parties hereto, or any of them, or their heirs or assigns, grantees, or successors in interest, shall violate or attempt to violate any of the covenants or restrictions herein before the year 1975, then and in such an event or series of events, it shall be lawful for any other

VERGAMINI SECOND ADDITION
COUNCIL BLUFFS, IOWA

A. C. CHRISTENSEN
CONSULTING ENGINEER
COUNCIL BLUFFS, IOWA



SCALE 1" = 50'

NOTE:
BEARINGS SET AT LOT CORNERS
AND DISTANCES
BETWEEN LOT CORNERS

CERTIFICATION
I HEREBY CERTIFY THAT THIS ADDITION SURVEYED UNDER
MY SUPERVISION IS CORRECTLY SHOWN ON THIS PLAT.

A.C. CHRISTENSEN
REGISTERED LAND SURVEYOR