

RESTRICTIONS AND COVENANTS UPON THE LAND STATE KNOWN
AS VERGAMINI 5TH ADDITION TO THE CITY OF COUNCIL BLUFFS, IOWA.

Whereas Vergamini Development Company, Inc., is now the owner of all the property and lots contained in Vergamini 5th Addition to the City of Council Bluffs, in Pottawattamie County and State of Iowa, and, it desires to restrict all of the above described property as hereinafter stated for its benefit and for the benefit of all future owners of lots in said addition.

Now, therefore, it does hereby create and establish the following restrictions which shall become binding on all the property and lots in Vergamini 5th 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 used solely as residential lots, and no structures shall be erected on any residential building lot other than one and two family dwellings, not to exceed two stories in height.

2. No building shall be erected on any residential building lot nearer than 25 feet to nor further than 40 feet from the front lot line, nor nearer than 4 feet to any side lot line.

3. No residential lot shall be resubdivided into building plots having less than 5000 square feet of area or a width of less than 45 feet each, nor shall any building be erected on any residential building plot having an area of less than 5000 feet.

4. No trailer, basement, basement-house, tent, shack, garage, barn or other out-building, shall be erected, or parked, in the tract at any time and no trailer, basement, basement-house, tent, shack, garage, barn or other out building shall at any time be used as a residence temporarily or permanently nor shall any residence of a temporary character be permitted.

5. Title holder of each lot, vacant or improved, shall have the responsibility of keeping his lot or lots free of weeds or debris.

11. Invalidation of any one of the covenants herein contained by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

12. By the acceptance of any deed or conveyance by said corporation in the said addition, the grantee automatically agrees to uphold and comply with the foregoing restrictions and covenants.

Dated this 19 day of July, 1960.

VERGAMINI DEVELOPMENT COMPANY, INC.

By: Leo Vergamini
President

By: Rodella Vergamini
VICE-PRESIDENT

STATE OF IOWA)
COUNTY OF POTTAWATTAMIE) ss.

On this 19 day of July, A.D. 1960, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Leo Vergamini and Rodella Vergamini, to me personally known, who, being by me duly sworn, did say that they are the President and Vice-President respectively, of said corporation; that the seal a fixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by its authority and that the said Leo Vergamini and Rodella Vergamini acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by their voluntarily executed.

Walter J. Davis
NOTARY PUBLIC IN AND FOR SAID COUNTY

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