

## **Protective and Restrictive Covenants.**

The Developers hereby declare, make and establish the following protective and restrictive covenants which shall be applicable to all lots included in the Plat of Deerfield Park Fourth Addition. These covenants shall run with the land and shall be binding upon all parties and all persons who may now own, or who may later become the owner or owners of, any of the lots in the Plat of Deerfield Park Fourth Addition, and all parties claiming under them, for a period of twenty (20) years from the date this instrument is recorded, after which time these covenants and restrictions shall expire unless, prior to the expiration, a written instrument signed by the owner(s) of one or more lots in the Plat of Deerfield Park Fourth Addition has been recorded in the public records of Clay County, Iowa, which provides for the extension of these covenants and restrictions, in whole or in part. If these covenants are extended for a period in excess of twenty (20) years, a written instrument signed by the owners of a majority of the lots in the Plat of Deerfield Park Fourth Addition recorded in the public records of Clay County, Iowa, may provide for the change, alteration or rescission of these covenants.

1. BUILDINGS.
  - A. All buildings constructed or placed on lots in the subdivision shall be of new construction and shall be limited to single family or duplex residential dwellings and such accessory buildings as are permitted under the most restrictive residential zoning district established in the City of Spencer Zoning Code. The roofing and siding of any accessory building shall be of the same materials and shall provide the same appearance as the roofing and siding of the main building.
  - B. Single family residential structures shall have a gross ground floor square foot area, excluding attached garage, of not less than 1,500 square feet. Split foyer, one and one-half story or two story structures shall have a gross main floor square foot area, excluding attached garages, of not less than 1,000 square feet.
  - C. The roof line of all residential buildings shall be constructed to include at least one (1) feature which adjusts the roof line, such as dormers, two distinct roof peaks, separate roof line over garages or entrances, or other similar features.
2. No lots in the subdivision shall be subdivided, except for the purpose of creating a larger parcel under common ownership. In the event a larger parcel is so created, each and all of these protective and restrictive covenants shall apply to such larger parcel as if the larger parcel were a single platted lot.
3. No inoperable motor vehicles shall be stored on lots in the subdivision for a period of more than seven (7) days.
4. No buildings, wood piles, compost piles, shrubs, bushes, trees, or other permanent improvements shall be placed within six (6) feet of any boundary of any lot in the subdivision. However, the foregoing provision notwithstanding, fences may be constructed on the boundaries of any lot. No woven wire or barbed wire fences shall be permitted. All fences shall be wooden, chain link or other typical residential

fencing material.

5. No trailer, basement, tent, shack, garage or other outbuildings erected on any lot shall at any time be used as a residence. No temporary buildings shall be constructed or maintained, except that temporary buildings required in connection with the construction or repair of the main building shall be permitted during the period of construction or repair.
6. No commercial business, trade or activity shall be conducted on any lot, except such "home occupations" as are permitted under the most restrictive residential zoning district under the City of Spencer's Zoning ordinance.
7. No overnight parking of any commercial vehicle of a classification of 6,000 pounds GVW or more shall be permitted on any lot or street in the subdivision.
8. No swimming pool shall be constructed above grade.
9. The titleholder of each lot, vacant or improved, shall keep the lot free from weeds and debris.
10. Boats, boat trailers, recreational vehicles, travel trailers and campers shall not be stored in Deerfield Park Fourth Addition, except in "rear yards," for periods of more than seven (7) consecutive days.
11. No "mobile homes," that is, a structure manufactured or adapted for the attachment of wheels or a towing device, shall be placed in Deerfield Park Fourth Addition. Modular and manufactured homes shall be permitted, subject to the requirements of these covenants and the ordinances of the City of Spencer.
12. Siding materials of the front wall of each residential structure in Deerfield Park Fourth Addition shall be not less than thirty percent (30%) brick, natural wood or stone.
13. Dishes for reception of satellite signals are permitted. Dishes in excess of thirty (30) inches in diameter shall be screened from view of adjacent properties.
14. Pools, "hot tubs," or spas are permitted, but shall be fenced and screened from view of adjacent properties by residential fencing material not more than twenty-five percent (25%) open.
15. DEVELOPERS' SIGN. The Developers shall be entitled to maintain, at any location or locations in the subdivision, a sign in compliance with Spencer city ordinances advertising lots for sale in the subdivision until four lots have been sold.
16. No outdoor wood furnaces are permitted in the Subdivision. Fireplaces and fire pits for recreational fires are permitted.