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RESTRICTIVE COVENANTS RELATING TO
THE PLAT OF WHISPERING PINES, WAUGH ADDITION,
CITY OF SPIRIT LAKE, IOWA

USE OF LOTS: All lots in the said subdivision shall be residential lots, and shall be solely for single family residential purposes. No residence shall be constructed without a permanent attached garage also being constructed. All garages are to be solely for the use of occupants of the residences. Garages may not be built independently of a residence on the same lot.

LOT SIZE: No lot may be sub-divided into smaller building lots, however, one (1) additional lot or portion thereof, as approved by the proprietor, may be added to provide larger yards or building sites.

BUILDINGS: No residence shall have ground floor areas of less than twelve hundred (1200) square feet in the case of a one (1) story structure. For a two (2) story or one and one-half (1½) story residence, the ground floor shall have at least one thousand (1000) square feet and the second floor at least four hundred (400) square feet. All areas shall be determined exclusive of open porches, basement, breezeways, patio areas, or garages.

There shall be a minimum slope of 5:12 on all roofs and a minimum of eight (8) foot sidewalls. No metal roofs shall be allowed. No open carports shall be permitted.

All exterior construction shall be completed within twelve (12) months from commencement of construction.

CARE OF LOTS: Owners of all lots shall at all times keep the same free and clear from all obstruction, debris, and obnoxious growths. No boats, trailers, campers, motorcycles, snowmobiles, tent trailers, house trailers, mobile homes, fish houses or other like vehicles or structures shall be stored or kept upon any lots except when enclosed within a garage. No outside toilets shall be

permitted on the premises and the owner shall connect all waste water lines to the public sanitation sewer system. Refuse and garbage shall be disposed of in a manner consistent with the regulations of the health department and good sanitation practices.

MISCELLANEOUS PROHIBITIONS: No building of any kind or for any purpose, may at any time be moved to and upon any of the lots, except new construction (construction trailers or buildings shall be permitted during construction period.) A new home that is substantially completed elsewhere and is moved onto the foundation is allowed if the home meets the requirements of the Uniform Building Code.

No business, trade or commercial activity of any kind may be conducted upon any lot excepting only for a one (1) person, one (1) room professional office or service office used by the residence occupant.

No lot owner may directly or indirectly permit the use of a lot in such a manner as to become a nuisance or annoyance to owners or occupants of lots within the plat.

No temporary structure, tent, trailer, etc., shall be used as a residence.

No advertising or billboards shall be permitted on the premises except a "For Sale" sign no larger than five (5) square feet in area, such sign shall pertain only to the premises upon which it is located.

No animals, such as, but not limited to, horses, cattle, sheep, hogs, goats, poultry or rabbits, shall be permitted. This shall not prohibit domestic cats and dogs as pets, provided that there is a limitation of two (2) dogs and two (2) cats per dwelling unit or household, and that they are confined upon the owners property.

No dog kennel run may be constructed with dimensions in excess of five (5) feet by twenty (20) feet, it shall be attached to the house and shall not extend more than ten (10) feet beyond the house in any direction. The holding of animals for commercial sale or breeding is prohibited.

No fence or hedge shall be erected or maintained on the property which shall unreasonably restrict or block the view from an adjoining lot.

No exterior lighting shall be installed and maintained so as to unreasonably disturb the owner of any other lot.

Easements for the installation and maintenance of utilities and facilities are dedicated as shown on the recorded plat.

DRIVEWAYS AND PARKING. All driveways and parking areas shall be hard surfaced with black top or concrete and must adjoin street surface, within six (6) months after construction of the building is substantially completed.

