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**RESTRICTIVE COVENANTS RELATING TO  
THE PLAT OF POINTE OF PINES, 1<sup>st</sup> ADDITION  
CITY OF SPIRIT LAKE, IOWA**

**EXCEPTIONS:** The following covenants apply to all lots in this plat except Lots 67, 68, 69, 70, 71 and 72.

**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 nine hundred (900) 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 4:12 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 the 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 and shall be no closer than four (4) feet to any side lot line or rear lot line. 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.

WEST OKOBOJI HARBOR, INC.

August R. Scheppmann, President

**PLAY OF  
POINTE OF PINES 1st ADDITION  
TO SPIRIT LAKE, DICKINSON COUNTY, IOWA**

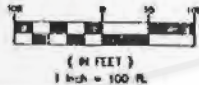
A SUBDIVISION OF THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, AND OF SUBDIVISION C OF THE OFFICIAL PLAT OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 99 NORTH, RANGE 36 WEST OF THE 5TH P.M., IN THE CITY OF SPIRIT LAKE, DICKINSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9; THENCE SOUTH 0°3'28" EAST 25.05 FEET ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF POINT OF PINES ADDITION TO SAID CITY OF SPIRIT LAKE; THENCE CONTINUING SOUTH 0°3'28" EAST 1304.45 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°45'26" WEST 1320.94 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST CORNER OF SAID SUBDIVISION C; THENCE NORTH 89°16'44" WEST 333.21 FEET ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION C TO THE EASTERLY LINE OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY RIGHT-OF-WAY; THENCE NORTH 23°37'56" EAST 1416.96 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID POINT OF PINES ADDITION; THENCE NORTH 89°35'30" EAST 1084.82 FEET TO THE POINT OF BEGINNING, CONTAINING 40.97 ACRES SUBJECT TO EASEMENTS OF RECORD.

NOTE: ALL LOTS HAVE A 10' FRONT YARD UTILITIES EASEMENT ADJOINING STREET RIGHT-OF-WAYS.

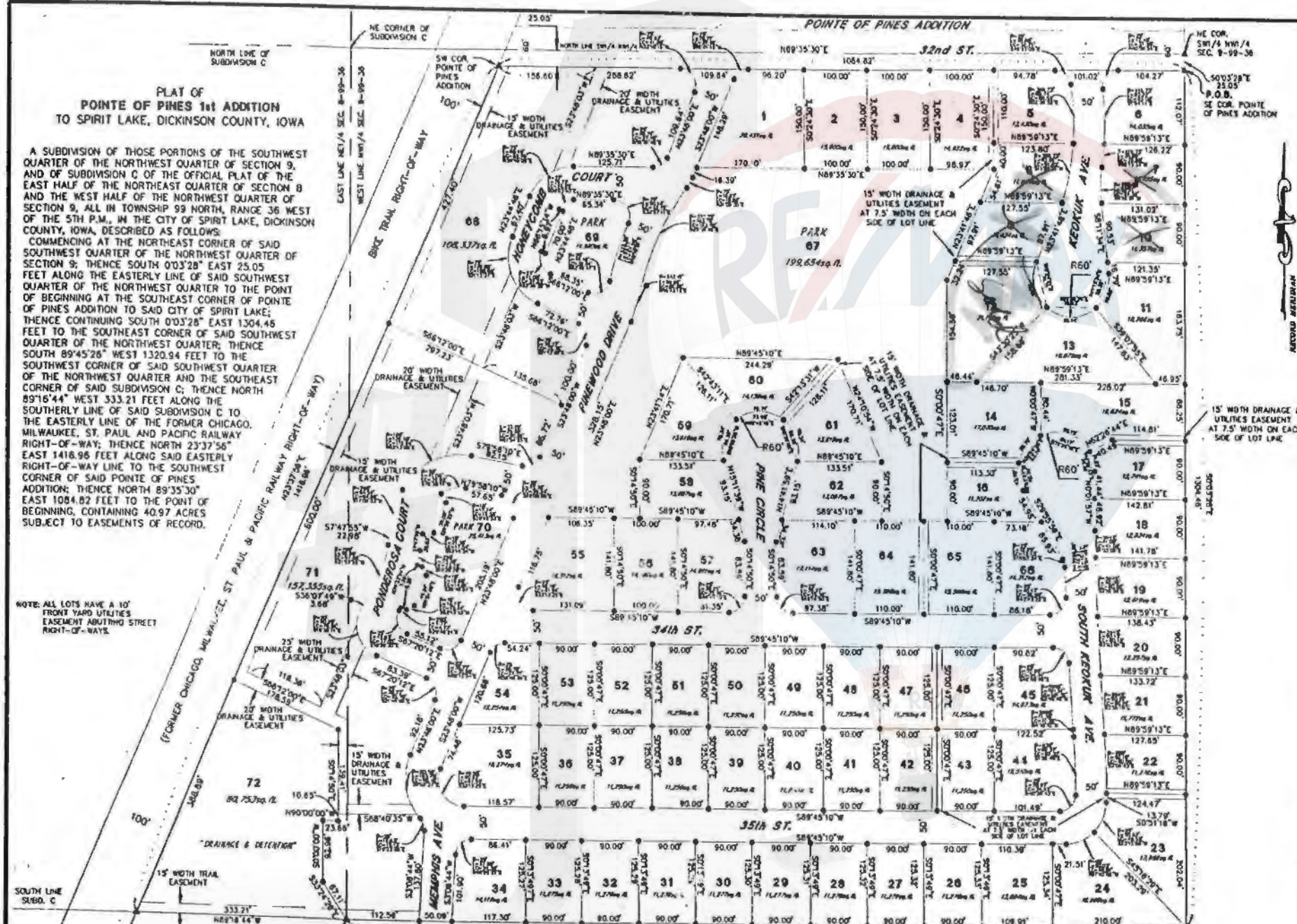
- LEGEND**
- ▲ FOUND 5/8" YELLOW CAPPED REBAR 15#1179 OR AS NOTED
  - SET 3/8" YELLOW CAPPED REBAR 15#1017

**GRAPHIC SCALE**



Surveyed by R. V. Bendixen, L.S. License number 9017. By State renewal date 6/1/2012. Paper is made in accordance with the Act.

SE CORNER SW 1/4 NW 1/4 SEC. 9-99-36



**JW**  
**JACOBSON-WESTERGARD & ASSOCIATES, INC.**  
105 S. SIXTH ST. CATHERVILLE, IOWA  
CONSULTING ENGINEERS LAND SURVEYING

OWALD DE KLUPPER  
**WEST OKCBOJI HARBOR, INC.**  
c/o AUGUST SCHEPPMANN  
1800 COUNTRY CLUB DRIVE  
OKCBOJI, IOWA

**FINAL PLAT OF  
POINTE OF PINES 1st ADDITION  
SPIRIT LAKE, IOWA**

Project Number  
**S98231**  
Date **12-10-02**  
Checked **EVS**  
Drawn **GM**  
Plotted **EVS**  
**1 OF 1**

LAND PROJECT REVISIONS (DATE) (BY) (DESCRIBE)

**RESTRICTIVE COVENANTS RELATING TO  
THE PLAT OF POINTE OF PINES  
CITY OF SPIRIT LAKE, IOWA**

**EXCEPTIONS:** The following covenants apply to all lots in this plat except Lots 35 and

36.

**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.

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16. 225

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.

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