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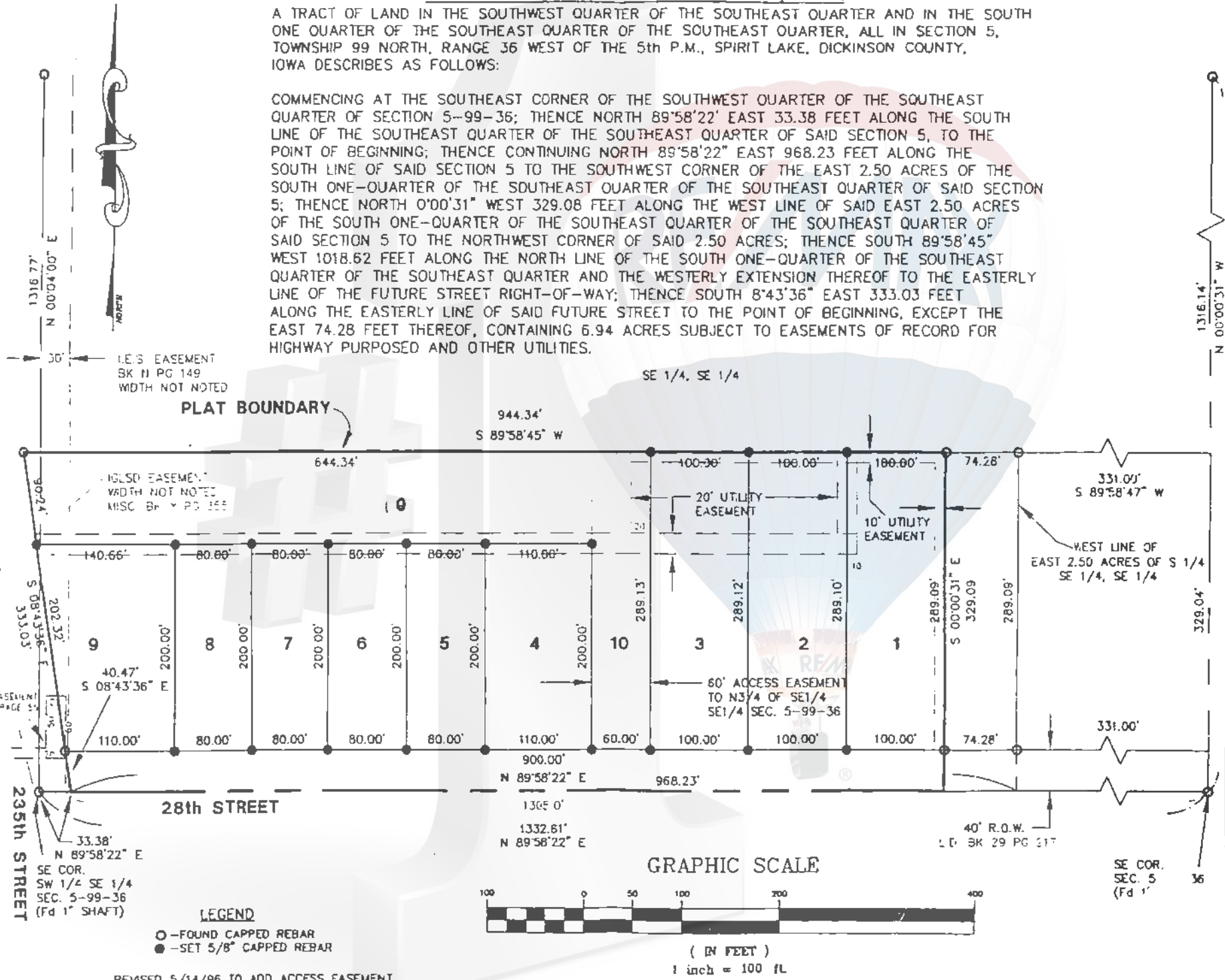
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SUNNYSIDE ADDITION TO SPIRIT LAKE, IOWA

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN THE SOUTH ONE QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 5, TOWNSHIP 99 NORTH, RANGE 36 WEST OF THE 5th P.M., SPIRIT LAKE, DICKINSON COUNTY, IOWA DESCRIBES AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5-99-36; THENCE NORTH 89°58'22" EAST 33.38 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°58'22" EAST 968.23 FEET ALONG THE SOUTH LINE OF SAID SECTION 5 TO THE SOUTHWEST CORNER OF THE EAST 2.50 ACRES OF THE SOUTH ONE-QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE NORTH 0°00'31" WEST 329.08 FEET ALONG THE WEST LINE OF SAID EAST 2.50 ACRES OF THE SOUTH ONE-QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5 TO THE NORTHWEST CORNER OF SAID 2.50 ACRES; THENCE SOUTH 89°58'45" WEST 1018.62 FEET ALONG THE NORTH LINE OF THE SOUTH ONE-QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE WESTERLY EXTENSION THEREOF TO THE EASTERLY LINE OF THE FUTURE STREET RIGHT-OF-WAY; THENCE SOUTH 8°43'36" EAST 333.03 FEET ALONG THE EASTERLY LINE OF SAID FUTURE STREET TO THE POINT OF BEGINNING, EXCEPT THE EAST 74.28 FEET THEREOF, CONTAINING 6.94 ACRES SUBJECT TO EASEMENTS OF RECORD FOR HIGHWAY PURPOSED AND OTHER UTILITIES.

Book 984177	Page 984177	Date 4-19-96 Survey Notes By D.P.B. J.R.B.	Checked By Project No. J.R.B.	CLIENT: SUNNYSIDE, INC. c/o DR. GERALD C. & SHIRLEY ANN SUMNER HEATHER RIDGE APARTMENT NO. 4 MILFORD, IOWA
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I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Dated: _____

James R. Ryan, L.S. & M. Reg. NO. 9179
Registration Expires 12/31/96

RESTRICTIVE COVENANTS. The following Restrictive Covenants shall be in effect for all lots located in said plat:

- A. No single-story dwelling constructed on the premises shall be smaller than 1,100 square feet of floor space exclusive of porches, breezeways and garages.
- B. No two-story dwelling constructed on the premises shall be smaller than 1,500 square feet of floor space exclusive of porches, breezeways and garages.
- C. All dwellings constructed on the premises shall be single-family residences.
- D. Nuisances. No noxious or offensive trade or activity shall be carried on upon any lot or tract nor shall anything be done which may become an annoyance to the neighborhood. Owners of lots in the subdivision are to keep said lots neat in appearance at all times. No large vehicles such as large trucks or buses shall be parked in the subdivision except for those brought in temporarily in connection with service or in case of emergencies.
- E. Temporary Structures. No basement, tent, shack, barn, mobile home, garage, or other building erected or placed within the subdivision or on any lot therein shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or of less than one story above ground be used as a residence.
- F. Maintenance. The title holder of each lot or tract, vacant or improved, shall keep said lot or tract free of weeds and debris.
- G. Double-wide and modular homes must have 4/12 pitch or greater.
- H. No single-wide mobile homes.
- I. Older homes moved onto the property must be approved by Seller.