

337832

OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA
COUNTY OF ISANTI

This is to certify that this instrument was filed in
this office on the 30 day of July
2004 A.D. at 2:40 o'clock P.M.
and was recorded as Document No.

PD \$ 19.50 **337832**

By *Shawn D. Anderson*
County Recorder Dep.

JAL

DECLARATION OF RESTRICTIVE COVENANTS

David W. Norberg and Marian E. Norberg, husband & wife, David P. Clark and Rita L. Clark, husband & wife, owners of the property located in the County of Isanti, State of Minnesota, the same being the real property now platted as "Woodhaven Acres 3rd Addition", do hereby make the following declarations as to the limitations, restrictions and use to which the lots constituting such plat, may be put and hereby specify that such declarations shall constitute covenants to run with the land, as provided by law and shall be binding on all parties and all persons claiming under them for the benefit of and limitations on all future owners in such plat, this Declaration of Restrictive Covenants being designed for the purpose of keeping said platted area desirable, uniform and suitable in architectural design and use as specified herein:

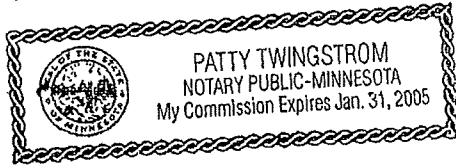
1. That each lot shall be used for single family residential purposes, and no other type of structures shall be erected, altered, placed or permitted to remain on any lot other than for single family dwelling purposes. All buildings constructed on a lot must use the same or similar materials for exterior construction.
2. All residences shall conform to the Isanti County and City of Cambridge Zoning and Building Codes currently in effect at the time of the construction thereof. All structures shall be completely finished on the exterior within 9 months after commencement of the construction thereof. Occupancy of a basement dwelling is expressly prohibited. Each detached structure shall have the same exterior finish as the main residence.
3. There shall be constructed with each residence built upon any of the described lots, an attached garage with a minimum size of 22 X 24. No garage shall be constructed prior to the residence being constructed.
4. No structure, planting or other material shall be placed or permitted to remain on said lot which may damage or interfere with the installation, maintenance and operation of any utility easement created by the plat of Woodhaven Acres 3rd Addition.

5. No animals, livestock, poultry or exotic pets of any kind shall be raised, bred or kept for any commercial purpose. Only the normal household pets, such as cats, dogs, birds, or similar, may be kept or maintained on said premises. Dogs shall be contained in chain link kennels to prohibit them from running at large. No animals shall be kept or housed in front of the dwelling. Outside kennel must have concrete dog runs and animal houses to match house or other outbuildings.
6. No lot shall be maintained as a dumping ground for rubbish. The premises shall be kept free from debris of any kind including, but not limited to, junk motor vehicles and used lumber. All trash, garbage or other waste shall be kept in sanitary containers or other equipment for the storage and disposal of such material. Said containers shall be kept in a clean and sanitary manner.
7. No soil shall be removed from said premises except such as might be necessary for the excavation of a basement for a structure or garage or for the grading of said property in conformity with the grade of adjoining lots.
8. No trailer, basement, test, shack, garage or other structure shall at any time be used temporarily or permanently as a residence upon the land described herein nor shall any structure of a temporary character be used as a residence.
9. No sign greater than 1,200 square inches shall be placed on any parcel of land. Provided, however, that the owners named hereinabove reserve the right to place larger signs advertising the sale of the above lots.
10. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
11. No inoperative vehicles, nor vehicles not currently licensed, nor trucks in excess of two tons shall be permitted to remain upon the street, roadways or described lots in said plat for a period of more than 48 hours.
12. All dwelling constructed on said premises shall be new construction and shall contain not less than 1,000 square feet on one floor for multi level homes and 1,100 square feet for ranch style homes excluding porches and garages.
13. Each dwelling shall have a paved or hard surface driveway leading from the garage to the street.

These Covenants are to run with the land and shall be binding upon all parties and persons claiming under them for a period of 30 years from the date of the recording hereof.

STATE OF MINNESOTA)
) ss.
COUNTY OF ISANTI)

The foregoing instrument was acknowledged before me this 29th day of July, 2004, by David P. Clark and Rita L. Clark, husband and wife.



Patty Twingstrom
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Jimmy A. Lindberg, I.D. No. 63290
LINDBERG & McKINNIS, P.A.
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(763) 689-9596

pjt/re/restrict/nyberg.cov

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