

215-419 Forest Lawn Estates

C/W
Indexed
Recorded
Mills Co

AMENDED RESTRICTIVE COVENANTS

COMES NOW Jeff Evans and Michelle Evans, as owners and officers of E. E. C. Inc. and state that they are the owners of all of the Lots within the subdivision of FOREST LAWN ESTATES, and as such hereby delete the Restrictive Covenants number 1-21, Recorded on the 17th day of August, 1995, in Book 211, Pages 819-821. Do hereby replace said covenants with the following:

1. All residences are to be constructed on the site. These residences are to be lumber and other common house building materials. Earth homes are permitted.
2. Each residence will contain a minimum of one thousand four hundred square feet of finished living area not including basements. All attached garages shall be a minimum two car-garage.
3. Any exposed foundations, block or concrete wall of more than eight inches in height, shall be faced with brick, stone or siding consistent with the siding of the residence. This does not apply to retaining walls that are not part of the residence.
4. All residences and buildings must be built at least 25 feet from any property line. This 25 feet constitutes an easement for needed utilities to the subdivision.
5. Septic systems are to comply with all State of Iowa regulations.
6. Each lot may contain one building separate from the home. This building must be consistent with the construction of the home and may not contain more than one thousand square feet nor be at a height of more than twelve feet at the lowest point of beginning of the roof line.
7. The exposed portion of any chimney must be brick or stone or construction with a type of building material that shows the quality and appearance of brick or stone. Chimneys may also be enclosed with siding materials consistent with the siding on the home.
8. No home in the FOREST LAWN ESTATES SUBDIVISION shall be mobile, modular home or of prefabricated construction.
9. All homes are to be single family dwellings.
10. No trailer, basement, tent, shack, garage, barn, or other outbuildings erected on a lot in the FOREST LAWN ESTATES SUBDIVISION shall at any time be used as a residence.

A/150A & 150B

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Peter S. G.

2159 Filed febr 22, 1996
 at 4:05 P.M.
 Recorded in Book 215-1
 page 419-421
 of Misc Records
 Mills County, Iowa
 ROBERTA DASHNER
 RECORDER
Roberta Dashner
 DEPUTY
 FEE. 15.00
 RMF 1.00

*Copies to Auditor,
Assessor, Abstract*

11. No structure in the Subdivision shall be occupied as a residence until all exterior construction is fully completed.
12. All fuel tanks must be located on the property so as to be the least visible as possible and enclosed on two or three sides as best suits the location.
13. No commercial business will be allowed.
14. The assembly, disassembly or general service work on machinery, trucks or cars may be done only in an enclosed garage or building.
15. Parking or storing cars, trucks, equipment or other machinery for longer than two weeks is prohibited. This will not prevent the interior storage of vehicles or equipment.
16. Each residence must use a commercial trash hauling service and must keep all trash and garbage out of sight or in proper container until the designated day of collection.
17. All driveways will be surfaced with a minimum of crushed rock or gravel.
18. Any pets kept in the FOREST LAWN ESTATES SUBDIVISION must be house-type pets, with the exception of horses. Each lot owner will be permitted a maximum of two horses. No farm livestock will be permitted. All pets must be contained unless supervised.
19. Nothing contained in this instrument shall in any way be construed as imposing on the proprietors any liability or obligations for enforcement of these rules and regulations. Any lot owner shall have authority to file for appropriate leave to enforce these rules.
20. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded. After this time these covenants may be change by a simple majority vote of the homeowners.




