

Harmony  
Homes  
Add

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Pg 331  
on  
5-23-57

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HARMONY HOMES, an Iowa Corporation ) RESTRICTIVE COVENANTS RELATING TO  
TO ) HARMONY HOMES ADDITION, AN ADDITION  
TO ) TO THE CITY OF COUNCIL BLUFFS,  
THE PUBLIC ) POTTAWATTAMIE COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS

THAT HARMONY HOMES, an Iowa Corporation, the proprietor of that Addition known as Harmony Homes Addition, an Addition to the City of Council Bluffs, Pottawattamie County, Iowa, for the purpose of establishing a general building plan covering said addition and for the protection of, and to the purchasers of, lots in said addition, hereby declares that the following protective covenants shall apply to and constitute a restriction as to all lots in said Harmony Homes Addition, an Addition to the City of Council Bluffs, Pottawattamie County, Iowa:

1. All lots described herein shall be used solely as residential lots for one and two family residences, and no structure shall be erected on any residential building lot other than one single family dwelling or two family dwelling, and not to exceed two stories in height and a one, two or three car garage.
2. No building shall be erected on any residential building plot nearer than 25 feet to nor farther than 35 feet from the front line, nor nearer than 5 feet to any side lot line.
3. No residential lot shall be resubdivided into lots of less than 50-foot width at the building line or less than 7,500 square feet of lot area, nor shall more than one residence be erected on any lot.
4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be permitted.

Covenants

5. The holder of each lot, vacant or improved shall keep his lot or lots free of weeds and debris.

6. No building shall be erected on any lot unless the design and location is in harmony with existing structures on the tract and does not violate any protective covenants. The minimum floor area for one-story dwelling shall be not less than 768 square feet, and in the case of a one and one-half or two-story structure, the ground floor area shall be not less than 672 square feet. In any case, no dwelling shall be permitted on any lot described herein having a ground floor square foot area of less than 672 square feet for a one-family dwelling or double said area for a two-family dwelling.

7. No noxious or offensive trade shall be carried upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

8. A perpetual easement is reserved over the rear five feet and over five feet along each side of each lot for installation and maintenance of utilities. This shall include the right to trim or remove trees as necessary to maintain reasonable clearances for the utility lines.

9. These Covenants are to run with the land and shall be binding on all the parties and all persons claiming under them for 25 years, at which time said Covenants shall be automatically extended for successive periods of ten years unless, by a vote of the majority of the then owners of the lots it is agreed to change the said Covenants in whole or in part.

10. If the parties hereto, or any of them, or their heirs, successors or assigns shall violate or attempt to violate any of the Covenants or Restrictions herein before 25 years, or any extension thereof, it shall be lawful for any other

person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

11. Invalidation of any one of these Covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

12. Harmony Homes, as the proprietor of Harmony Homes Addition, hereby agrees with the purchasers and prospective purchasers of lots in Harmony Homes Addition to convey all of said lot subject to the foregoing covenants.

HARMONY HOMES

BY Paul E. Warner  
PRESIDENT

AND Samuel Warner  
SECRETARY

STATE OF IOWA )  
                  ) ss.  
COUNTY OF POTTAWATTAMIE )

On this 16 day of May, 1957, before me, a Notary Public in and for said county, personally appeared Paul E. Warner and Samuel Warner to me personally known, who being by me duly sworn, did say that they are the President and Secretary respectively of said Harmony Homes, an Iowa Corporation; that the seal affixed to said instrument is the seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation, by authority of its Board of Directors, and the said Paul E. Warner, President

