Gary Jackson
2308 Jefferson Rd
Manchester IA
52057

DELAWARE COUNTY IOWA
FILED
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BOOK 1999 PAGE 897
DEBORAH L. RAYON
DELAWARE CO RECORDER
$ 11.00

Preparer Information | Mary Lou Tracey (Name) | 105 N. Franklin St. (Street Address) | Manchester (City) | 319/927-4925 (Phone)

RESTRICTIVE COVENANTS

RE: Lot Three (3), North Oak Subdivision being a subdivision of the Southeast Quarter of the Northeast Quarter ($SE\frac{1}{4}$-$NE\frac{1}{4}$) and part of the Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4}$-$NE\frac{1}{4}$)) of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 1999, Page 126.

We, Gary W. Jackson and Betty L. Jackson, husband and wife, owners of the above described real estate, hereby impose the following restrictions and covenants on said lot:

1. The use and maintenance of the driveway entrance shall be shared equally by the owners of Lot 3 and of Lot 2 of North Oak Subdivision.

2. The owners of Lot 3 of North Oak Subdivision shall keep the lot free of weeds and debris, nor shall any materials, junk, rubbish, trash, garbage or other waste be kept or stored on the lot, except that building materials may be temporarily stored for the purpose of immediate construction of a structure thereon, which such structure shall be completed in no more than a year from the time construction begins.

3. Unlicensed cars and trucks or cars and trucks not in operable condition shall not be stored in view of the public for more than 15 days.

4. Any fence built by the owners of Lot 3 of North Oak Subdivision on the property line of Lot 3 and Lot 2, shall be at the expense of the owners of Lot 3.

5. No animals of any kind shall be raised, bred or kept on Lot 3 of North Oak Subdivision, except that dogs, cats, or other ordinary household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes, nor shall any outbuildings be erected on this lot for the housing of any horses, cattle, sheep or other domesticated animals, other than normal household pets.

6. These covenants shall run with the land and shall be binding on all parties hereto, their heirs, successors and assigns, for a period of 20 years from the date hereof, and shall be automatically renewable for successive periods of 20 years unless a majority of the then lot owners agree to amend the covenants in whole or in part.

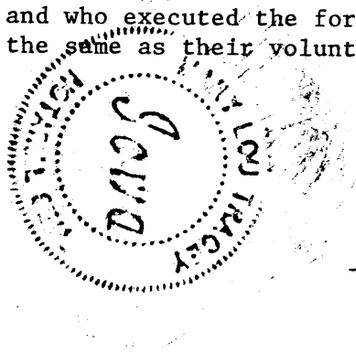
Dated at Manchester, Iowa, this 12th day of March, 1999.

Gary W. Jackson

Betty L. Jackson

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

On this 15th day of March, 1999, before me, the undersigned, Notary Public in and for said State, personally appeared Gary W. Jackson and Betty L. Jackson, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Mary Lou Tracey

Mary Lou Tracey, Notary Public and and for the State of Iowa.