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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By and Return to: Steven E. Carr, PO Box 333, Manchester, Iowa 52057 (563) 927-4164

COVENANTS

Kathleen Hart, a single person, is owner of the following described real estate:

Lot 1, Hart Second Subdivision, a Replat of Lots 1, 2 and 3 of Hart Subdivision in the NE1/4 of the SW1/4, Section 32, T89N, R5W in the City of Manchester, Delaware County, Iowa according to plat recorded in Book 2009, Page 4392.

and hereby imposes the following covenants on said real estate:

1. No portion of the property may be sold or leased to Three Rivers FS Co. Inc. or any other business involved in the propane industry to any extent.

Additional restrictions are placed on that portion of Lot 1 that lies north of the 203.44' line marked on the Plat that visually separates said portion from the rectangular shaped southern portion. These additional restrictions are as follows:

2. No structure of any kind may be built or placed on the property except for a single-family dwelling unit and any appurtenant structures thereto.

3. The property shall remain as green space only. It may be used for light agricultural tillable purposes and/or gardening.

4. No camping is allowed.

5. No campers, all terrain vehicles, go-carts, motorized bikes or any other motor vehicles may be used or parked on the property. This includes all work equipment and machinery.

6. No trade fixtures may be placed on the property.

7. No personal property may be placed on the property unless a single-family dwelling unit is constructed.

8. The following properties are protected by these covenants:

   Lots Four (4), Five (5), and Six (6) of Hart Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2007, Page 745; and lot Two (2) of Hart Second Subdivision, a Replat of Lots 1, 2, and 3 of Hart Subdivision in the NE ¼ of the SW ¼ Section 32, T89N, R5W in the City of Manchester, Delaware County, Iowa according to plat recorded in Book 2009, Page 4392.

9. These covenants shall run with the land and shall be binding upon all heirs, successors and assigns for a term of twenty one (21) years from the date these covenants are recorded. Any owner of the lots in paragraph #7 may (prior to the expiration of these covenants) file a verified claim pursuant to Iowa Code Section 614.24 to extend these covenants for an additional twenty one years.

10. These covenants may be amended by unanimous written consent of the lot owners in paragraph #7 with such amendment being recorded.

Dated this 23rd day of November, 2016.

Kathleen Hart

Kathleen Hart

STATE OF IOWA, DELAWARE COUNTY, ss.

This instrument was acknowledged before me on this 23rd day of November, 2016 by Kathleen Hart

STEVEN E. CARR
Commission Number 713328
My Commission Expires
October 30, 2019

S. E. Carr

Notary Public in and for State of Iowa