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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLEASE RETURN TO:
HAWKEYE ESCROW COMPANY
313 3RD AVE SE
CEDAR RAPIDS, IA 52401

Prepared by and return to: Steven E. Carr, 117 S. Franklin St., PO Box 333, Manchester, IA 52057;563-927-4164

Protective Covenants and Restrictions

Neuhaus Construction & Concrete, Inc. is the owner of Lot 3 and Lot 4 of K & L Robinson Estate Second Subdivision, a subdivision of Lot 2 of K & L Robinson Estate Subdivision Sec. 28, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa according to plat recorded in Book 2021, Page 1400 and hereby imposes the following covenants and restrictions on each lot which covenants and restrictions shall be binding on the present and future owners of each lot.

1. The premises of each lot shall be kept free of weeds and debris, and no material, junk, rubbish, trash, garbage or other waste shall be kept or stored, except that building materials may be temporarily stored for the purpose of immediate construction/repairs/renovations.

2. No vans, motor homes, boats or recreational vehicles shall be parked or maintained for more than 48 hours except within an enclosed garage.

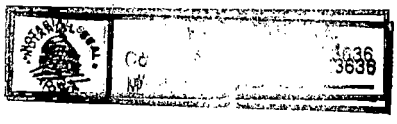
3. No vehicles other than those owned or operated by the residents and their guests may be parked or maintained on the premises. No commercial or secondary work vehicles may be parked overnight. Any parked vehicle must be operational.

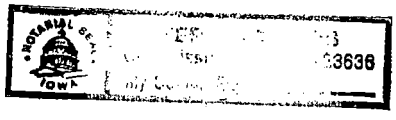
4. These covenants and restrictions may be enforced using any available legal or equitable remedies, including, by way of example only, affirmative or restrictive injunction. In the event of litigation to enforce these said covenants and restrictions, the prevailing party shall recover from the losing party all court costs and reasonable attorney's fees, as determined by the court, in addition to any other relief or recovery awarded by the Court.

5. 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. Either owner may, prior to the expiration of these covenants and restrictions, file a verified claim pursuant to Iowa Code Section 614.24 to extend these covenants and restrictions for an additional twenty-one years.

6. These covenants may be amended by unanimous written consent of the lot owners with such amendment being recorded in the records of the Delaware County Recorder.

Dated this 13th day of May, 2021.





Neuhaus Construction & Concrete, Inc.

Phil Neuhaus, President

By: Phil Neuhaus, President

STATE OF IOWA, DELAWARE COUNTY

This instrument was acknowledged before me on this 13th day of May, 2021 by Phil Neuhaus as President of Neuhaus Construction & Concrete, Inc.



Teresa Turnis

Notary Public in and for the State of Iowa