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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ Prepared By
Return to: Mark L. Smith, PO Box 230, Winterset, IA 50273; (515) 462-3731

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS**

THIS DECLARATION is made on the date set forth below by **Jamey Meyer and Jocelyn Meyer**, husband and wife, hereinafter referred to as **Declarant**;

WITNESSETH:

WHEREAS, Declarant is the owner of certain real estate in Madison County, Iowa:

Parcel "K" located in the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2020, Page 3346 on September 8, 2020, in the Office of the Recorder of Madison County, Iowa.

NOW THEREFORE, Declarant does hereby impose and subject this real estate to certain regulations, covenants, restrictions and easements as to the use and occupancy thereof.

These covenants are to run with the land and shall be binding on all successors in interest.

Use Restrictions.

Section 1. Use of Properties.

(a) All valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction, shall be observed. The responsibility of meeting the requirements of governmental bodies of all zoning and building authorities shall be met by the property owner.

(b) The property shall not be subdivided, partitioned, replatted or in any way divided so as to create more than one parcel of real estate.

(c) No mobile home or manufactured home, as defined in the Code of Iowa, shall be placed upon or erected on the property.

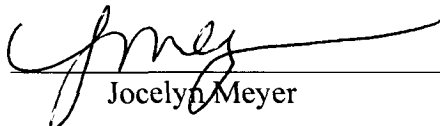
(d) The property must maintain a residential zoning classification. Commercial and Industrial uses are prohibited.

Section 2. **Enforcement.**

(a) If any person shall violate or attempt to violate any of the covenants, conditions or restrictions contained herein, it shall be lawful for any owner of any lot, tract or parcel that has a common boundary with this parcel to institute proceedings in law or in equity against the person or persons violating or attempting to violate any such covenants, conditions or restrictions, and to prevent or enjoin him or them from so doing or recover damages for such violation.



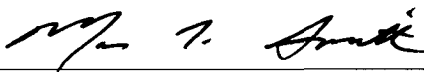
Jamey Meyer



Jocelyn Meyer

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 21st day of September, 2020 by Jamey Meyer and Jocelyn Meyer.



Notary Public in and for said State of Iowa

