

COVENANTS FOR THE NARROWMOOR ADDITIONS

First Addition

Recorded March 13, 1944 by Eivind and Aslaug Anderson, D. H. White, Registered Civil Engineer.

- A. No structure shall be erected, altered, placed or permitted to remain in on any residential building plat other than one detached single family dwelling not to exceed two stories in height, and a private garage. Nor shall any bill boards or other commercial advertising signs or displays be permitted within said subdivision.
- B. No building shall be located nearer to street or road lot line than 30 feet, nor nearer than 7 feet to any side lot line, except otherwise shown by building setback line on the recorded plat, provided however, wherever necessitated by grade conditions at the site a detached private garage may be located within ten feet of the street line. A garage so located shall be of masonry or stucco exterior construction. Note: Exception may be made to the setback line requirements where special grade conditions so require changes as to setback line requirements may be made provide written permission therefore is previously obtained from Eivind Anderson and file of record in the County Auditor's office.
- C. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 9,000 square feet, or a width of less than 60 feet frontage. No dwelling, costing less than \$5,500.00 shall be permitted on any lot in block number one, and on lots one to ten, inclusive in block 2. No dwelling, costing less than \$6,000.00 shall be permitted on lots 11 to 19, inclusive, in block 2. No dwelling, costing less than \$5,000.00, shall be permitted on any of the remaining lots in the subdivision. The minimum cost as heretofore said minimum cost on January 1, 1940. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1100 square feet, in case of one store structure, nor less than 980 square feet for 1 ½ or 2 story structures. That any dwelling or structure or alteration placed or erected on any lot in this subdivision shall be completed as to external appearance, including finished painting, within 6 months from date of commencement of construction and, unless public sewers are available, shall be connected to septic tank and field tile disposal system installed therewith, in accordance with the regulations of the Department of Public Health and Local Authority.
- D. Easements affecting lots nos. 5 and 6, Block no. 1 are reserved, as shown on the recorded plat, for utility installation and maintenance.
- E. No trailer, tent, shack, barn or other outbuilding shall be erected, permitted or maintained in the subdivision, nor used as a residence temporarily or permanently.
- F. No swine, goats, cattle or horses, poultry, rabbits or any species of livestock shall be kept or maintained on any lot for commercial purpose or otherwise. This is not intended to include household pets, no calculated to become and not becoming a nuisance to owners of, or inhabitants of said subdivision. Except that poultry and rabbits may be kept for private use.
- G. No part or parcel of land or improvement thereon shall be rented or released to or used or occupied, in whole or in part, by any person of African or Asiatic descent, nor by any person not of the white or Caucasian race, other than domestic servants domiciled with an owner or tenant and living in their home.
- H. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Third Addition

Recorded August 8, 1947 by Eivind and Aslaug Anderson, Burton W. Lyon and Virginia K. Lyon Jr., and Francis E and Eloise M. Ash. D. H. White Registered Civil Engineer.

- A. Except as otherwise herein specifically stated, no structure shall be erected, placed or permitted to remain on any residential building plat other than one detached single family dwelling not to exceed two stories in height, and a private garage.
- B. No barns, coops, shacks, tents, trailers or Quonset type of construction shall be permitted within the subdivision. Nor shall any species of livestock, such as goats, cattle, swine, horses, poultry or rabbits be kept or maintained for commercial purposes or otherwise. This is not intended to include household pets not calculated to become and not becoming a nuisance to owners, or inhabitants of said subdivision.
- C. No residential building shall be located nearer than 30 feet to the city street line at Fairview Drive, Fernside Drive, and Ventura Drive, nor nearer than 20 feet to street line at Aurora Ave. or Karl Johan Ave. Building setback line on Suspension Drive and on Sunray Drive shall be not less than 15 feet. Any other building setback not covered herein shall be as provided by City ordinance. Wherever necessitated by natural contours of grade conditions of the site, a private garage may be located 10 feet of the street line. A garage so located shall be of masonry, exterior construction and finish in light colored stucco, unless constructed from standard clay brick.
- D. No tall growing trees, such as Southern Poplar, Maple or any other similar species that would obstruct the panoramic view of the sound shall be planted or permitted to grow west of Fairview Drive, nor shall any commercial billboard be so located.
- E. All construction in Blocks No's. 2,3,4,8,9,10 shall be limited to one residential dwelling and a private family garage upon each lot, together with such lot fencing and other garden novelties as the owner may elect, not in conflict with specific restrictions here.

For the purposes of further community interest and protection, no dwelling structure having less than 1200 square feet of ground floor space, exclusive of open porches and garage, shall be erected or placed on the following residential lots: Lots 1,2,3 and 4 of Block two (2), all of the lots in Block three (3), lots 5,6 and 7, of Block nine (9), lots 1 and 8 of block ten (10) and lots 1 and w of Block fifteen (15). No dwelling structure having less than 1280 square feet of ground floor space, exclusive of open porches and garages shall be erected or placed on any lot of Block four (4), or lots 1, 2, 3 and 4 of Block nine (9), or lots 1 and two of Block fourteen (14). No dwelling structure having less than 1150 square feet of ground floor space, exclusive of open porches and garage, shall be erected or placed in Blocks one (1) and seven (7) or lots 5, 6 and 7 of Block two (2). No dwelling structure having less than 980 square feet of ground floor space, exclusive of open porches and garage, shall be erected or placed on lots 2, 3, 4,5,6 and 7 of Blocks ten (10), or lot 3 of Block fourteen (14). No dwelling structure having less than 1100 square feet of ground floor space shall be erected or placed on any of the remaining lots in the subdivision. The minimum representation cost of residential dwellings as herein referred to shall be estimated on basis of construction cost of similar structure in the year of 1940 as follows: 1280 sq. ft. zone - \$6,500; 1200 sq. ft. zone - \$6,000; 1150 sq. ft. zone - \$5,799; 1100 sq. ft. zone - \$5,200; and 980 sq. ft. zone - \$4,800. Any residential dwelling erected in the subdivision shall be completed within 6 months from date of commencement and maintained in good repair at all times thereafter, including roof and exterior painting.

Where public sewers are not available, sanitary disposal shall be made by septic tank and field tile disposal system in accordance with the regulations of the City Department of Public Health. The zoning restrictions and regulations of this paragraph are not intended to preclude, subject to the approval of City authorities from Blocks 7, 15 5, 6, 11 and 12 such structures of semi-residential designs known as duplexes, apartments and apartment courts, or such other structures commonly adopted to community centers, provided, however, that no such construction shall be placed or permitted