

RESTRICTIVE COVENANTS AGAINST
LOTS IN NEVIS-KOTHE ADDITION
TO THE CITY OF WATERLOO, IOWA.

WHEREAS, William H. Nevis and Eric H. Kothe, co-partners, own the following described real estate, situated in Waterloo, Iowa;

Lots One (1) to Eleven (11), inclusive in Nevis-Kothe Addition to the City of Waterloo, Black Hawk County, Iowa.

WHEREAS, the above named parties have an interest in and to the above described tracts of real estate and are desirous of restricting the use of said real estate.

NOW, THEREFORE, we, the above named parties of Black Hawk County, Iowa, do hereby agree with the owners of any other lots in said addition and with the Public that all of the above described tracts of real estate are restricted as follows:

(a) All lots in the tract shall be known and described and residential lots, and not any structure shall be erected on any residential building plot other than one detached single-family dwelling, not to exceed two stories in height, and a one or two car garage.

(b) No building shall be erected on any residential building plot nearer than 20 feet to nor farther than 21 feet from the front lot line, nor nearer than 5 feet to any side lot lines. The side line restriction shall not apply to a garage located on the rear one-quarter of a lot, except that on corner lots, no structure shall be permitted nearer than 10 feet to the side street line.

(c) No residential lot shall be resubdivided into building plots.

(d) No noxious or offensive trade 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.

(e) No race or nationality, other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

(f) No trailer, basement, tent, shack, garage, barn, or other out-building, erected in the tract shall at any time be used as a residential building, temporarily or permanently, nor shall any residence of a temporary character be permitted.

(g) No structure shall be moved onto any lot unless it shall conform to and be in harmony with existing structures in the tract.

(h) No building, the construction costs of which are less than \$3250 shall be permitted on any lot in the tract, and the ground floor square feet area thereof shall not be less than 624 square feet in the case of a one-story structure, nor less than 400 square feet in the case of a one-and-one-half or two-story structure.

(i) These covenants and restrictions are to run with the land and shall be binding on all persons claiming under them until June 1, 1965, at which time, said covenants shall terminate.

(j) If the parties hereto, or any of them, or their heirs, or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before June 1, 1965, it shall be lawful for any other persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(k) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this instrument, this 27 day of June, 1940.

William H. Mevis

Eric H. Kothe

STATE OF IOWA, County of Black Hawk, ss;

On this 27 day of June, 1940, personally appeared William H. Mevis and Eric H. Kothe to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

O. L. Winkler
NOTARY PUBLIC IN AND FOR BLACK HAWK COUNTY, IOWA.



STATE of IOWA, } ss
BLACK HAWK CO. }
Filed for record this 27 day
of June A.D. 1940 at
3:35 o'clock P.M. and recorded in
book 24 of final on page 489
O. L. Winkler Deputy
Rec. 90

O. L. Winkler

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