

STATE OF IOWA  
BLACK HAWK CO. 7 80  
Filed for record this 8th day of March, 1941, at 5:00 p.m. in book 27 of Msc 1 on page 463  
Paul Roberts, Recorder  
D. B. Deputy  
50¢

Indexed  
Compared  
Paged

RESTRICTIVE COVENANTS  
AGAINST LOTS IN FIRST ADD'N  
TO PROSPECT HILLS, IN THE CITY  
OF WATERLOO, BLACK  
HAWK COUNTY,  
IOWA

WHEREAS, Alice M. Campbell, owns the following described real estate, situated in Waterloo, Black Hawk County, Iowa,

Lots No. Thirty-one and Thirty-two (31-32)  
in First Addition to Prospect Hills, Black  
Hawk County, Iowa, and

WHEREAS, the above named party has an interest in and to the above described tract of real estate, and is desirous of restricting the use of said real estate,

NOW, THEREFORE, I, the above named party, 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 shall be restricted as follows:

(a) That no building or other structures, except residence, school houses, churches and other similar structures, shall hereafter be erected, reconstructed, altered, repaired or occupied within said restricted residence districts, without first securing from the city council a permit therefor.

(b) All persons and corporations who now own or shall hereafter acquire any right, title, or interest in any of the lots shall be taken and held to agree and covenants with the owners of the lots shown on said plat and with their or its successors, and assigns, to conform to and observe the following covenants, restrictions and stipulations as to the use thereof, and the construction of residences and improvements thereon for a period of 25 years from the date of the filing of said plat.

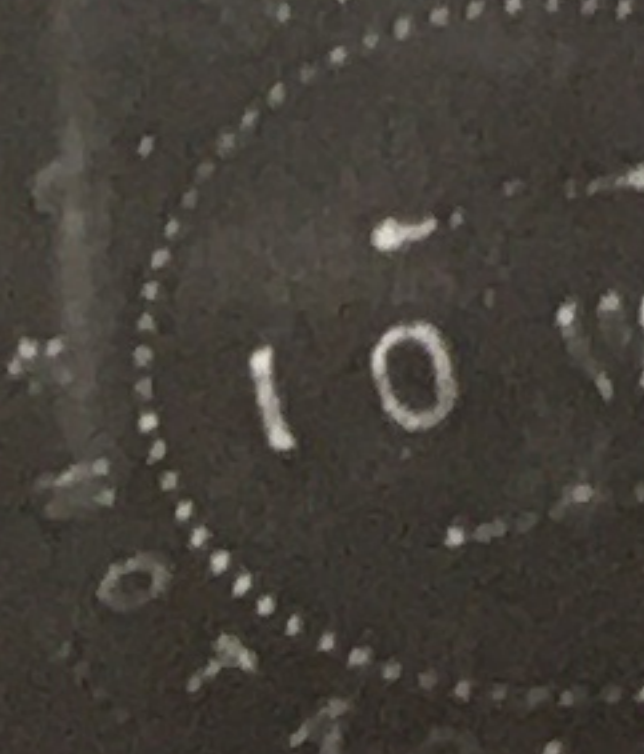
(c) None of said lots may be improved, used or occupied for other than private residence purposes and no flat or apartment house, although intended for residence purposes, may be erected or maintained thereon. Any residence or house erected or maintained thereon shall be designed for occupancy by a single family and not more than one residence shall be built on any one lot; however, this restriction shall not be held to prevent the rearrangement of lot lines and the combining of lots, but no residence shall be placed upon any lot having a street frontage of less than 60 feet. No lot or parcel of ground shall be sold to, rented to, leased to, or occupied by any person of other than the Caucasian race, but this restriction shall not apply to employment of domestic servants. No old or previously used building shall be moved onto any of the lots. No residence shall be erected upon any lot or parcel of ground which shall cost less than \$5000.00.

IN WITNESS WHEREOF, the party hereto, has executed this instrument, the 15th day of March, 1941.

Alice M. Campbell.

STATE OF IOWA, COUNTY OF BLACK HAWK: SS

On this 15th day of March, 1941, before me, a Notary Public in and for Black Hawk County, Iowa, personally appeared Alice M. Campbell, to me known to be the person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



Paul Roberts  
NOTARY PUBLIC

STATE OF IOWA  
BLACK HAWK COUNTY  
Filed for record this 8 day  
of May, A.D. 1941, at  
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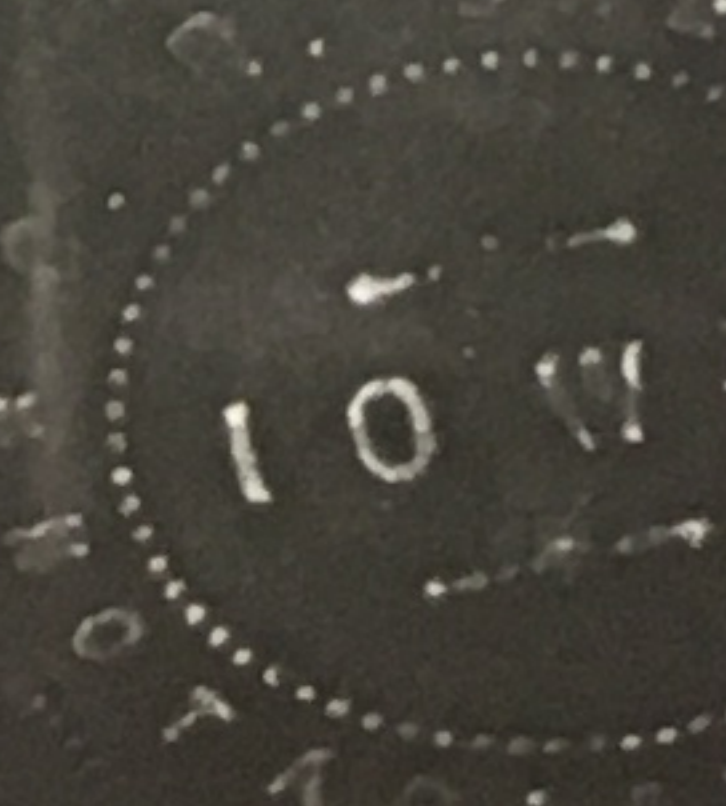
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[Signature]  
NOTARY PUBLIC