



SUNSHINE SUBDIVISION
 IN BLACK HAWK COUNTY IOWA
 1946

SCALE 1"=100'

E.E. SCHENK
 CIVIL ENGINEER AND
 LAND SURVEYOR
 WATERLOO, IOWA

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RESTRICTIVE COVENANTS

AGAINST LOTS IN SUNSHINE SUB-DIVISION IN BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That John Roof and Gladys Roof, his wife, of Waterloo, Black Hawk County, Iowa, the said John Roof being the owner of the following described real estate:

All that part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section No. Thirty (30), in Township No. Eighty-nine (89) North, Range No. Twelve (12), West of the Fifth (5th) Principal Meridian, lying Northeasterly of the right of way of the Illinois Central Railroad Company, and West of the right of way of the Waterloo, Cedar Falls and Northern Railway Company, in Black Hawk County, Iowa,

situated in Black Hawk County, Iowa, and having executed the plat known as SUNSHINE SUB-DIVISION IN BLACK HAWK COUNTY, IOWA, and having dedicated to the people the streets and alleys as shown on said plat, desire to place restrictions and protective covenants on the use and occupancy of the lots included in said plat for the use and benefit of the present owners and future grantees thereof.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the said John Roof for himself and grantees, administrators, executors, successors and assigns, hereby covenants that all of the lots in said addition shall be and are hereby restricted as to their use and occupancy in the manner hereinafter set forth so far as the same shall apply to each particular lot.

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

NOW, THEREFORE, the restrictions hereinbefore referred to shall be as follows, to-wit:

1. There shall be reserved for use of public utilities an easement of four (4) feet to the rear of each lot for the construction, maintenance and development of utility improvements.

2. No person other than a member of the Caucasian race shall own, rent, lease or occupy any of the property covered by this plat.

3. No outdoor toilets shall be permitted on any lot when sanitary sewage is available or when material, labor and outlets are readily accessible for cesspools.

4. 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 January 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 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 recover damages or other dues for such violations.

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

Dated at Waterloo, Iowa, this 25 day of September, 1946.

John Roof
Gladys Roof

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

On this 25 day of September, 1946, before me, a Notary Public, in and for Black Hawk County, Iowa, personally appeared John Roof and Gladys Roof, his wife, 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.

Witness my hand and official seal the day and year last above written.

B F Butler
Notary Public in and for
Black Hawk County, Iowa.



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COUNTY, I
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ATTEST:

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RESOLUTION OF THE WATERLOO CITY PLAN COMMISSION

BE IT RESOLVED BY THE WATERLOO CITY PLAN COMMISSION OF WATERLOO, IOWA:

WHEREAS, on this 25th day of SEPTEMBER, 1946, at a REGULAR meeting of the Waterloo City Plan Commission of the City of Waterloo, Iowa, the proposed plat of the SUNSHINE SUB-DIVISION IN BLACK HAWK COUNTY, IOWA, was presented for approval;

WHEREAS, the said proposed plat has been considered and should be approved;

NOW, THEREFORE, BE IT RESOLVED that the said plat be and it is hereby approved and it is recommended to the City Council of the City of Waterloo for its approval also and that the President and Secretary of this Commission be directed to certify a copy of this resolution.

ATTEST:

Craig H. Mosier
Secretary

Albert L. Drake
President

CERTIFICATE

Albert L. Drake, President, and Craig H. Mosier, Secretary, of the Waterloo City Plan Commission of Waterloo, Iowa, do hereby certify that the above and foregoing is a true, complete and correct copy of a resolution as passed and adopted by the said Commission on the 25th day of SEPTEMBER, 1946, and that this witness is made pursuant to the said resolution.

Dated this 25th day of SEPTEMBER, 1946.

Albert L. Drake
President

Craig H. Mosier
Secretary