

Plat of Klopfenstein's Subdivision

KNOW ALL MEN BY THESE PRESENTS: That we, Fred C. Klopfenstein and Myrtle P. Klopfenstein his wife, Warren S. Klopfenstein, dealing with his sole and separate property, and Clarence C. Klopfenstein, dealing with his sole and separate property, the owners of all of the real estate in the Plat of Klopfenstein's Subdivision, do hereby declare the following restrictions and covenants which shall run with all of said land and shall be binding on all parties and persons claiming under them until January 1, 1970, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said Klopfenstein's Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant an either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in now wise affect any of the other provisions which shall remain in full force and effect:

1. All lots in said plat shall be known and be described as residential lots. No structure shall be erected, altered, placed or be permitted to remain on any lot within 150 feet of the front line of said lot other than one detached single family dwelling unit not to exceed two stories in height and a private garage for not more than two cars.
2. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be a nuisance to the neighborhood.
3. No building shall be located nearer than 35 feet to the front lot line or nearer than 10 feet to the side lot line. No residential structure shall be erected or placed on any building lot which has an area of less than 16,000 square feet or a width of less than 111.5 feet.
4. No residential structure shall be erected or placed on any lot having a ground floor area of the main structure, exclusive of open porches and garages, of less than 1000 square feet.
5. No trailer, tent, shack, barn or other outbuilding of any kind whatsoever shall be erected on any of said lots within 150 feet of the front line thereof, and no trailer, basement, tent, shack, garage, barn or other outbuilding of any kind whatsoever shall at any time be used as a permanent residence nor temporarily for more than thirty days. Any dwelling or structure erected or placed on any lot shall be completed as to external appearance, including finished painting, within twelve (12) months from date of commencement of construction.

IN WITNESS WHEREOF those presents have been executed this 22 day of June,
1950

F. C. Klopfenstein
Myrtle P. Klopfenstein
Warren B. Klopfenstein
Clarence C. Klopfenstein

RECORDED: June, 1950

RECORDING NUMBER: 131045