

## Narrowmoor 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 on any residential building plat other than the 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 provided 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 1, 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 be not less than 1100 square feet in case of one story structure, nor less than 980 square feet for 1½ or 2 story structures. Than 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 Wealth 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, not 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 – [Stricken]

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.

- The End -