

DECLARATIONS OF THE CITY OF GOODHUE
ECONOMIC DEVELOPMENT AUTHORITY

Dated: December 27, 2017

The Economic Development Authority of the City of Goodhue, hereby makes the following declarations as to limitations, restrictions and uses to which all of the lots or tracts in the Swanson Heights Second Addition, in the City of Goodhue except Block 1, constituting said plat may be put, and thereby specifies that such declarations shall constitute covenants to run with the land provide by law, and shall be binding on all parties and all persons claiming under them and for the benefit of and the limitation on all future owners in said plat, these declarations are restrictions being designed for insuring the use of this plat of property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property and to maintain the desired tone of the area, and thereby to secure to such lot owners the full benefit and enjoyment of their home, with no greater restrictions on the free and undisturbed use of the lot than is necessary to insure the same advantages to other lot owners.

1. There shall only be one single-family residential dwelling constructed on any lots as above described. The single family residential dwelling, shall be new construction. No "double wide" trailers, mobile home, or pre-built homes shall be placed on these lots.
2. All home construction should be substantially completed within one year of the date said construction has commenced. All residence shall have a paved driveway with asphalt or cement, which should also be constructed within one year of construction. All homes shall have at least a 2 car garage, but no more than a 3 car garage.
3. There shall be no farm animals, inoperable or abandoned automobiles, mobile homes commonly referred to as trailer houses, travel trailers, or camper units allowed, erected, placed or permitted on the conveyed premises or any part thereof. This restriction shall not be interpreted to prevent the temporary storage or maintaining of a trailer, tent or camper unit for temporary purposes, and as long as it is not stored in a fashion that distracts from the general appearance of the neighborhood.
4. No noxious or offensive or hazardous trade or activity shall be carried on upon any lot, nor shall anything be done thereon to constitute a nuisance.
5. No sign of any kind shall be displayed to public view on any lot except on a professional sign advertising the property for sale or rent.
6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

7. Accessory storage structures shall be allowed and if they are 200 square feet or less, with sidewalls, not to exceed 8 feet and construction must be of the same material and siding as the house structure.
8. No "outside" wood burning stoves or other outside furnace type devices shall be allowed.
9. The minimum fair market value of the Property with improvements shall be as follows:

\$210,000 as determined by the Goodhue County Assessor's Office. A copy of the building application must be submitted to the City of Goodhue prior to approval of the building permit indicating the proposed value of the house.
10. The City of Goodhue has approved a "Grading Plan". Home construction must adhere to the specifications detailed by the "Grading Plan". At the sole discretion of the City of Goodhue and acting upon the advice of the City Engineer, construction may be allowed to vary from the "Grading Plan" provided that the variation does not adversely affect the neighborhood. Homes must be built on the designated pad areas of grading plan.
11. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, before which time said covenants may be extended for successive periods of ten years as provided by law unless an instrument signed by three-quarters (75%) of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
12. Invalidity of any one of these by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
13. Prior to the commencement of construction or digging of the basement, a silt fence shall be erected around the total perimeter of the lot where the house is being built. Such silt fences shall remain and be maintained until such time as the lawn area is either sodded or seeded. Such sodding or seeding shall take place within 12 months after the issuance of the building permit for construction.
14. All utility services shall be underground and no above ground storage tanks for fuel shall be allowed.

The above restrictions shall operate as covenants running with the land for the benefit of any and all persons who may hereafter own the property. All such persons are specifically giving the right to enforce these restrictions through any proceeding at law or in equity, against any person or persons violating or threatening to violate such restrictions and to recover any damage suffered by them for any violation thereof.