

## **WESTVIEW ADDITION RESTRICTIVE COVENANTS**

1. **LAND USE AND BUILDING TYPE.** All Lots shall be used for residential purposes only. No multi-family units. This portion of the Restrictive Covenants shall not be amended without approval of the City of Ireton. The Ireton Zoning Chairman shall have authority to enforce this section of the Restrictive Covenants
2. **DWELLING SIZE AND STRUCTURE PLACEMENT.** For any dwelling of more than one story, the ground floor area of the main structure shall not be less than 950 square feet, exclusive of open porches, basements and garages. Any one-story dwelling erected shall have a minimum of 1,350 square feet on the ground level. All structures must have a roof pitch of 5/12 or more.
3. **GARAGE AND STORAGE SHEDS.** All dwellings must include at a minimum an attached double stall garage. No unattached garages are permitted. Small storage sheds not exceeding 180 square feet and being of new construction are permitted behind the structure. Exterior of storage shed must match exterior of dwelling.
4. **PORTABLE STRUCTURES.** No existing homes, mobile homes, or modular homes can be moved into the development. All structures must be constructed onsite and adhere to the City of Ireton building code. Pre-built stick homes must meet Ireton Zoning Board approval.
5. **TEMPORARY STRUCTURES AND LIVING QUARTERS.** No trailer, basement, tent, garage, or any other building erected or placed on the property shall at any time be used as a residence, temporary or permanent.
6. **MAINTENANCE.** The titleholder of each lot or tract, vacant or improved, shall be responsible for maintaining the property. This requires owners to keep their lots free of weeds and debris, and to keep any sidewalks free of snow and ice. The City of Ireton has the discretionary right to hire someone to remedy the situation at owner's expense.
7. **DIRT REMOVAL.** No dirt shall be sold or removed from Westview Addition. If property owners have excess dirt they must contact the City of Ireton, and the excess dirt will be removed for them. All rights to excess dirt are retained by the City of Ireton.
8. **MUNICIPAL ZONING.** Should municipal zoning of the City of Ireton provide for greater restrictions than these covenants, such zoning shall take priority over these restrictive covenants.
9. **OWNER OCCUPIED.** All premises in this subdivision shall be owner occupied. Rental of property shall only occur after having the property listed for sale for 180 days. No portion of residences can be rented as an apartment.

10. **PROHIBITED VEHICLES.** The repair or modification of motor vehicles in a driveway, or on the property outdoors is prohibited. Owners shall not be permitted to store boats, motor homes, trucks, or trailers of any kind outside in front of the dwelling. Such items may be stored along side or behind the dwelling on a concrete or gravel pad year round. Recreational vehicles and boats will be allowed to be parked in front of the dwelling during the appropriate season.

11. **NO NOXIOUS OR OFFENSIVE ACTIVITY IS PERMITTED.** No noxious or offensive activity shall be carried on upon any lot or lots, nor shall anything be done thereon which may be considered or become an annoyance or nuisance to the neighborhood.

12. **LIVESTOCK.** No animals or livestock of any kind shall be raised, bred, or kept on any lot except a dog or a cat as a household pet provided they are not kept, bred, or maintained for commercial purposes.

13. **HOME BASED BUSINESS.** Any home based business may not generate traffic in greater volumes than would normally be expected in a residential area.

14. **FENCES.** Any homeowner who wishes to have a fence must have it constructed of wood, vinyl, or composite material. No electric, barbed wire or any other fencing that may cause harm to a child may be used unless it is used inside of a wooden, vinyl, or composite fence.

15. **GENERAL PROVISIONS.** These covenants are to run with the land and shall be binding on all parties and all persons claiming an interest therein. These covenants can be amended any time provided 9 or more of the 12 lot owners sign a petition to change the covenants. Petition must conform to all city ordinances and must be filed with the City of Ireton.