Lot #: _____

Name: _____

Covenant Clause Description - Northern Acres 1st Addition

CVNT #	
1	Is your structure a single family or twin home? Note: Lots 1, 2, 3 of block 3 Single-family or multi-family. Lot 4 only used for multi-family. Yes ____ No ____
2	Approval of Plans. Submit building plans and setbacks prior to construction for approval by the LEDC Board. Date submitted _____
5	Will your structure comply with the 25' front setback, 6' or more side setback with required street setback 25 feet, and 30' or 20% of rear setback, whichever amount is smaller? Yes ____ No ____
6	Do you agree that your lot will not be subdivided, replatted or enlarged for an accessory building? Yes ____ No ____
8	Minimum square feet on ground floor of 1,300 sf excluding garage. Multi-level or two-story home structure with not less than 1,000 square feet on the main floor excluding garage. Square footage without garage _____ Garage square footage _____
10	Adequate liability insurance at all times after closing while lot is vacant or under construction. Yes ____ No ____
14	All house and/or multi-family structure exteriors shall have lap siding of cedar, redwood or textured hardboard. Brick or stucco are acceptable exteriors with Developer approval. Each house or multi-family exterior shall have minimum of 100 square feet of brick or stone approved by Developer. Siding type _____
14	Exterior color will be neutral or in earth tones. Exterior color _____
15	All shingles shall have a minimum life of thirty (30) years and shall be in earth tones with print and color approved by Developer. Wood and cedar shakes are acceptable roofing material. No corrugated steel roof materials. Steel granular shingles are permitted. Shingle type _____ Shingle color _____
15	Roof pitch will be at least five (5) feet to every twelve (12) feet. Yes ____ No ____
16	Basement will be concrete, poured or block, and no wood foundations will be allowed. Basement type _____
17	Residential sidewalks shall be at least four (4) feet wide and four (4) inches thick and each section shall be no more than six (6) feet in length. Agree ____
18	All houses will have a minimum two-stall attached garage. Two-car ____ Three-car ____
19	Home must have concrete driveway running from the street to the home. Agree ____
20	Accessory building on any lot with a dwelling shall not exceed 144 square feet (12x12) and matching the residential dwelling. Agree ____
21	No fence or hedge shall be erected nearer the street than the building setbacks. Wood, 100% vinyl or vinyl dipped chain link will be permitted. Agree ____
22	Sump pump water must be piped to the sump pump collection system available for each lot. Agree ____
23	No changes to engineering grading are permitted. Agree ____
26	Once a lot is purchased, the owner must have an assessable residence within three (3) years of purchase. Agree ____
	I have applied for a building permit from the city and I have been approved. Yes ____ No ____

Please answer all questions before submitting.

Date Submitted _____

Homeowner Name:_____ Builder Name:_____

Homeowner Signature:_____ Builder Signature:_____