

Kirk's Wabedo Park Covenants

DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR

KIRK'S WABEDO PARK

THIS DECLARATION, Made on the date hereinafter set forth, by KDZ Corporation, a Minnesota Corporation, hereinafter referred to as Declarants:

WHEREAS, Declarants are the owners of certain property in Cass County, Minnesota, more particularly described as follows:

Lots 1 through 13, Block 1, Lots 1 through 6, Block 2, and Outlots A, and, B, and C, KIRK'S WABEDO PARK

WHEREAS, Declarants desire to provide for the preservation of values, amenities, and environmental quality in the above development and to this end desire to subject the real property above described to the covenants, conditions, and restrictions hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof as hereinafter provided.

NOW, THEREFORE, Declarants hereby declare that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions which shall run with the real property and be binding on all parties having any right, title and interest in the above described premises, their heirs, successors, and assigns.

Said restrictions, covenants, conditions and easements shall inure to the benefit of each owner of said real estate to the extent provided in this declaration.

1. Minimum size dwellings must be 480 square feet in size exclusive of the basement.

2. Exterior of construction, including painting and staining, must be completed within two years from the start of construction, except as modified by item #5 below.

3. No trailers, campers, tents, motorhomes, camper trailers, or other type of recreational vehicle shall be used as a permanent residence. This restriction will not prohibit their use under the following circumstances:

- a. Private use of the owners for vacation purposes prior to building a permanent residence.
- b. May be stored on the premises after construction of a permanent residence.

4. No metal sided mobile homes shall be permitted upon the property unless they have an earth tone finish. Wood sided mobile homes shall be permitted, it being the intention that all buildings shall blend in with the natural scenic beauty of the surrounding area.

5. Use of a basement home as a permanent dwelling shall be permitted for a period not to exceed five years from the construction of said basement. Within the five year period the remainder of the structure must be completed. This restriction is not intended to prohibit an earth shelter home designed for energy efficiency.

6. No garbage, trash, car bodies, or other refuse shall be thrown or dumped on any land within the development.

