

BROOKSIDE MEADOWS WEST SECOND ADDITION

Declaration of Protective Covenants

WHEREAS Warpeha Limited Partnership is the owner of the real property located in Sherburne County Minnesota, legally described as BROOKSIDE MEADOWS WEST SECOND ADDITION according to the plats thereto on file and of record in the office of the Sherburne County Recorder in Sherburne County, State of Minnesota.

WHEREAS, it is the intention of Warpeha Limited Partnership to create a community of compatible and complimentary single family residential homes for the benefit of the residents of BROOKSIDE MEADOWS WEST SECOND ADDITION.

THEREFORE, Warpeha Limited Partnership makes this Declaration the 1st day of September, 2006, hereby imposing upon and subjecting all of the lots in BROOKSIDE MEADOWS WEST SECOND ADDITION, including Lot 1 Block 1, Lot 2 Block 1, Lot 3 Block 1, Lot 4 Block 1, Lot 5 Block 1, Lot 6 Block 1, Lot 1 Block 2, Lot 2 Block 2, Lot 3 Block 2, Lot 4 Block 2, Lot 1 Block 3, Lot 2 Block 3, Lot 3 Block 3, Lot 4 Block 3, Lot 5 Block 3, Lot 6 Block 3, Lot 7 Block 3, Lot 8 Block 3, Lot 1 Block 4, Lot 2 Block 4, Lot 3 Block 4, Lot 4 Block 4, Lot 5 Block 4, Lot 1 Block 5, Lot 2 Block 5, Lot 3 Block 5, to the following covenants and restrictions.

1. Land use and building type. Each lot shall be used exclusively for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single family dwelling and attached private garage for not less than two (2) cars. Any additional detached structures must be of new construction consistent with the style, materials and quality of the residence and must be approved by the Architectural Control Committee. Outbuildings are not permitted on lots 2 and 3 of Block 1.
2. Architectural Control. No building shall be erected, placed or altered on any lot until the construction plans and specifications and site plan showing the location of the structure have been approved by the Architectural Control Committee as to the quality of the workmanship and materials, harmony of the external design with the existing structures, external colors, and as to location with respect to topography and finished grade elevation. No fence or wall shall be erected, placed, or altered on any lot unless approved by the Architectural Control Committee.
3. Quality and Size. All structures shall be of new construction and shall comply with all applicable ordinances, statutes, and regulations. All homes must have

a minimum appraised value, including lot and landscaping of \$250,000 within one year from the date of the building permit. All driveways shall be constructed of either concrete, asphalt or another acceptable architectural landscape material approved by the Architectural Control Committee.

4. Nuisance. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. All structures and landscaping on any lot must be maintained in a neat condition appropriate to the character of the neighborhood. No poultry, livestock, or animals may be kept on any lot except a maximum of two (2) dogs and three (3) cats per residence. No animal shall be housed on any lot for breeding purposes. No accumulation of junk, garbage, junk cars, or debris may be maintained on any lot.
5. Motorized Vehicles and Other Equipment. No storage of commercial, structural, recreational vehicles, trailers, boats and other like equipment or materials shall be permitted upon any lot where such equipment or materials can be viewed from the street or adjacent lots.
6. Temporary Structures. No structure of a temporary character, trailer, manufactured home, basement, tent, shack, garage, barn or other building shall be used on any lot at any time as a residence whether temporarily or permanently. The construction time of any structure permitted to be erected upon any lot shall not exceed one year from the date of the building permit.
7. Term. The covenants and restrictions set forth herein shall bind the property for a period of thirty (30) years from the date of recordation of this Declaration, at which time the covenants shall expire unless renewed by the owners of a majority of the lots for a period of time designated by such owners.
8. Construction. This Declaration shall be construed under the laws of the State of Minnesota. Invalidation of any one of these covenants or restrictions by judgment or court order, or otherwise, shall in no way affect the validity of any other provision.
9. Enforcement. If there is a violation or an attempt to violate any of these covenants or restrictions, the Architectural Control Committee or any person owning real estate in BROOKSIDE MEADOWS WEST SECOND ADDITION may bring suit in law or equity for damages or injunctive relief or both. In addition to damages and injunctive relief, any person found to have violated any of these covenants shall be liable for the attorney fees and other costs necessarily incurred to obtain damages or injunctive relief.
10. Amendments. These covenants may be amended at any time by an instrument approved by Warpela Limited Partnership or at such time that

The foregoing instrument was acknowledged before me this 1st day of September, 2006 by Paul R. Warpcha, the general partner of Warpcha Limited Partnership under the laws of the State of Minnesota on behalf of the Partnership.

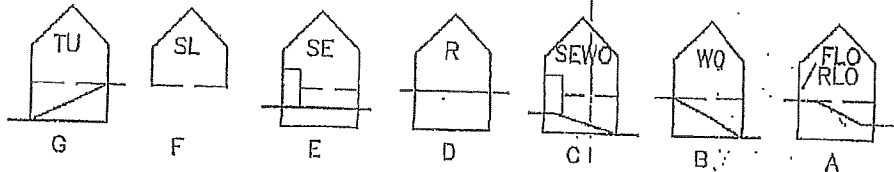
Drafted by Paul R. Warpcha
8807 - 70th Avenue
Milaca, Minnesota 56353

BLOCK	LOT	LOW FLOOR	LOW ENTRY	HOME TYPE
1	1	979.0	984.0	E, F
	2	979.0	983.0	E, F
	3	980.0	983.0	E, F
	4	980.0	987.0	D, E, F
	5	978.0	985.0	A, C, D, E, F
	6	978.0	985.0	A, C, D, E, F
2	1	978.0	986.5	D, E, F
	2	978.0	983.0	E, F
	3	978.0	983.0	E, F
	4	979.0	983.0	E, F
3	1	979.0	982.5	E, F
	2	978.0	983.0	E, F
	3	978.0	983.0	A, C, D, E, F
	4	977.0	983.0	D, E, F
	5	977.0	984.0	D, E, F
	6	977.0	985.0	A, C, D, E, F
	7	977.0	986.0	A, C, D, E, F
	8	977.0	986.0	A, C, D, E, F
4	1	977.0	986.0	A, C, D, E, F
	2	977.0	986.0	A, C, D, E, F
	3	977.0	986.0	A, C, D, E, F
	4	977.0	984.0	C, D, E, F
	5	977.0	983.0	D, E, F
5	1	976.5	985.0	E, F
	2	976.5	986.0	E, F
	3	975.5	980.0	A, C, E, F

* OTHER HOME TYPES MAY BE POSSIBLE WITH REVIEW OF LOCATION AND GRADING

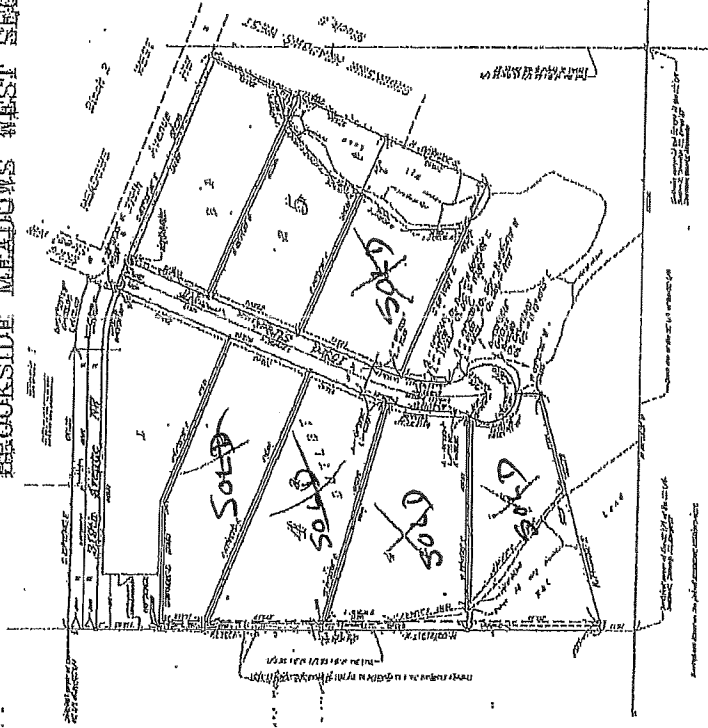
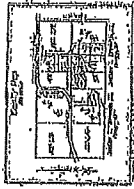
HOUSE TYPES AND STYLES

- RLO/FLO** FRONT LOOKOUT OR REAR LOOKOUT. FLO OR RLO THIS INCLUDES DWELLINGS WITH THE BASEMENT FLOOR LEVEL APPROXIMATELY 8' BELOW GRADE AT ITS DEEPEST WITH THE SURROUNDING GRADE SLOPING DOWN TO APPROXIMATELY 4' ABOVE THE BASEMENT FLOOR LEVEL.
- R** RAMBLER. R THIS INCLUDES DWELLINGS WITH THE BASEMENT FLOOR LEVEL APPROXIMATELY 4' BELOW GRADE WITH THE SURROUNDING GRADE APPROXIMATELY LEVEL. THIS WOULD INCLUDE TWO STORY'S AND MANY 4 LEVEL DWELLINGS.
- SE** SPLIT ENTRY. SE THIS INCLUDES DWELLINGS WITH THE BASEMENT FLOOR LEVEL APPROXIMATELY 4' BELOW GRADE WITH THE SURROUNDING GRADE APPROXIMATELY LEVEL.
- SEWO** SPLIT ENTRY WALK OUT. SEWO THIS INCLUDES DWELLINGS WITH THE BASEMENT FLOOR LEVEL APPROXIMATELY 4' BELOW GRADE AT ITS DEEPEST WITH THE SURROUNDING GRADE SLOPING DOWN TO THE LOWEST FLOOR LEVEL.
- TU** TUCK UNDER. TU THIS INCLUDES DWELLINGS WITH THE BASEMENT FLOOR LEVEL APPROXIMATELY 8' BELOW GRADE AT ITS DEEPEST WITH THE SURROUNDING GRADE SLOPING DOWN TO THE LOWEST FLOOR LEVEL IN THE FRONT OF THE DWELLING.
- WQ** WALK OUT. WQ THIS INCLUDES DWELLINGS WITH THE BASEMENT FLOOR LEVEL APPROXIMATELY 8' BELOW GRADE AT ITS DEEPEST WITH THE SURROUNDING GRADE SLOPING DOWN TO THE LOWEST FLOOR LEVEL IN THE REAR OF THE DWELLING.
- SL** SLAB, NO BASEMENT



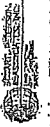
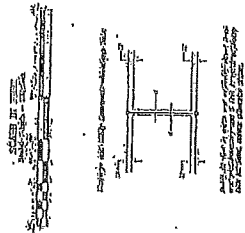
BROOKSIDE MEADOWS WEST SECOND ADDITION

Map No. 100
City of Chicago, Illinois



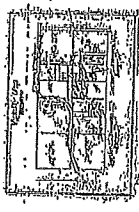
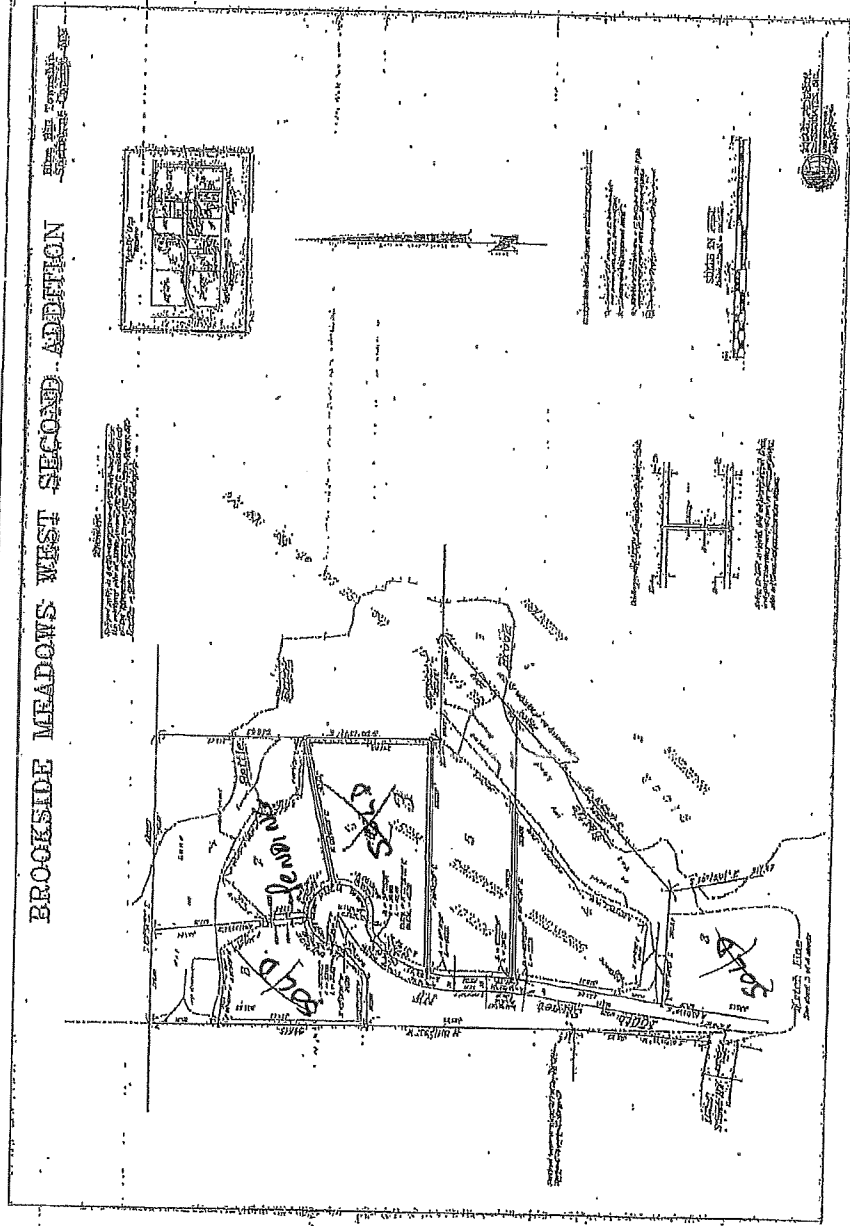
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10/10/2013 BY 60322 UCBAW/STP/STP

- 1. All lots shown on this map are subject to the provisions of the Chicago Zoning Ordinance.
- 2. All lots shown on this map are subject to the provisions of the Chicago Building Code.
- 3. All lots shown on this map are subject to the provisions of the Chicago Fire Code.
- 4. All lots shown on this map are subject to the provisions of the Chicago Health Code.
- 5. All lots shown on this map are subject to the provisions of the Chicago Sanitary Code.



Vertical lines and text on the right side of the page, possibly a title block or additional notes.

BROOKSIDE MEADOWS WEST SECOND ADDITION



Scale: 1" = 100'

North Arrow

Legend

- Water Main
- Sewer Main
- Public Utility
- Proposed Street
- Proposed Lot
- Proposed Building Footprint

Blank lines for notes or additional information.