

Hoover Trail Addition - Price Sheet

Lot # Price

88 \$46,900

January, 2019

Prices and availability subject
to change without notice.

Sevig Development, L.C.

P.O. Box 409 – 400 Highway 151 E.
Walford, IA 52351
(319) 846-5550 Phone – (319) 846-2713 Fax

Date: November 1, 2008

Basement Excavation Price Sheet Hoover Trail, Cedar Rapids, IA

All Basements **\$2,900.00**

Price Includes: One basement lay-out – Water & Sewer Hookup

Stoop & Garage Backfill

Trucking and Lime or sand will be charged by the ton.

Basement Foundation Backfill and Grading

Will be charged on an hourly basis.

Additional Dirt may be hauled in or removed for an additional charge.

NOTE: Schrader Excavating & Grading LLC. Digs ALL basements in our subdivision with NO EXCEPTIONS.

Shane Schrader can be reached at 319-845-3061.



Doc ID: 007469950003 Tvs: GEN
Recorded: 09/06/2005 at 02:20:38 PM
Fee Amt: \$17.00 Page 1 of 3
Revenue Tax: \$0.00
Instr# 20080008114
Linn County Iowa
JOAN MCCALMANT, RECORDER

BK 6075 PG 158-160

RESTRICTIVE COVENANTS

THE UNDERSIGNED, being the Owners in fee of Lots 1 through 117 inclusive, "Hoover Trail First Addition in the City of Cedar Rapids, Linn County, Iowa", in order to establish and maintain the residential character of each of said lots, do hereby covenant and agree with persons who said lots or any one of several of said lots, or any right, title or interest herein of any nature whatsoever, regardless of the use of said Lots is restricted and the sale of said Lots 1 through 117 inclusive are subject to the following covenants:

1. All lots described herein shall be known, described and used as residential lots with one single family dwelling not to exceed two stories in height and two or three car garages. There shall be no detached garages, but there may be one detached structure per lot for a storage building not to exceed one hundred and fifty (150) foot in area and only one story in height. This detached structure shall be of the same design and architectural character as the house. No metal buildings of any kind shall be placed on or erected anywhere on any of the above said lots.
2. It is the intention and purpose of these covenants to assure that all dwellings will be of high quality, design, workmanship and materials approved by the owners herein.
3. No modular home or log home shall be placed on any of the lots herein.
4. All houses shall be built on site and be of similar architectural design and character as the rest of the residential buildings in the subdivision.
5. No building shall be erected on any residential building lot without complying with the Cedar Rapids City Ordinances regarding set backs on side, front and rear lot lines. These set backs, as understood by the Developer are: Front yard: 30 feet; side yard: 5 feet; rear yard: 30 feet; and corner side yard: 15 feet. On corner lots, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of three and ten feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines fifty feet from the point of the intersection. Building lines shown on the plat approved by the City Council of Cedar Rapids on the 3rd day of August, 2005, shall control if different from the foregoing.
6. No structure of any kind shall be erected on any lot unless the plans therefore, or plans for elevations, grading and drainage, are first approved in writing by the Developer or its designated representative, and the designs and locations of the buildings on said lots in said addition do not violate any of the restrictions herein contained, and no dwelling on adjoining lot shall be constructed having similar exterior fronts, styling or design which would cause them to appear to be duplicates of the same structure. No dwelling on any lot shall have a living space exclusive of garage of less than:
 1. In the case of a two bedroom, one story ranch, one thousand five hundred (1,500) square feet.
 2. In the case of a split level, split foyer or two story structure, one thousand eight hundred (1,800) square feet.
 In any case, each building shall have a brick or stone exterior that will cover at least 20% of the front of the dwelling, including any attached garage.
7. No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any part of the property and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. The owner of each lot, whether vacant or improved, shall mow the grass at reasonable times

during the growing season and shall keep said lot or lots free of weeds and debris. All property owners shall maintain the exterior of their homes in a neat and sightly manner.

8. No antenna or other building accessory shall be erected, altered or placed which is more than ten feet above the highest point of the building to which it is attached. There shall be no more than one antenna per lot without prior, written approval from the Developer.
9. Satellite dishes shall be located so as to not be clearly visible from a street in the Addition. A satellite dish shall have a maximum diameter of twenty-four inches and shall have a mesh design. There shall be no more than one satellite dish per lot without prior, written approval of Developer.
10. No obnoxious or offensive trade shall be carried upon on any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
11. The builder or owner who constructs a single family dwelling on any lot in this subdivision shall be responsible for all sidewalks required by city ordinances.
12. A perpetual easement is reserved over the rear lot lines and along said lot lines as shown by the recorded plat for utility installation and maintenance and/or sidewalks. There shall be no fences, buildings, large plantings or other obstructions upon or under the property covered by these easements, so that access is available to any equipment necessary for construction, reconstruction or maintenance of utilities and/or sidewalks located on said easement.
13. All structures placed on said lots shall be of new materials.
14. No trucks, trailers or other commercial vehicles rated larger than one ton pickups shall be maintained or parked overnight for any purpose in this addition. The builder/developer shall be able to maintain and park such vehicles until such time as the addition is completed.
15. All or any part of recreational vehicles, campers and motor homes cannot be stored or parked in front of dwelling for longer than thirty-six (36) hours. However, such vehicles may be parked or stored on adjoining concrete pads on the side of the building where the garage is located. No residence shall have more than one drive leading to a garage or for parking vehicles.
16. No inoperable, dismantled, or wrecked motor vehicles, automobiles, trailers, or any other vehicles or machinery or parts thereof, including scrap metals or other scrap materials shall be permitted to be upon or remain upon any part of the property within the addition.
17. Any outdoor pet facilities shall require the prior approval of the Cedar Rapids City Council or the Building & Zoning Department. It is understood that any pet making a continual disturbance violates these restrictive covenants.
18. No lot shall be subdivided.
19. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 2019, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of majority of the then owners of said lots it is agreed to change the said covenants in whole or in part.
20. The record owners in fee simple of the residential lots in the Addition may revoke, modify, amend or supplement, in whole or in part, any or all of the covenants and conditions contained in this Declaration and may release the real estate, or any part thereof, from the covenants, but only at the following time and in the following manner:

- a. Any such change or changes after the full development of the Addition and prior to a date twenty-one years after the recording of this Declaration shall require the approval of 80 % of the owners of all of the lots in the Addition.
 - b. Any such modification shall be effective only if expressed in a written instrument or instruments executed and acknowledged by each of the consenting owners and recorded in the Office of the Recorder of Linn County, Iowa. Upon and after the effective date of any such change or changes, the change or changes shall be binding upon all persons, firms and corporations then owning property in the Addition and shall run with the land and bind all persons claiming by, through or under any one or more of them.
 - c. Notwithstanding the above, any such change or changes shall require the consent of the Developer as long as it is the legal titleholder to any lot in said Addition.
21. If the undersigned or their heirs, successors or assigns shall violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any other of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent such party from so doing or to recover damages or other dues from such violation.
22. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Dated at Cedar Rapids, Iowa, this 23 day of June, 2005.

Gordon Sevig
Developer

Shirley Sevig
Developer

STATE OF IOWA, COUNTY OF LINN) ss:

On this 23rd day of June, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Gordon C Sevig and Shirley A Sevig, husband and wife, to me personally known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed

Janelle M. Schmidt

NOTARY PUBLIC - STATE OF IOWA

