

1. Use of Premises: The use of the premises shall be restricted to one private residential dwelling per lot. All homes must be set square on the lot at a height of 18 " above grade, unless otherwise approved by the village board. All other uses fall under conditional use permits.
2. Temporary Dwelling: No person shall at any time live in any basement constructed, and no person shall live in any trailer or garage on this property.
3. Garage: In addition to the residence, a garage and /or accessory building must be built according to our ordinance.
4. Livestock: No animals, poultry, pigeons, or livestock shall be raised, bred or kept on this property.
5. Trucks: No truck larger than a one ton truck shall be parked or garaged anywhere on the property, except for parking in the course of making trade deliveries.
6. Signs: No signs shall be placed on said premises having a size greater than 6 inches by 20 inches, except that "FOR SALE" signs may be erected when any of the real estate is for sale.
7. Boats / Campers: Only one boat and/or camper may be parked outside of the premises.
8. Buildings: No buildings shall be moved onto any lot. All dwellings shall be of new construction.
9. Building Completion: Within one year after the commencement of construction of any dwelling, the following shall be completed: The exterior of the dwelling, and grading, leveling and seeding of the entire lot.
10. Easements: Easements for installation and maintenance of public utilities will be given.
11. Building Size: All one story dwellings to be constructed shall consist of a full basement with a minimum height of 7 feet and a ground level providing 1500 square feet of living space. All two story or other dwellings to be constructed shall consist of a full basement with a minimum height of 7 feet, with a ground level providing 1200 square feet, with a minimum total square footage of 1700 square feet. All plans to be approved by the village board.
12. Driveways: per our village ordinance, unless on Main Street (County G) where a county permit must be obtained. All culverts must be a minimum of 18 inches in diameter.
13. **ALL EXCEPTIONS TO THIS COVENANT MUST BE APPROVED BY THE VILLAGE BOARD.**
14. A Village Utility Permit must be obtained for all new construction with private well and septic on any remote physical site. Remote physical sites being defined as any location without direct access to the right-of-way frontage to village water/sewer system AND at least 400 feet from any existing water/sewer laterals AND not lying within the village well-head circle radii. Cost of the permit shall be \$25.00. If granted this permit, a letter shall be signed by the homeowner stating that if the village water/sewer becomes available to this site, the present system shall be abandoned and connection will be made to the village service within one year.

THIS BUILDING COVENANT IN EFFECT FOR THE VILLAGE OF ST. CLOUD

ADOPTED THIS \_\_\_\_\_ 5TH \_\_\_\_\_ DAY OF \_\_\_\_\_ JULY \_\_\_\_\_, 2005.

Changes in #11 adopted this 1<sup>st</sup> day of July 2009

Addition of #14 adopted this 8<sup>th</sup> day of April 2014