

RESTRICTIVE COVENANTS

The real estate shall be conveyed subject to the following restrictions, which are for the purpose of protecting the value and desirability of the real estate and which shall run with the real estate and be binding on all parties having any right, title, or interest in the real estate or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof:

- A. There shall be no construction of a structure that could be used for residential purposes on the real estate.
- B. There shall be no construction of a confinement animal feeding operation on the real estate.
- C. There shall be no mining operations or removal of any sand, rock, limestone, or other mineral products in, on, under, or from the real estate.
- D. These covenants and restrictions are to run with the land and shall be binding upon all parties and all persons claiming thereunder for a period of ten years. Prior to expiration of the ten-year period, said covenants may be extended for successive ten-year periods by the declarants, heirs, successors, assigns, or any person owning adjoining land filing a claim in accordance with Chapter 614 of the Iowa Code, as amended.
- E. If an owner or person in possession violates or attempts to violate any of the restrictions herein established, the declarants, heirs, successors, assigns, or any person owning adjoining property may prosecute by any proceedings in law or in equity against the person or persons violating or attempting to violate such restrictions to prevent said violation or attempt or to recover damages for such violation.
- F. 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.