

Homestake Addition Restrictive Covenants

Single Family Dwelling Restrictions

1. Each dwelling shall be used exclusively for private residential purposes.
2. All construction of single family dwellings and accessory structures shall be new. All new construction must be built, at a minimum, to the Minnesota State Building Code.
3. Dwellings constructed may not be; HUD Code housing, trailers or mobile homes on permanent or non-permanent foundations. Roofing material must be asphalt shingles or steel roofing designed to look like asphalt shingles. Straight/flat steel roofs are not allowed.
4. All completed properties must contain a paved or cement driveway running from the garage door to the street.
5. No dwelling shall be erected which, exclusive of basements, porches, patios, decks, garage and other storage area, has a gross livable floor area of less than 930 square feet.
6. Driveway curb cuts will be not greater than twenty-four (24') in width.
7. Dwellings, excluding porches, shall not be set back further than thirty feet (30') from the front property line.

Property Appearance

8. After receipt of a Certificate of Occupancy for the dwelling, the Owner must have minimal landscaping completed within one growing season, weather permitting. Minimal landscaping shall include the installation of sod or the seeding of grass.
9. The exterior of all buildings or other structures must be completed within one (1) year after the commencement of construction except where such completion is impossible or would result in great hardship due to strikes, fires, or national emergency. If not so completed, the unfinished structure or unfinished portion thereof shall be deemed a nuisance and shall be removed forthwith by and at the cost of the owner.

General Property Use

10. No building materials may be stored on any lot except temporarily during continuous construction of a building or its alteration or improvement.
11. No structure, trailer, tent or similar temporary quarters may be used for living purposes.
12. No trees, landscaping (other than sod) or structures shall be allowed on any alleys or utility easements.

Density And Quality Standards

13. All residential lots shall be required to have a minimum of a double stall garage of not less than 480 sq. ft., but not more than a three car garage, attached. Any accessory building or structure shall harmonize in appearance with the dwelling situated on the same lot.
14. Owners or their guests may not store recreational vehicles, trailers, watercraft outside of the garage for longer than one week.
15. No offensive or hazardous activities may be carried on, on any lot or in any living unit. No annoying lights, sounds or odors shall be permitted to emanate from any living unit.
16. No soil may be removed and there shall be no material change in grade levels, slope, pitch or drainage patterns as they are at the issuance of the Certificate of Occupancy. Any such excavation or grading shall be maintained at all times so as to divert surface waters away from buildings but shall not be done in such a manner so as to unreasonably divert surface water onto the property of an adjoining lot.