

CITY OF OTTERTAIL, MINNESOTA

BUILD BIG PARCEL COVENANTS

The City of Ottertail, as the owners of Ottertail Build Big Parcels as listed in Exhibit A, in the City of Ottertail, Otter Tail County, MN according to the certified plat thereof, hereby declare that all Ottertail Build Big Parcels sold or to be, in order to protect the community and landowners, are subject to the restrictions and conditions hereinafter set forth and that such restrictions and conditions shall apply to and be a part of every conveyance or deed of said property or any part thereof the same as though fully incorporated in any deed or conveyance thereof. The said restrictions and conditions shall be deemed and considered as covenants running with the land when conveyed or deeded and shall be binding on the heirs, executors, administration, successors and assigns of any person to whom said land may have been conveyed for a period of thirty (30) years, said restrictions and conditions terminating on December 31, 2050.

1. Property zoned as single family residential purposes only.
2. The dwelling must be the owners primary residence for the duration of assistance and may not be rented to third a third party.
3. MINIMUM BUILDING SIZE: Single Family Structures
 - 1-story dwelling shall have a ground level floor space of not less than 1,150 livable square feet
 - 1 ½ and 2 story dwellings shall have a floor space of not less than 1,600 square feet
4. All buildings shall be stick built and of new construction and built on permanent foundations. Of residential design only, a shouse (shed built around a house-see definition in zoning ordinance) will be prohibited.
5. Single family structures shall have a minimum roof pitch of 4/12.
6. A minimum of a two (2) car garage must be constructed within one (1) year of the dwelling becoming occupied as evidenced by the issuance of on occupancy certificate issued by the City.
7. Detached accessory buildings shall be limited to a single floor, have a roof pitch to match the dwelling and the siding of the accessory building must be the same as the dwelling.
8. All homes must install a concrete or bituminous driveway within one year of the issuance of the occupancy certificate.
9. Owner must make and investment in landscaping. At a minimum, the lawn must be seeded or sod installed and a minimum of four trees or shrubs installed on the street side of the property.
10. No window air conditioning units are allowed on the street side of the home.

11. No store, shop or commercial enterprise shall be conducted on any property.
12. No trailer, out building, shed, basement, tent, garage, mobile home, or doublewide mobile home shall be used temporarily, or permanently, as a residence.
13. The said restrictive, covenants contained herein, are for the benefit of any owner of any of the property in said OTTERTAIL BUILD BIG PARCELS in the City of Ottertail, MN and any party breaching said covenants shall be liable for damages to any owner of any property on said parcels, and that any breach of threatened breach of the covenant may be enjoined upon application by the City of Ottertail, their successor or assign; and also by any party who owns any property BUILD BIG PARCELS.
14. No party may do anything contrary to the restrictive covenants contained herein unless they first obtain the permission in writing of majority or all of the persons owning any rights, title estate, lien or interest in any property in said BUILD BIG PARCELS.
15. These covenants shall run with the land and remain in full force and effect until December 31, 2050, at which time they shall terminate.