

2007-5242 . Whispering Creek

Prepared by Alan E Hedegaard, 25502 Mahogany Rd, Underwood, Iowa 51576-3710

**DECLARATION OF RESTRICTIVE COVENANTS
FOR
WHISPERING CREEK SUBDIVISION
NEOLA, IOWA, POTTAWATTAMIE COUNTY
LOTS 1-23**

The undersigned, A & N Enterprises, Ltd., an Iowa corporation, Clinton and Orlee Erickson and Jay and Casey Ring, owners of Whispering Creek, a subdivision in the City of Neola, Iowa, Pottawattamie County, Iowa hereby declare that in order to provide for the proper development of Whispering Creek and each and every lot therein, (with the exclusion of lots 22 and 23), to protect the owners of such lots, and to insure the future value, beauty and use of Whispering Creek as a restricted residential area, that the following restrictions shall be adhered to:

1. All lots described herein shall be known, described and used solely for single-family residential purposes. No unattached structures shall be erected larger than 10' x 12', single story only, without the consent of Alan Hedegaard of A & N Enterprises, Ltd. These structures may only be placed in the rear yard.


2. The keeping of a mobile home or motor home, either with or without wheels, on any parcel of property covered by these covenants is prohibited unless housed within the family garage. A motor boat, houseboat, or similar waterborne vehicle may be maintained, stored, or kept on any parcel of property covered by these covenants, only if housed completely within the family garage. No trailers of any kind shall be stored on any lots other than those inside the family garage. No vehicle of any kind shall be stored on any lot unless inside the family garage.

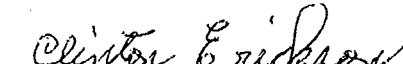
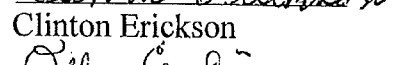
3. No fence may be constructed over or across any drainage easement or extend beyond the front of the house. Chain link fences are prohibited.

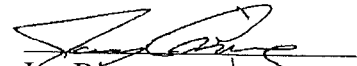

4. All trash, garbage, or other wastes shall be kept only in sanitary containers or receptacles and all incinerators or other equipment kept for the storage or disposal of trash, garbage and other wastes shall be kept in a clean and sanitary condition.

5. Mobile, modular and manufactured homes are prohibited in Whispering Creek. All building plans shall be approved in writing by Alan Hedegaard of A & N Enterprises, Ltd. Prior to the commencement of any construction, footing elevations, in relation to street or curb, must also be approved.

6. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded. The covenants shall be automatically extended for a successive period of ten (10) years unless by vote of the then owners of a majority of the building sites covered by these covenants. The property owners may agree to amend or change such covenants in whole or in part after the twenty-five (25) year period has expired.


Alan E. Hedegaard, Pres
A & N Enterprises, Ltd.


Clinton Erickson

Orlee Erickson


Jay Ring

Casey Ring

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