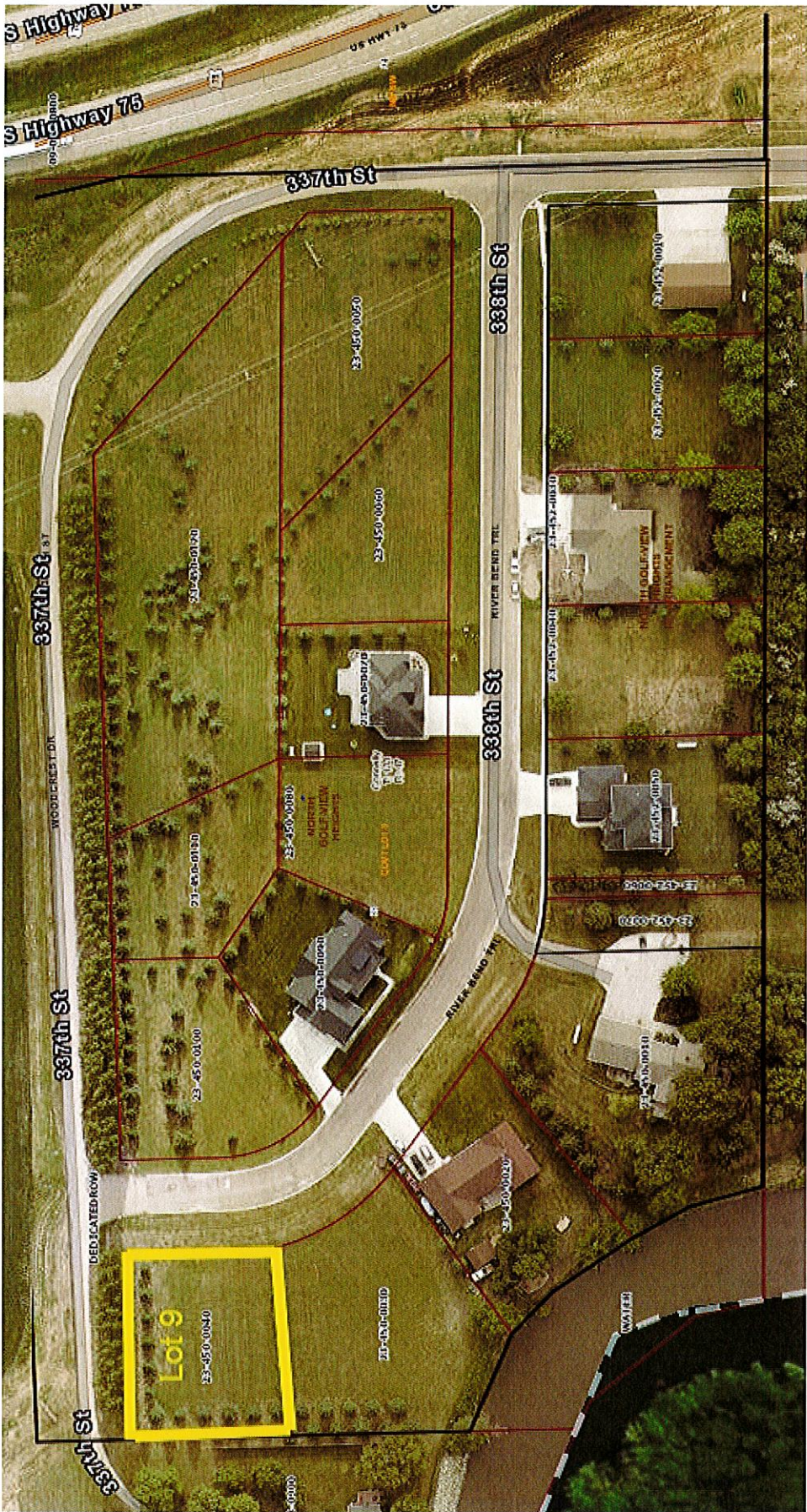


<b>GOLF VIEW HEIGHTS / RE-ARRANGEMENT LOT PRICES/SPECIAL ASSESSMENTS</b>						
<b>Legal</b>		<b>Square</b>	<b>Price per</b>	<b>Land</b>	<b>Balance of</b>	
<b>Description</b>	<b>Parcel No.</b>	<b>Footage</b>	<b>Square foot</b>	<b>Price</b>	<b>Specials Owed</b>	<b>Status</b>
Lot 5, Block 1 - Rearrangement	23-452-0050	20,675	1.30 sq ft			sold
Lot 7, Block 1 - Golf View	23-450-0020	22,390	1.60 sq. ft.			sold
Lot 8, Block 1 - Golf View	23-450-0030	29,727	1.60 sq. ft.			sold
Lot 9, Block 1 - Golf View	23-450-0040	18,951	1.60 sq. ft.	\$ 39,263.14	\$ 4,124.92	
PRICES GOOD THROUGH 05-01-2023						
SPECIAL ASSESSMENTS ASSUMED THROUGH 2028						



**COVENANTS FOR  
LOTS 7, 8, 9, BLOCK 1, NORTH GOLF VIEW HEIGHTS  
&  
LOT 5, BLOCK 1, NORTH GOLF VIEW HEIGHTS RE-ARRANGEMENT**

1. Property zoned as R-1 shall be used for single-family residential purposes only.
2. No more than one single-family residence shall be erected on any one platted lot.
3. For any land use involving other than a single-family dwelling, the Breckenridge Port Authority shall review and approve development plans.
4. Twin-homes may be erected on two adjacent lots subject to Board approval.

5. **MINIMUM BUILDING SIZE:**

Single-family structures:

- 1 story dwellings shall have a ground level floor space of not less than 1,150 square feet.
- 1½ and 2 story dwellings shall have a floor space of not less than 1,600 square feet.

Twin-home structures shall have a floor space per dwelling unit that is the same as that required for a single-family structure.

6. All buildings shall be of new construction, site built, or in accordance with Chapter 1360 or 1361 of the Minnesota Building Code.
7. All structures shall have a minimum roof pitch of 4/12.
8. No single-family structure shall be occupied for residential purposes until such time as a minimum of a two (2) car attached garage has been erected.

No two-family structure shall be occupied for residential purposes until such time as a minimum of a two (2) car attached garage for each unit has been erected.

9. Detached accessory buildings shall have the same roof pitch and siding as the principal structure and must be in accordance with City Zoning rules in regards to size.

10. All electric service lines, cable television, telephone lines and any other service facilities shall be buried.
11. No store, shop or commercial enterprise shall be conducted on any property.  
  
(This shall not restrict nor limit the potential for home occupations governed by the Zoning Ordinance of the City of Breckenridge.)
12. No trailer, basement, tent, garage, mobile home or double wide 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 Lots 7, 8, 9, Block 1 North Golf View Heights and Lot 5, Block 1 of North Golf View Heights Re-arrangement of the City of Breckenridge, Minnesota, and any party breaching said covenants shall be liable for damages to any owner of any property of Lots 7, 8, 9, Block 1 North Golf View Heights and Lot 5, Block 1 of North Golf View Heights Re-arrangement, and that a breach or threatened breach of the covenants may be enjoined upon application by the Grantor, their successor or assign, and also by any party who owns any property of Lots 7, 8, 9, Block 1 North Golf View Heights and Lot 5, Block 1 of North Golf View Heights Re-arrangement.
14. No party may do any act contrary to the restrictive covenants contained herein unless they first obtain the permission in writing of all the persons owning any right, title, estate, lien or interest in any property of Lots 7, 8, 9, Block 1 North Golf View Heights and Lot 5, Block 1 of North Golf View Heights Re-arrangement.

These covenants shall run with the land and remain in full force and effect until July 1, 2033, at which time they shall terminate.