

# HERITAGE ESTATES

## Lot Descriptions and Pricing

\*\*\*\*PRICES REFLECT THE 50% OFF SPECIAL VALID UNTIL 3-31-2026\*\*\*\*

Lot	Legal Description	Parcel No.	Address	Square Footage	Price	Remaining Specials	Notes
1	West 1/2 Lots 6,7,8, Block 122						SOLD
2	East 1/2 Lots 6,7,8, Block 122						SOLD
3	Lots 15 & 16, Block 122						SOLD
4	Lots 13 & 14, Block 122						SOLD
5	Lots 11 & 12, Block 122						SOLD
6	Lots 7 & 8, Block 176						SOLD
7	Lots 5 & 6, Block 176						SOLD
8	Lots 3 & 4, Block 176						SOLD
9	Lots 1 & 2, Block 176						SOLD
10	Lots 15 & 16, Block 176						SOLD
11	Lots 13 & 14, Block 176	23-050-0890	507 S. 4th St.	11,616	\$8,042.48		Pending
12	Lots 11 & 12, Block 176						SOLD
13	Lots 9 & 10, Block 176						SOLD
14	Lots 7 & 8, Block 191						SOLD
15	Lots 5 & 6, Block 191						SOLD
16	Lots 3 & 4, Block 191	23-050-0905	512 S. 4th St.	11,616	\$13,792.38	\$1,297.51	
17	Lots 1 & 2, Block 191	23-050-0895	516 S. 4th St.	11,616	\$13,792.38	\$1,297.51	

Prices good through 3-31-26

Specials assumed through year 2027

Prices were originally \$4,000 but have been reduced by \$2000 due to the Otto Bremer Grant.

## ANNEX A

### BRECKENRIDGE PORT AUTHORITY – HERITAGE ESTATES

#### RESTRICTIVE COVENANTS

1. All property shall be used for single family, duplex, or twin home residential purposes.
2. No more than one housing structure shall be constructed on any one lot.
3. Building size and type.

The following requirements for the ground-floor space, not including basements, porches, decks, or garages apply per family dwelling unit:

- A. One (1) Story: A one story residence shall be a family dwelling with a main floor finished living area of at least 1,100 square feet.
- B. Two (2) Story: A two story residence shall be a family dwelling with a finished living area of at least 1,500 square feet, with a main floor finished area of at least 850 square feet.
- C. Bi-Level/Split-Entry: A bi-level/split-entry residence shall be a family dwelling with a living area of at least 1,040 square feet minimum on the lowest level.
- D. Split-Level/Tri-Level: A split-level or tri-level residence shall be a family dwelling with at least 624 square feet of living area on all levels and 672 square feet of finished living area on the upper level of such dwellings.

at least 1,100 square feet minimum on the lowest level.

4. All buildings shall be of new construction or either:
  - A. Stick built on site; or
  - B. A prefabricated structure that is labeled in accordance with Chapter 1360 of the Minnesota Building Code.
5. Minimum roof pitch of dwelling shall be 4 x 12.
6. Said Premises may not be occupied for residential purposes until such time as a minimum of a one car, attached or detached, garage has been erected with a minimum size of 22 x 25 feet.
7. One out building will be allowed but it must match dwelling roof and siding. Maximum size of this outbuilding shall be no larger than 180 square feet.

8. All electric service lines, cable television and telephone lines leading to any building or structure shall be buried.
9. Said restrictive covenants contained herein are for the benefit of any owner of any of the property in said NP Development of the City of Breckenridge, Minnesota, and any party breaching said covenants shall be liable for damages to any owner of any property in said NP Development and that any 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 in said NP Development.
10. These covenants shall run with the land and remain in full force and effect until July 1, 2034, at which time they shall terminate.
11. No party may do any act contrary to the restrictive covenants contained herein unless they first obtain the permission in writing of all of the persons owning any right, title, estate, lien or interest in any property in said NP Development.
12. No basement shall be constructed for temporary residential purposes and no basement shall be used for residential purposes unless and until the primary structure has been completed. All exteriors of dwellings, including garages, and yards, shall be substantially completed within nine (9) months after the completion of the foundation. No outside storage of building materials shall be permitted on any lot nine (9) months after the completion of the foundation. No private dwelling house erected on any lot shall be occupied in any manner during the course of construction, nor at any time prior to full completion of the exterior. No temporary house, temporary dwelling, temporary garage, temporary outbuilding, trailer homes, or other temporary structure shall be placed or erected upon any lot.