

## HERITAGE SOUTH ADDITION

### Lot Descriptions and Pricing

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

Legal Description	Parcel No.	Address	Square Footage	Land Price	Remaining Specials	Notes
<b>Lot 1, Block 1</b>	23-290-0010	301 Buffalo Avenue	15,121			<b>SOLD</b>
<b>Lot 2, Block 1</b>	23-290-0020	305 Buffalo Avenue	14,327	\$11,944.93	\$1,297.51	
<b>Lot 3, Block 1</b>	23-290-0030	309 Buffalo Avenue	14,327			<b>SOLD</b>
<b>Lot 4, Block 1</b>	23-290-0040	315 Buffalo Avenue	15,219	\$11,944.93	\$1,297.51	
<b>Lot 5, Block 1</b>	23-290-0050	401 Buffalo Avenue	14,429			<b>SOLD</b>
<b>Lot 6, Block 1</b>	23-290-0060	405 Buffalo Avenue	13,024			<b>SOLD</b>
<b>Lot 7, Block 1</b>	23-290-0070	406 Chicago Avenue	13,020	\$11,944.93	\$1,297.51	<b>PEND</b>
<b>Lot 8, Block 1</b>	23-290-0080	402 Chicago Avenue	14,412	\$11,944.93	\$1,297.51	<b>PEND</b>
<b>Lot 9, Block 1</b>	23-290-0090	314 Chicago Avenue	15,226	\$11,944.93	\$1,297.51	<b>PEND</b>
<b>Lot 10, Block 1</b>	23-290-0100	310 Chicago Avenue	14,327	\$11,944.93	\$1,297.51	
<b>Lot 11, Block 1</b>	23-290-0110	306 Chicago Avenue	14,319	\$11,944.93	\$1,297.51	
<b>Lot 12, Block 1</b>	23-290-0120	302 Chicago Avenue	15,135			<b>SOLD</b>
<b>Lot 1, Block 2</b>	23-290-0210	701 South 3rd Street	10,846	\$10,763.15	\$1,030.89	<b>PEND</b>
<b>Lot 2, Block 2</b>	23-290-0220	705 South 3rd Street	13,585	\$11,944.93	\$1,297.51	<b>PEND</b>
<b>Lot 3, Block 2</b>	23-290-0230	709 South 3rd Street	16,280	\$12,238.68	\$1,564.22	<b>PEND</b>
<b>BDS - 1</b>	23-622-0061	301 Chicago Avenue	11,285	\$6,999.91	\$1,297.51	
<b>BDS - 2</b>	23-622-0062	307 Chicago Avenue	11,285	\$6,999.91	\$1,297.51	
<b>BDS - 3</b>	23-622-0063	311 Chicago Avenue	11,285	\$6,999.91	\$1,297.51	

Prices good through 3-31-2026

A Bremer Grant has reduced the land price by \$2,500 per lot. Prices reflect the grant.

Paid specials have been added to the land price. Specials are prorated through 2027

## ANNEX A

### BRECKENRIDGE PORT AUTHORITY – HERITAGE SOUTH ADDITION

#### 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 two adjoining lots, unless approved in writing by the Seller, the Breckenridge Port Authority, for the purpose of providing multi-family housing on multiple lots.
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.

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4. All buildings shall be of new construction:

- A. Stick built on site; or
- B. A prefabricated structure that is labeled in accordance with Chapter 1360 of the Minnesota Building Code; or

**\*\*EXCEPTION: The Port Authority Board may allow an existing structure to be moved in upon review on a case by case basis.\*\***

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 Heritage South Addition 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 Heritage South Addition 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 Heritage South Addition.
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 Heritage South Addition.
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.