

CITY OF AURORA
P.O. Box 117
Aurora, Iowa 50607-0117

RESOLUTION #22-307

AMENDMENT OF RESOLUTION #22-299 RESTRICTIVE COVENANTS FOR

LOTS 4, 5, 6 AND 7 IN BLOCK 1, FIELDS 2nd ADDITION TO AURORA, BUCHANAN COUNTY, IOWA AND THAT PART OF PROSPECT STREET ADJOINING LOT 6, BLOCK 1, FIELDS 2nd ADDITION ON THE NORTH AND ADJOINING LOTS 1, 2 AND ABOUT ¼ OF LOT 3, BLOCK 1, FIELDS 1ST ADDITION ON THE SOUTH OR FROM THE EXTREME EAST END OF SAID PROSPECT STREET TO A POINT 155 FEET WEST THEREOF, IN AURORA, BUCHANAN COUNTY, IOWA AND THE TO BE VACATED ALLEY RUNNING NORTH AND SOUTH BETWEEN LOTS 4,5,6, AND 7, BLOCK 1, FIELDS 2nd ADDITION TO AURORA, BUCHANAN COUNTY, IOWA AND THE TO BE VACATED PROSPECT STREET LOCATED ADJACENT ON SOUTH TO LOT 5, BLOCK 1, FIELDS 2nd ADDITION TO AURORA, BUCHANAN COUNTY, IOWA, AND AN ADDITIONAL 20 FEET OF TO BE VACATED STREET LOCATED ADJACENT ON SOUTH TO THE ALLEY LOCATED BETWEEN LOT 5 AND 6, BLOCK 1, FIELDS 2nd ADDITION TO AURORA, BUCHANAN COUNTY, IOWA

The undersigned, being the owners of the lots described above, in order to establish and maintain the residential character of the real property, Do hereby covenant and agree that each of these lots shall be subject to the following restrictive covenants, which shall run with the land and be In full force and effect and binding upon all person who now or may hereafter own one or more said lots or any right or title, or interest therein

As follows:

1. All lots described herein shall be known, describes and used solely as single family or multi-family residential lots.
2. All dwellings shall be erected on these lots in accordance with the requirements of the Zoning Ordinance of the City of Aurora, Buchanan County, Iowa
3. No single family or multi family dwelling(s) shall be erected in the lots describes above having a minimum above grade living area square footage (excluding porches, porticoes, and entryways) of less than:
 - a. Ranch style 1,050 square feet
 - b. Two story 1,400 square feet
 - c. Split foyer 1,150 square feet
 - d. Trio-level 1,150 square feet
 - e. One-story Fourplex multi-family 906 square feet per unit
 - f. Two-story Fourplex multi-family 906 square feet per unit
4. No dwelling(s) shall exceed three (3) stories in height or thirty (30) feet in roof peak height, whichever is less. The Single Family dwelling(s) shall have an attached garage of no less than two (2) stalls, and no more than four (4) stalls.
5. The Multi-Family dwelling(s) shall have a Minimum of a Concert Parking Lot area with no less than 2 parking stalls available per unit.
6. The titleholder of each lot, improved or vacant, shall keep the lots free of weeds and debris or other waste.
7. Once a lot has been transferred from the undersigned owner, the dwelling(s) on said lot shall be fully completed and on the tax rolls within one and one-half (1 ½) years from the date of acceptance or the lot owner will pay a penalty of 1.5% of the value of the lots per month to the City of Aurora, Buchanan County, Iowa
8. No truck or other commercial vehicles rated larger than 1 ½ tons shall be maintained or parked overnight for any purpose in the above described lots. Builders/developers shall be able to maintain or park such vehicles until such time as construction or remodeling is completed.
9. No trailer, motor-home, mobile home, basement, tent, shack, garage, or other outbuildings on the above described lots shall not at any time be used as a residence, either temporarily or permanently, nor shall any residence of a temporary nature be permitted.
10. No inoperable, dismantled, wrecked motor vehicles or trailers, whether licensed or not, machinery or parts thereof, including scrap metal or other scrap materials shall be permitted to be upon or remain on any of the property describe above.
11. If the parties hereto, or any of them , or their heirs, successors, or assigns, shall violate or attempt to violate any of the covenants, or restrictions herein, it shall be lawful for the other person or persons owning any lot or lots in the above-describes property to prosecute any proceedings at law or in equity, against the person or persons violating or attempting to violate any such covenant or restriction either to prevent him/her or them from doing so, or to recover damages from such violation.
12. Anyone found at fault for violating any of the above covenants or restrictions shall agree to pay all expenses, including attorney's fees, and court costs to enforce compliance with these restrictive covenants.

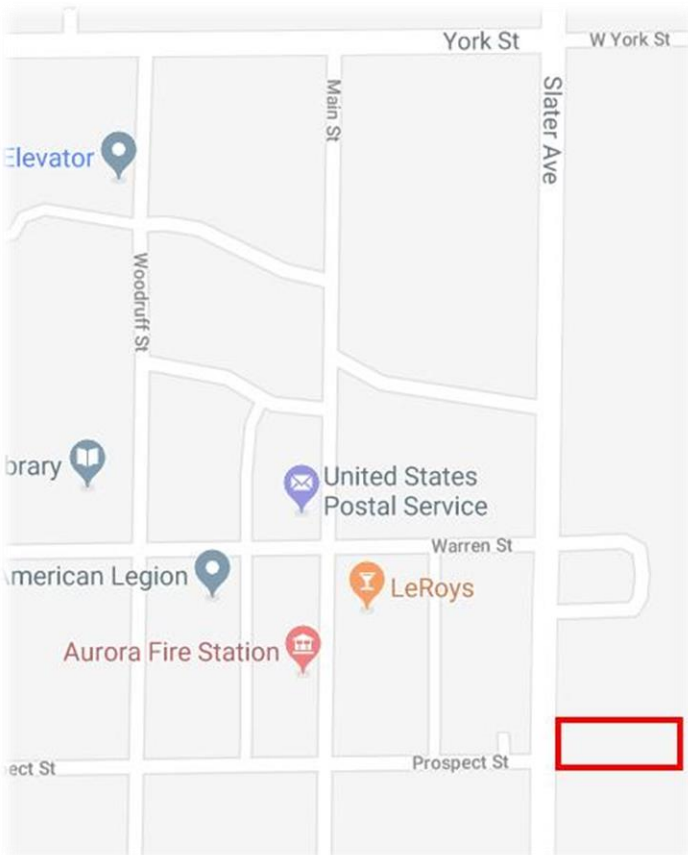
Passed by the Aurora City Council this 13th day of November, 2018

David Young, Mayor

Attest: _____
Diana S. Gates, City Clerk

Aerial photos of Aurora Housing Lot

Approximately 1.3 acres in size. 340' x 175' approximate



Contacts: Aurora Mayor Dave Young: 319-634-3330
Buchanan County EDC: George Lake, 319-334-7497 director@growbuchanan.com
Applications are due by noon, Monday, March 4, 2019
Send to: Housing Project, City of Aurora, P.O. Box 117, Aurora, IA 50607