

## DECLARATION OF RESTRICTIONS

The undersigned, **Crary Development, Inc.**, being the owner of the following described property located in the City of Grand Forks, County of Grand Forks, and State of North Dakota, the same being the real property now duly platted as **All of Grand Valley First Addition to the City of Grand Forks, ND**, as such Plat is recorded in the Office of the County Recorder for the County of Grand Forks, and State of North Dakota, and designated as **Doc. No. 827362**, hereby makes the following declaration as to limitations, restrictions and uses which the lot or tracts constituting such subdivision may be put, and hereby specify that such declaration shall constitute covenants to run with all of the land or any part thereof or interest therein, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations on, all future owners in such subdivision, this Declaration of Restrictions being designed for the purpose of keeping the subdivision desirable, uniform and suitable in architectural design, and to insure the use of the property for attractive residential purposes and only to prevent nuisances, so as to prevent the impairment of the attractiveness of the property and to maintain the desire tone of the community, and thereby to secure to each site owner the full benefit and enjoyment of his or her home, with no greater restriction on the free and undisturbed use of his or her site than is necessary to insure the same advantages to the other

site-owners. The restrictions contained herein do not apply to Lots 1, 2 and 3, Block 1, Grand Valley First Addition to the City of Grand Forks, ND.

These Declarations of Restrictive Covenants shall be effective and commence as of the date of this instrument and shall continue until January 1, 2034, at which time said covenants shall be automatically extended for a successive period of ten (10) years unless before the expiration of said date, or the expiration of any said subsequent ten (10) year period, by written instrument acknowledged and recorded in the manner provided by law, the owners and encumbrancers of seventy-five percent (75%) of the area of the real estate hereinabove described shall declare the same to be terminated or modified in any manner.

Until such time as 100% of the Lots described herein are sold, Crary Development, Inc. reserves the right to modify these Declarations of Restrictive Covenants as to any Lots still owned by Crary Development, Inc.

1. Except as herein set forth, all real estate hereinabove described is "residential" and shall not be improved, used or occupied for other than private one-family residential purposes. No trailers, basements, tents, shacks, garages, barns or other out-buildings erected in the area hereinabove described at any time shall be used as a residence, temporary or permanent, nor shall any structure of a temporary character be used as a residence. No structure shall be erected, altered, placed or permitted to remain on any residential plot other than one-single family dwelling and a private attached garage.
2. No building shall be erected on any of the real estate hereinabove described unless the design and location is in harmony with the existing structures in the tracts and does not violate any protective covenants herein set forth. All dwellings shall have no less than a two stall attached garage. No one-story dwelling shall have a ground floor space area of

less than 1400 square feet of living area, exclusive of garages and porches. In the case of a two-story dwelling, a ground floor space area of not less than 1100 square feet of living area, exclusive of garages and porches. In the case of split-level dwelling, not less than 2,300 square feet of living area, exclusive of garages and porches.

3. Within one (1) year of the commencement of construction of the primary dwelling building, the exterior finishing (including, but not limited to, roofing, siding, windows, painting and grass sodding of the front and side yards) shall be completed.
4. No garbage racks shall be permitted above the ground in front of the residence on said addition. All electric and cable television services shall be underground in said addition.
5. No building, improvement or alteration shall be erected on any of the real estate hereinabove described unless the design and location is in harmony with and matches the existing structures in the tracts and does not violate any protective covenants herein set forth. This restriction shall include, but not be limited to all exterior roofing, siding, window and door materials.
6. Fences on any of the said above-described premises shall be constructed of approved wood, brick, natural field stone or vinyl fencing materials. No fence shall be constructed on said premises of mesh metal, wire, metal sheets, cement, blocks or fabrics. All fences shall be constructed by the land owner so that the support or frame of the fence faces towards the owner's lot. It will be the duty of any land owner who constructs a fence on said premises to keep said fence in good repair, including periodic staining or painting unless western redwood or cedar is left natural.

7. All roofs shall be covered with shingles matching the construction and architectural type similar to the residences constructed on the remaining tract.
8. No signs, billboards, or advertising devices of any kind, except those used in any subsequent sale of the property conveyed, shall be placed or otherwise installed on any lot or building in said addition.
9. There shall be a thirty (30) foot building set-back for all lots fronting Riggs Road and a twenty-five (25) foot building set-back for all other lots in **Grand Valley First Addition to the City of Grand Forks, ND**.
10. The restrictions set forth in this instrument shall operate as covenants running with the land for the benefit of any and all persons who now may own, or who may hereafter own property in **Grand Valley First Addition to the City of Grand Forks, ND** such persons are specifically given the right to enforce those restrictions through any proceedings, at law or in equity, against any person or persons violating or threatening in violate such restrictions, and to recover any damages suffered by them from any violation or such restrictions.
11. It is expressly understood and agreed that if any covenant or condition or restriction contained in this instrument, or any portion of any such covenant or condition or restriction, is held by a Court of competent jurisdiction to be invalid or void, such invalidity or voidness shall in no way affect any other covenant, condition or restriction contained in this instrument.
12. No vehicles that are not in running order shall be stored or permitted to remain on said premises.
13. No businesses of any type shall be permitted to operate in said addition.

14. No piles of any materials shall be permitted to exist or be situated on said premises except when a residence is being repaired or remodeled.
15. No rubbish, trash, garbage, or other waste materials shall be kept or permitted on any lot except in sanitary containers located in the appropriate areas concealed from public view.
16. No commercial power equipment, hobby shops or car and motorcycle maintenance and boat and motor repair, other than emergency work, shall be permitted on said property.
17. No basketball hoops may be mounted on any dwelling or garage structures.
18. All antennas and satellite dishes shall be mounted in a location so as to not be visible from the front street.

IN TESTIMONY WHEREOF, the owners of the property covered under the Declaration, have executed this instrument this 14<sup>th</sup> day of February, 2024.

CRARY DEVELOPMENT, INC.

By: [Signature]  
Tim Crary

Its: President

STATE OF NORTH DAKOTA     )  
  )ss.  
COUNTY OF GRAND FORKS    )

On this 14<sup>th</sup> day of February, 2024, before me, a Notary Public, personally appeared **Tim Crary**, President of Crary Development, Inc., who is described in and who executed the within and foregoing instrument.

**CHRISTIE J OBREGON-SMITH**  
NOTARY PUBLIC  
STATE OF NORTH DAKOTA  
Commission Expires **OCTOBER 14, 2027**

[Signature]  
Notary Public  
My Commission Expires:

**CHRISTIE J OBREGON-SMITH**  
NOTARY PUBLIC  
STATE OF NORTH DAKOTA  
My Commission Expires **OCTOBER 14, 2027**