

Prepared by:

JC Seaman

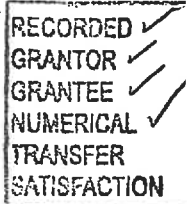
4640 Sturgis RD Lot 28

Rapid City, SD 57702

(605) 210-3504

Doc # 020220647 Book 529 Page(s) 28 - 29**Recorded March 29, 2022 at 1:35 PM****Fee \$30.00****Paula J. Walker Register of Deeds****Butte County, South Dakota****DECLARATION OF RESTRICTIVE COVENANTS****Property:** Lots 1, 2 and 3, of River Front Estates, Located in the NE1/4 of Section 11, Township 8N, Range 5E,B.H.M., Butte County, South Dakota. *This Declaration is made on March 29, 2022, by Karen Seaman a single person, of 12941 US Hwy 212, Newell, SD 57760, (hereafter referred to as the "Declarant").***Purpose:** These covenants and restrictions are made for the purpose of establishing and maintaining the above-described property as a desirable area of Butte County, South Dakota and for the purpose of establishing and maintaining quality home sites and property values

- A. Types of homes and other structures permitted- **Dwelling Requirements:** All construction shall be of new quality. Modular homes are permitted. Trailer houses and mobile homes are not permitted. **Outbuilding Requirements:** Garages, Barns, or Outbuildings constructed upon the real estate shall be of new quality construction and harmonious with the home.
- B. Maintenance of animals- **Livestock:** Non-viscous pets with no offensive odors or traits are allowed. No feedlots or multi-animal kennels shall be allowed.
- C. Provisions prohibiting accumulation of junk, etc. - **Trash:** Rubbish, debris, trash and all garbage or similar waste shall be removed within reasonable time and disposed of properly. **Motor Vehicles-** Any vehicle not in normal operating condition shall be stored appropriately and shall not detract from the appearance of the area. These vehicles shall be limited in number and shall not be allowed to remain permanently on the property. Travel trailers, boat, snowmobile, horse and utility trailers shall be allowed.
- D. Construction and maintenance of perimeter fences - **Fences:** It shall be the responsibility of the owner to construction and maintain the fence. The fence shall be of quality material and not be constructed improperly or be of undesirable material.
- E. Abatement of Nuisances- **Nuisance:** The owner shall spray any noxious weed infestation.
- F. **Subdividing-** There is to be no further subdividing of these lots. These lots have been reduced to their smallest form and will not allow any further subdividing under any circumstance.



Effect and Duration of Covenants: The conditions, restrictions, stipulations, agreements and covenants herein shall be for the benefit of and binding upon this property therein, his successors, representatives, and assigns and shall continue in full force and effect until January 1, 2028, at which time they shall be automatically extended for seven (7) years each, unless prior to the expiration of the initial period, and instrument asking for the discontinuance of such restrictions, is duly executed by the then owners of the property and is duly acknowledged and recorded in the office of the Register of Deeds of Butte County, South Dakota. All changes shall be approved by the Butte County Planning Commission and the Butte County Commissioners prior to the submission for recording by the Butte County Register of Deeds.

Karen Seaman

Karen Seaman

State of South Dakota

County of Butte

On March 29th 2022, before me, the undersigned officer, personally appeared Karen Seaman, known to me to be the person whose name, is subscribed to the foregoing instrument and acknowledged that such person executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Julie Brunner Deputy Register of Deeds

Notary Public

Comm. expires 1/26/23

