



Doc No **T05560469**

Certified, filed and/or recorded on
Sep 13, 2018 12:30 PM

Office of the Registrar of Titles
Hennepin County, Minnesota
Martin McCormick, Registrar of Titles
Mark Chapin, County Auditor and Treasurer

Deputy 1

Pkg ID 1735325E

Document Recording Fee

\$46.00

Document Total

\$46.00

Existing Certs

1115689

(reserved for recording)

DECLARATION OF RESTRICTIVE COVENANT

THIS DECLARATION OF RESTRICTIVE COVENANTS (the "Declaration"), is made this 27th day of August, 2018, by the undersigned parties, representing all of the owners in fee of the land hereinafter described, lying in Hennepin County, Minnesota.

WHEREAS, Lou & Jill Close are the fee owners of real property legally described on the attached Exhibit A; and

WHEREAS, property owners have applied to the City of Orono for Permit No. PAS18-00047 to install a toilet and sinks in an accessory structure; and

WHEREAS, the undersigned parties desire to impose upon and subject said land to certain covenants, conditions, restrictions and reservations for the benefit of said land and its present and future owners;

NOW, THEREFORE, the undersigned parties hereby declare, impose upon, create and establish the following covenants, conditions and restrictions upon the property:

1. PROHIBITION ON USES.

A. The accessory structure containing the toilet and sinks shall not be used as dwelling unit or guest house.

B. No bathing facilities shall be installed in the accessory structure.


C. Used for a home occupation unless specifically approved by the city or if allowed by this Code.

D. Rented, leased or otherwise provided for use as a dwelling under any circumstances.


2. **RUN WITH THE LAND.** The covenants and restrictions set forth in this Declaration shall run with the land, shall be recorded with Hennepin County against the title to the land, and shall be binding upon and inure to the benefit of the City and the Declarants named herein, their successors, heirs, and assigns, and any other person or entity at any time hereafter who shall become the owner of the land.

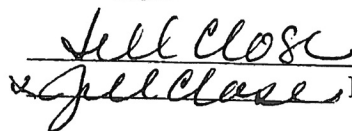
IN WITNESS WHEREOF, as of the day and year first hereinabove written, the Declarants have executed this Declaration.

CITY OF ORONO

By: 
Dennis Walsh, Mayor

By: 
Dustin Rief, City Administrator


, Fee Owner

, Fee Owner

[illegible]

The foregoing instrument was acknowledged before me this 27th day of August, 2018, by **Dennis Walsh** and by **Dustin Rief**, respectively the Mayor and City Administrator of the City of Orono, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

 Anna Marie Carlson
Notary Public - Minnesota
My Commission Expires 01/31/2020


Notary Public

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)ss.

The foregoing instrument was acknowledged before me this 27 day of August, 2018, by Lou & Jill Close, a single person / husband and wife.

 **CONNIE L. KOIETZ**
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2020

Connie L. Lopietz
Notary Public

THIS INSTRUMENT DRAFTED BY:

CAMPBELL KNUTSON, P.A.
Professional Association
317 Eagandale Office Center
1380 Corporate Center Curve
Eagan, Minnesota 55121
SMM

EXHIBIT A

Lot 2, Block 1, HOLLY ACRES 2ND ADDITION, according to the recorded plat thereof,
Hennepin County

(reserved for recording)

DECLARATION OF RESTRICTIVE COVENANT

THIS DECLARATION OF RESTRICTIVE COVENANTS (the "Declaration"), is made this 27th day of August, 2018, by the undersigned parties, representing all of the owners in fee of the land hereinafter described, lying in Hennepin County, Minnesota.

WHEREAS, Lou & Jiel Close are the fee owners of real property legally described on the attached Exhibit A; and

WHEREAS, property owners have applied to the City of Orono for Permit No. PAS18-000047 to install a toilet and sinks in an accessory structure; and

WHEREAS, the undersigned parties desire to impose upon and subject said land to certain covenants, conditions, restrictions and reservations for the benefit of said land and its present and future owners;

NOW, THEREFORE, the undersigned parties hereby declare, impose upon, create and establish the following covenants, conditions and restrictions upon the property:

1. PROHIBITION ON USES.

A. The accessory structure containing the toilet and sinks shall not be used as dwelling unit or guest house.

B. No bathing facilities shall be installed in the accessory structure.


C. Used for a home occupation unless specifically approved by the city or if allowed by this Code.

D. Rented, leased or otherwise provided for use as a dwelling under any circumstances.

2. **RUN WITH THE LAND.** The covenants and restrictions set forth in this Declaration shall run with the land, shall be recorded with Hennepin County against the title to the land, and shall be binding upon and inure to the benefit of the City and the Declarants named herein, their successors, heirs, and assigns, and any other person or entity at any time hereafter who shall become the owner of the land.

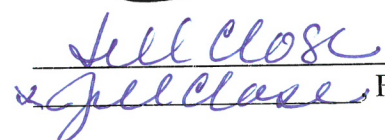
IN WITNESS WHEREOF, as of the day and year first hereinabove written, the Declarants have executed this Declaration.

CITY OF ORONO

By: 
Dennis Walsh, Mayor

By: 
Dustin Rief, City Administrator


Jill Close, Fee Owner


Jill Close, Fee Owner

STATE OF MINNESOTA)

)ss.

COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 27th day of August, 2018, by **Dennis Walsh** and by **Dustin Rief**, respectively the Mayor and City Administrator of the City of Orono, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

Notary Public



STATE OF MINNESOTA)

)ss.

COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 27 day of August, 2018, by Lou & Jill Close, a single person / husband and wife.

Notary Public



THIS INSTRUMENT DRAFTED BY:

CAMPBELL KNUTSON, P.A.

Professional Association

317 Eagandale Office Center

1380 Corporate Center Curve

Eagan, Minnesota 55121

SMM

EXHIBIT A

Lot 2, Block 1, HOLLY ACRES 2ND ADDITION, according to the recorded plat thereof,
Hennepin County

