

CITY OF MAYVILLE
RIVERWOOD BUILDING PERMIT

THIS PERMIT WILL BE GIVEN TO ANY PROSPECTIVE PURCHASER OF LOTS IN THE RIVERWOOD ADDITION TO THE CITY OF MAYVILLE BEFORE PURCHASE IS MADE. ALSO A COPY OF THE PROTECTIVE COVENANTS WILL BE GIVEN. ALL STIPULATIONS OF THIS PERMIT WILL BE ADHERED TO BEFORE ANY CONSTRUCTION IS STARTED. THE MPEDC RIVERWOOD BUILDING COMMITTEE SHALL APPROVE ALL BUILDING PLANS AND FORWARD THEIR APPROVAL OR DISAPPROVAL TO THE ZONING ADMINISTRATOR/AUDITOR.

APPLICANT NAME: _____

ADDRESS: _____

CONTRACTOR NAME AND ADDRESS AND PHONE NUMBER:

ZONING: RESIDENTIAL GENERAL

RESIDENTIAL LIMITED

LOT NUMBER _____ BLOCK NUMBER _____ LOT ADDRESS: _____

REGULATIONS FOR BUILDING IN RIVERWOOD ADDITION TO THE CITY OF MAYVILLE:

1. FULL SET OF BUILDING PLANS TO BE SUBMITTED TO ZONING ADMINISTRATOR.
2. ALL STRUCTURES MUST CONFORM TO THE COVENANTS NOW IN PLACE.
3. BUILDING MUST COMMENCE WITHIN ONE YEAR OF PURCHASE OF LOT OR SPECIAL PENALTY ASSESSMENTS WILL BE LEVIED ON THE PROPERTY.
4. IF TWO LOTS ARE PURCHASED THE MAIN STRUCTURE MUST COVER BOTH LOTS TO QUALIFY FOR THE TIF INCENTIVE.
5. IF TWO LOTS ARE PURCHASED CONTIGUOUSLY AND THE MAIN STRUCTURE ONLY COVERS ONE LOT THE VACANT LOT WILL BE SUBJECT TO SPECIALS ASSESSMENTS AS SPREAD BY THE SPECIAL ASSESSMENT COMMISSION AND CITY COUNCIL. IF TWO OR MORE LOTS ARE PURCHASED AND NOT CONTIGUOUS REFER TO NUMBER 3 ABOVE.
6. LOT SALE AND PERMIT MUST BE APPROVED BY THE MAYVILLE CITY COUNCIL.
7. PERMIT MUST BE APPROVED BY THE MAYVILLE PLANNING AND ZONING COMMISSION.
8. PERMIT MUST BE APPROVED BY THE RIVERWOOD BUILDING COMMITTEE.
9. ELEVATION WILL BE DETERMINED BY THE ENGINEER OF THE CITY OF MAYVILLE.
10. SET BACK, BACK AND SIDE YARDS WILL BE DETERMINED BY THE MAYVILLE PLANNING AND ZONING ORDINANCES.

VALUATION OF CONSTRUCTION: _____

PERMIT FEE: \$ 100.00 PAID: _____ Check #: _____

ELEVATION FEE: \$1,000.00 Any additional engineering services to be done under contract by the contractor directly with the engineer. PAID: _____ Check #: _____

WATER METER DEPOSIT: \$500 PAID: _____ Check #: _____

METER DELIVERED AND INSTALLED: _____ DEPOSIT RETURNED: _____

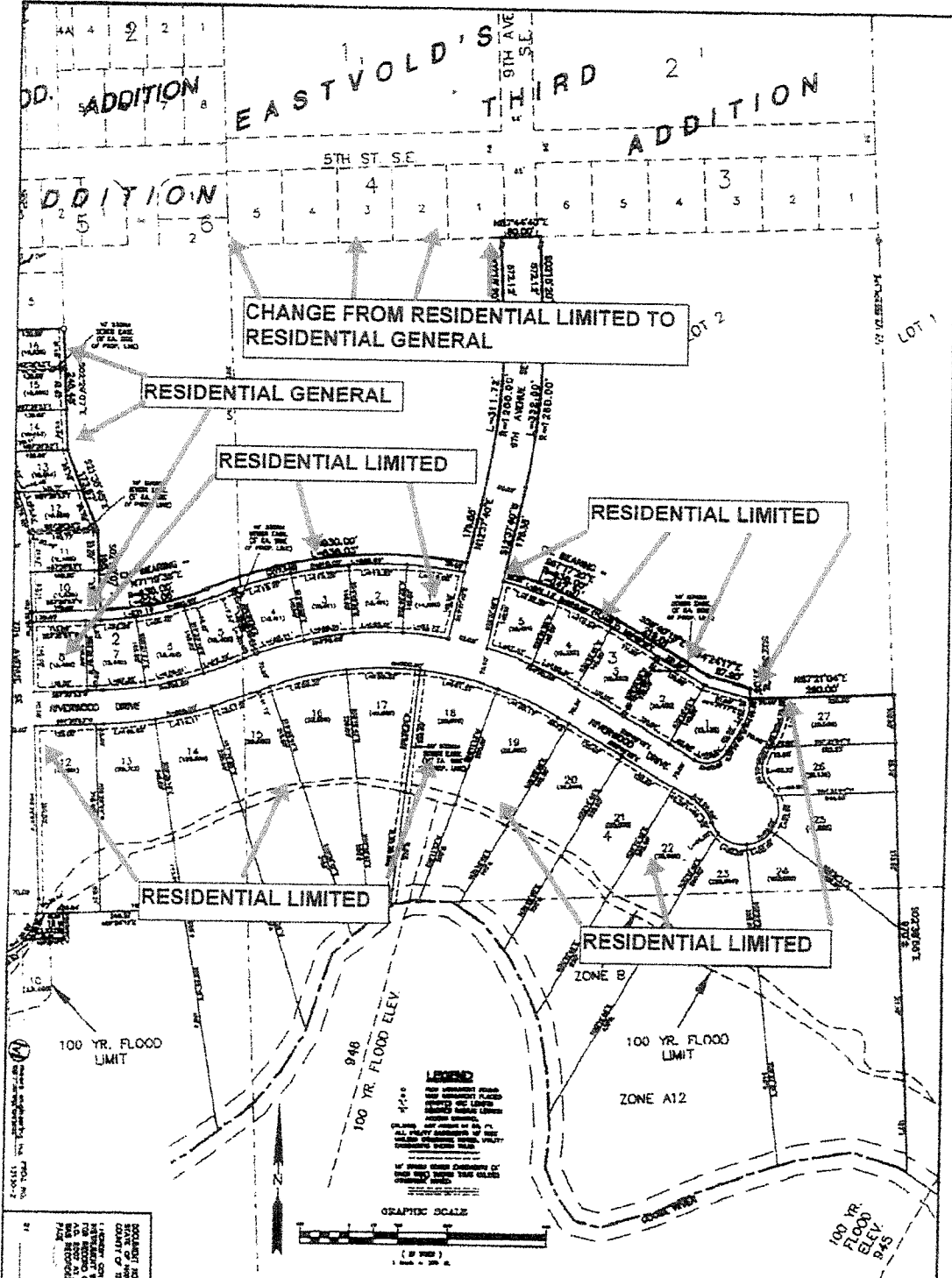
DATE PERMIT SUBMITTED: _____

DATE PERMIT ISSUED: _____

APPLICANT: _____

PLANNING AND ZONING: _____

CITY COUNCIL: _____



PLAT OF RIVERWOOD ADDITION TO THE CITY OF MAYVILLE, TO THE CITY OF MAYVILLE, A PART OF LOTS 1 AND 2 OF THE SE 1/4, PART OF LOTS 6 AND 7 OF THE SW 1/4, PART OF LOT 7 OF THE NW 1/4 AND PART OF LOT 2 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 146 NORTH, RANGE 52 WEST, TRAIL COUNTY, NORTH DAKOTA.

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CHANGE FROM CONSERVATION TO AGRICULTURAL FOR CEMETERY USE

AGRICULTURAL

EAST VOLD ADD RESIDENTIAL GENERAL

CEMETERY

RESIDENTIAL LIMITED

100 YR. FLOOD LIMIT

LEGEND

- 1. 100 YR. FLOOD LIMIT
- 2. 50 YR. FLOOD LIMIT
- 3. 25 YR. FLOOD LIMIT
- 4. 10 YR. FLOOD LIMIT
- 5. 5 YR. FLOOD LIMIT
- 6. 100 YR. FLOOD LIMIT
- 7. 50 YR. FLOOD LIMIT
- 8. 25 YR. FLOOD LIMIT
- 9. 10 YR. FLOOD LIMIT
- 10. 5 YR. FLOOD LIMIT



NOTICE TO CONTRACTORS

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE CITY OF MAYVILLE, NORTH DAKOTA. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE CITY OF MAYVILLE IS STRICTLY PROHIBITED.

DATE: 10/1/2011

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

FLAT OF THE CITY OF MAYVILLE, A PART OF LOTS 1 AND 2 OF THE SE 1/4, PART OF LOTS 6 AND 7 OF THE SW 1/4, PART OF LOT 7 OF THE NW 1/4 AND PART OF LOT 2 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 146 NORTH, RANGE 52 WEST, TRAIL COUNTY, NORTH DAKOTA.

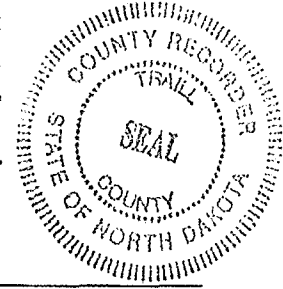
DOCUMENT No. 169850

STATE OF NORTH DAKOTA }
COUNTY OF TRAILL } ss.

I hereby certify that this instrument was filed and recorded on the 13 day of Feb 20 08 at 8:02 A. M. Book 42 of Misc Page 352

Julie K. Foss
County Recorder Traill County, N. Dak

Deputy



DECLARATION OF PROTECTIVE COVENANTS

RIVERWOOD ADDITION LESS LOT 16 BLOCK 2; LOTS 1-6 BLOCK 3 AND LOTS 1-5 BLOCK 4 EASTVOLDS THIRD ADDITION; LOTS 3 AND 5 BLOCK 1 AND LOTS 1, 2, 3, AND 5 BLOCK 2 EASTVOLDS FOURTH ADDITION; ALL IN THE CITY OF MAYVILLE, TRAILL COUNTY, NORTH DAKOTA

THIS DECLARATION OF PROTECTIVE COVENANTS, made and entered into this 6th day of December, 2007, by MayPort Economic Development Corporation, a North Dakota Municipal Corporation, whose post office address is PO Box 171, Portland, North Dakota, 58274 (hereinafter referred to as either "Owner" or "Declarant").

WITNESSETH:

WHEREAS, the undersigned party, also referred to as the Declarant, is the owner of all of Riverwood Addition to the City of Mayville, situate in the County of Traill and the State of North Dakota;

WHEREAS, the undersigned party is desirous of creating certain protective covenants applying to the lots described above and providing for easements for public utilities;

WHEREAS, the Declarant desires to reserve the right and privilege to subject additional platted or subdivided real property to the provisions of this Declaration of Protective Covenants;

NOW THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid by the undersigned Declarant and in consideration of the promises and undertakings of the Declarant, it is agreed and the Declarant does provide and declare that all of the above described real property shall be subject to the following

casements, reservations and protective covenants, which shall be deemed and considered as covenants running with the land and shall be binding upon all parties having any right, title or interest in the described real property or any part thereof, and shall inure to the benefit of each owner thereof.

I. SPECIFIC REQUIREMENTS FOR LOTS 2-15 Block 1, Lots 1-8 & 10-16 Block 2, and Lots 1-5 Block 3, Riverwood Addition; Lots 1-6 Block 3 and Lots 1-5 Block 4, Eastvolds Third Addition; Lots 3 and 5 Block 1 and Lots 1, 2, 3, and 5 Block 2, Eastvolds Fourth Addition:

A. Land Use and Building Type.

All of the lots described above shall be restricted in use to single story and multiple story, single-family dwellings or multi-family dwellings and twin homes.

B. Dwelling Quality and Size, Lot Size.

1. No building shall be erected on any lot unless the design, location, materials and workmanship are in harmony with existing structures and locations and do not violate any protective covenants. To protect this covenant, no building shall be erected on any lot unless the design thereof has been approved by Owner or agents. Plans and specifications must be submitted to said Owner and approval obtained thereof. An Affidavit executed by said Owner, approving said plans shall have the effect of satisfying said requirement and releasing said lot from the conditions set forth in this paragraph.
2. The ground floor area of any single story, or multiple story, single-family residential dwelling in the Addition, exclusive of porches and garages, shall be not less than 1,000 square feet. All single story, or multiple story, single-family residential dwellings shall include a garage of at least 500 square feet, and must comply with the building, zoning and subdivision rules and regulations of the City of Mayville. No garage or other outbuilding shall be placed, erected, or maintained upon any part of any lot except for use in connection with a residence

already constructed or under construction at the time that such garage or other outbuilding is placed or erected upon the property. Nothing herein shall be construed to prevent the incorporation and construction of a garage as a part of such dwelling house.

3. All plans for the construction or placement of any outside storage building to be erected or placed upon any lot, and the proposed location thereof upon any lot, shall require the approval in writing of the Declarant. Any outside storage building shall not be larger than 200 square feet and shall be similar in design and appearance to the house. No pole construction outbuildings will be allowed.

II. SPECIFIC REQUIREMENTS FOR LOTS 2-27, BLOCK 4:

A. Land Use and Building Type.

All of the lots described above shall be restricted in use to single story and multiple story, single-family dwellings.

B. Dwelling Quality and Size, Lot Size.

1. No building shall be erected on any lot unless the design, location, materials and workmanship are in harmony with existing structures and locations and do not violate any protective covenants. To protect this covenant, no building shall be erected on any lot unless the design thereof has been approved by owner or agents. Plans and specifications must be submitted to said Owner and approval obtained thereof. An Affidavit executed by said Owner, approving said plans shall have the effect of satisfying said requirement and releasing said lot from the conditions set forth in this paragraph.
2. The ground floor area of any single story or multiple story, single-family residential dwelling in the Addition, exclusive of porches and garages, shall be not less than 1,500 square feet. All single story and multiple story, single-family residential dwellings shall include a garage of at least 600 square feet, and must comply with the building, zoning and subdivision rules and regulations of the City of Mayville.

No garage or other outbuilding shall be placed, erected, or maintained upon any part of any lot except for use in connection with a residence already constructed or under construction at the time that such garage or other outbuilding is placed or erected upon the property. Nothing herein shall be construed to prevent the incorporation and construction of a garage as a part of such dwelling house.

3. All plans for the construction or placement of any outside storage building to be erected or placed upon any lot, and the proposed location thereof upon any lot, shall require the approval in writing of the Declarant. Any outside storage building shall not be larger than 400 square feet and shall be similar in design and appearance to the house.

III. REQUIREMENTS FOR ALL LOTS.

A. General.

1. The buildings erected on the lots and their subdivisions shall conform to the building codes of the City of Mayville. Once construction has begun on a lot, the house must be framed and covered within one year from commencement of construction.
2. The building side walls must be a minimum height of eight (8) feet and the roof slope 5:12 (rise over run).
3. No trailer, basement, tent, shack, garage, barn or other out building erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
4. No modular home, trailer home or mobile home shall be permitted on any lot in the Addition. No structure, when once erected, shall be at any time altered or changed so as to permit its use in any manner in

violation of these restrictions. Any outside storage building must have the same finished exterior as the house or dwelling on any lot.

5. No noxious or offensive trade or activity shall be carried on upon any residential lot, nor shall anything be done which is an annoyance or nuisance to the neighborhood. No lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear in any unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon any lot that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding property.
6. No animals, livestock or poultry of any kind shall be raised, bred or kept on any residential lot except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose. An outside dog kennel and dog run may be constructed and maintained for household pets, but shall not be maintained for any commercial purpose. Dogs, cats or other household pets shall not be allowed to roam at large and shall be kept under leash and kept on their owner's property, and the keeping of dogs, cats and other household pets shall comply with the rules, regulations and ordinances of the City of Mayville.
7. No basement shall be constructed for residential purposes and a dwelling shall not be occupied unless and until the entire dwelling has been erected.
8. All lots shall be graded to the finish grade elevations determined by the City of Mayville, said elevations shall be maintained to insure proper drainage of each lot. The minimum recommended finished ground grade and elevations and the minimum recommended setback from property lines shall comply with the City of Mayville building, zoning and subdivision rules and regulations.

9. Drainage and drainways on each lot shall conform to the requirements of all lawful public authorities, including the City of Mayville and the County Engineer of Trail County, State of North Dakota, to the full extent of the authority given by law.
10. No signs of any kind shall be displayed on any residential lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during its construction and sales. Exemption from this covenant is granted to the developer and its specified agent.
11. No lots shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other wastes shall be kept in sanitary containers. Firewood shall be kept stacked and out of the front yard.
12. No unsightly piles of dirt, lumber or other materials shall be maintained on any lot except during construction, and then refuse must be kept in containers. A good weed control program shall be maintained on the property at all times, including before and during construction on the property.
13. The front and side lots of each property shall be sodded or seeded prior to the end of the first summer construction season that the home is completed. If a property is completed in the winter, it shall be sodded or seeded prior to the end of the following summer. If a property is completed in the same year, the rear lot shall be seeded or sodded within one year of occupancy of the completed residence.
14. All driveways must be constructed of a hard surface material.
15. The purchasers of each lot shall be responsible for normal and customary hook-up charges.
16. All plans for the construction of fences or walls, to be erected upon any lot, and the proposed location thereof upon any lot, shall require the approval in writing of the Declarant.
17. The Declarant shall determine the location, color, size, design, lettering, and all other particulars of all mail or paper delivery boxes, and standards and brackets and name signs of such boxes.

18. No single-family residential lot shall be resubdivided into building plots .
19. No combustible liquid or gas tanks, exposed to view from the public street, shall be allowed on lots.
20. All lots shall plant at least five (5) trees, standing a minimum of 6 feet tall, upon completion of construction.
21. No house or structure shall be moved on to any of the lots, unless it is built to meet all of the current codes and specifically approved in writing by the Declarant, and no structure, once erected, shall at any time be altered or changed so as to permit its use to be in violation of these restrictions.

B. Easements.

1. A perpetual easement for installation and maintenance of utilities and drainage facilities is reserved and granted over, across and under the lots as shown on the recorded Plat, including utility easements and sewer and water easements as shown on the recorded Plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction, obstruct or retard the flow of water through drainage channels. The easement area of each lot and all improvements shall be maintained by the lot owner except for improvements for which a public authority or utility company is responsible.
2. Above-ground telephone distribution and service lines shall be prohibited except during emergencies or repairs.

C. Oil and Mining Operations.

No oil drilling, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, general excavations or shafts be permitted upon any lots. No derrick or other structures designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

D. Term.

These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them for a period of ten (10) years from the date these covenants are recorded, after which time, the covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change the covenants in all or in part.

E. Annexation.

1. The Owner or Declarant shall have the unilateral right, privilege and option from time to time at any time until January 1, 2018, to subject additional platted and subdivided real property to the provisions of this Declaration of Protective Covenants by filing for record in the office of the Recorder of Traill County, North Dakota, a supplementary declaration with respect to the additional property being annexed and made subject to this Declaration of Protective Covenants. Any such annexation shall be in effect from and after the filing for record of such supplemental declaration unless otherwise provided therein.
2. The rights reserved onto the Owner or Declarant to subject additional land to this Declaration of Protective Covenants shall not impose and shall not be implied or construed so as to impose any obligation upon the Owner or Declarant to subject any such additional land to this Declaration of Protective Covenants. The above-described supplementary declaration with respect to additional property being annexed under this provision may also include certain additional restrictions, covenants and conditions with respect to such additional property being annexed, which additional conditions and covenants will not be in conflict with the terms and conditions of this Declaration of Protective Covenants.

F. Enforcement.

Enforcement shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages. For any violation of the restrictions set forth, the owner or owners of any of the above lots shall have the right to sue for and obtain an injunction, prohibitive or mandatory, or prevent the breach of or to enforce legal action for damages against the offender. Failure to enforce any of the covenants shall not be a waiver of the restriction or the right to do so thereafter.

G. Severability.

Invalidation of any one of these covenants by judgment or by court order shall not affect any of the other provisions which shall remain in full force and effect.

Dated this 6th day of December, 2007.

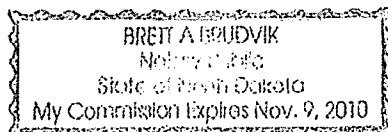
MayPort Economic Development Corp.


By: Steven Hastings
Steven Hastings, President

By: Thomas Capouch
Thomas Capouch, Secretary

STATE OF NORTH DAKOTA)
)SS.
COUNTY OF TRAILL)

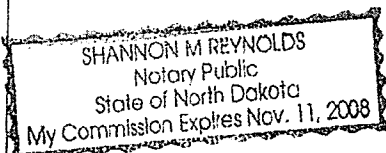
On this 6th day of December, 2007, before me personally appeared **Steven Hastings**, known to me to be the President of the corporation that is described in, and that executed this instrument, and acknowledged to me that such corporation executed the same.

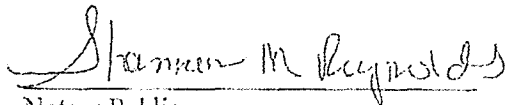



Notary Public
My commission exp.: 11-9-2010

STATE OF NORTH DAKOTA)
)SS.
COUNTY OF TRAILL)

On this 13th day of December, 2007, before me personally appeared **Thomas Capouch**, known to me to be the Secretary of the corporation that is described in, and that executed this instrument, and acknowledged to me that such corporation executed the same.




Notary Public
My commission exp.: 11-11-2008

ARTICLE IV

DISTRICTS AND MAPS

4.0 For the purpose of the regulations, the following districts are established:

"C"	Conservation District
"A"	Agricultural District
"R-L"	Limited Residential District
"R-G"	General Residential District
"B-R"	Retail Business District
"B-G"	General Business District
"I-L"	Light Industrial District

4.1 The boundaries of these districts are hereby established and as shown on maps entitled "Zoning District Maps", which accompany and are hereby made a part of the regulations. The district boundary lines on said maps are intended to follow lot lines, and centerlines of streets or alleys, the centerlines of streets and alleys projected, railroad right-of-way or the corporate limit lines, all as they existed at the time of enactment of the regulations; but where a district boundary line does not clearly coincide with lot lines, it shall be determined by scaling.

4.2 Where a district boundary line divides a lot which as in single ownership and of record at the time of enactment of the regulations, the use authorized on and other district requirements applying to the less restricted portion of such lot shall be considered as extending to the entire lot.

4.3 All territory which may hereafter be annexed to a community shall remain under its existing classification until such classification shall have been changed by amendment of the regulations as provided hereinafter.

4.4 Amendment of Zoning District Maps - If changes are made in district boundaries or other matter portrayed on the zoning maps, such changes shall be made within 24 hours after the amendment has been approved by the City Council. No changes of any nature or matter thereon except in conformity with the procedures set forth in this Ordinance.

ARTICLE V

"C" CONSERVATION DISTRICT

5.0 Intent and Purpose - The "C" Conservation District is intended for the purpose of preserving areas for agriculture, forestry, conservation and such low intensity outdoor recreational uses as do not significantly change the natural character of the land.

5.1 Permitted Uses

5.11 Agriculture and agricultural buildings including farm dwellings.

5.12 Public parks, playgrounds, and recreational areas.

5.13 Essential services and municipal administrative or public service buildings or properties.

5.14 Any accessory use or building including signs as regulated in Article XII.

5.2 Conditional Uses -

5.21 Sanitary landfills, where located above flood hazard elevation and in accordance with county and state regulations except that no sanitary landfill shall be operated with 1,200 feet of any "R" District.

5.22 Privately operated country clubs, golf courses, marinas or docking facilities, guest ranches, swimming clubs, riding stables, lakes, resorts, and similar recreational uses provided that any principle or accessory building in connection therewith shall be located above flood hazard elevation and not less than 200 feet from any lot in an "R" District.

5.23 Group Developments in accordance with Section 3.8

5.3 Height Regulations - No principle structure shall exceed 35 feet in height, and no accessory structure shall exceed 15 feet in height, except as provided in Section 3.7.

5.4 Lot Area, Frontage and Yard Requirements - The following minimum requirements shall be observed subject to the additional modifications in Section 3.6.

Min. Lot Width	Min. Front Yard Depth	Min. Side Yard Width	Min. Rear Yard Depth
300'	60'	30'	100'

ARTICLE VI

"A" AGRICULTURAL DISTRICT

6.0 Intent and purpose of District - The "A" Agricultural District is established for the purpose of protecting agricultural uses in the community by restricting and regulating density, land coverage, and land use.

6.1 Permitted Uses

- 6.11 Agricultural and agricultural buildings, excluding confinement feeding of livestock.
- 6.12 Any buildings, structures, and uses accessory to agricultural uses including roadside stands, provided such roadside stands are not located less than 20 feet from a street or highway right-of-way line.
- 6.13 Essential services and municipal administrative or public service buildings or properties.
- 6.14 Public parks, playgrounds, and recreational areas.
- 6.15 Home occupations and professional home offices.
- 6.16 Churches, chapels, or parish houses.
- 6.17 Any building or structure occupied or used for nursery, elementary, junior high or high schools, public libraries, and similar public cultural uses.
- 6.18 Living quarters of persons employed on the premises.
- 6.19 Cemeteries.
- 6.110 Sale of nursery and greenhouse products.
- 6.111 Railroad right-of-way and trackage, not including switching, storage, terminal facilities or freight yards.
- 6.112 Single family detached dwellings or mobile homes, accessory to agricultural uses, on lots of 3 acres or more.
- 6.113 Transformer stations and booster or pressure regulating stations, without service yard or storage.
- 6.114 Signs are regulated by Article XII.

6.2 Conditional Uses

- 6.21 Sanitary disposal facilities or landfills in accordance with county and state regulations except that no disposal facility shall be operated within 1,200 feet of any "R" District, dwelling or mobile home.

6.3 Height Regulations - No principle structure shall exceed 35 feet in height, and no accessory structure shall exceed one story in height, except as provided in Section 3.7.

6.4 Lot Area, Frontage and Yard Requirements - The following minimum requirements shall be observed subject to the additional modifications in Section 3.6. Each residential lot shall contain a minimum area of 3 acres.

<u>Minimum Lot Width</u>	<u>Minimum Front Yard Depth</u>	<u>Minimum Side Yard Width</u>	<u>Minimum Rear Yard Depth</u>
250'	60'	30'	100'

ARTICLE VII

"R-L" LIMITED RESIDENTIAL DISTRICT

7.0 Intent and Purpose of District - The "R-L" Limited Residential District is intended for the purpose of allowing low residential density land use and certain public facilities.

- 7.1 Permitted Uses

- 7.11 One family detached dwellings, excluding mobile homes.
- 7.12 Any accessory use or building including signs as regulated in Article XII.
- 7.13 Essential Services.
- 7.14 Public parks, playgrounds, and recreational areas.
- 7.15 Home occupations and professional offices.
- 7.16 Churches and schools.
- 7.17 Public buildings and utilities.
- 7.18 Swimming pools.

7.2 Conditional uses

7.21 Group developments in accordance with Section 3.8.

7.3 Height Regulations - No principle structure shall exceed 35 feet in height and accessory buildings shall not exceed one story in height as provided in Section 3.7.

7.4 Lot Coverage - The ground area occupied by the principle and accessory buildings shall not exceed 30% of the lot.

7.5 Lot Area, Frontage, and Yard Requirements - The following minimum requirements shall be observed, subject to the additional modifications in Section 3.6. Each residential structure shall be located on a lot having an area of not less than 10,000 square feet.

<u>Minimum Lot Width</u>	<u>Minimum Front Lot Depth</u>	<u>Minimum Side Yard Widths Least Width</u>	<u>Minimum Side Yard Widths Sum Least Widths</u>	<u>Minimum Rear Yard depth</u>
75'	35'	8'	20'	50'

ARTICLE VIII

"R-G" GENERAL RESIDENTIAL DISTRICT

- 8.0 Intent and Purpose of District - The "R-G" General Residential District is intended for the purpose of allowing moderate residential density land use and certain public facilities. High density development is allowed with authorization of the City Council.
- 8.1 Permitted Uses
- 8.11 Any use permitted in the "R-G" Limited Residential District.
- 8.12 One and Two-family detached dwellings, excluding mobile homes.
- 8.2 Conditional Uses
- 8.21 Any use regulated in Section 7.2.
- 8.22 Dwellings for three or more families in accordance with the following standards:
- 8.221 Front Yards- There shall be a front yard having a depth of not less than 30 feet and a width of not less than 75 feet.
- 8.222 Rear Yards- There shall be a rear yard having a depth of not less than 25 feet.
- 8.223 Side Yards- There shall be two side yards each having a width of not less than 15 feet.
- 8.224 Lot Coverage- The ground area covered by buildings shall not exceed 40% of the lot.
- 8.225 Lot Area- Each structure shall be located on a lot having an area of 5,000 square feet for each family housed in the structure.
- 8.23 Nursing homes provided that any such building shall not be less than 50 feet from any residential property.
- 8.24 Boarding and rooming houses.
- 8.25 Mobile homes on individual lots in accordance with the following standards:
- 8.251 Each home shall be affixed to a permanent foundation or a well drained slab.
- 8.252 All mobile home spaces shall abut upon a driveway which shall have an unobstructed access to public streets.
- 8.253 Adequate sanitary facilities and supply of water shall be provided to each trailer space.

8.26 Mobile home parks in accordance with the provisions of Section 8.24 and the following additional standards:

8.261 The tract to be used for a mobile home park shall be not less than 3 acres in size and each boundary line of the park shall be separated from any residential property by a natural or artificial barrier. A solid wall or fence may be provided as a buffer, but shall not be less than 4 feet in height nor more than 8 feet in height.

8.262 Walkways not less than 2 feet in width shall be provided to service buildings.

8.263 The park shall be located on a well-drained site.

8.264 Each park shall comply with the regulations set forth in accordance with North Dakota State Statutes.

8.265 Each mobile home space shall be large enough to provide a distance of 20 feet between mobile homes, 10 feet between any mobile home and the lot line, a front yard of 15 feet, and a rear yard of 15 feet.

8.266 An electrical outlet supplying at least 120 volts shall be provided for each home unit.

8.3 Height Regulations -No principle structure shall exceed 35 feet in structure, and no accessory structure shall exceed one story in height, except as provided in Section 3.7.

8.4 Lot Coverage -The ground area covered by the principal and accessory buildings shall not exceed 35% of the lot.

8.5 Lot Area, Frontage, and Yard Requirements -The following minimum requirements shall be observed, subject to the additional modifications in Section 3.6. Each one-family residence shall be located on a lot containing at least 7,500 square feet. Each structure containing more than one family shall be located on a lot having an area of 5,000 square feet for each family.

<u>Minimum Lot Width</u>	<u>Minimum Front Yard Depth</u>	<u>Minimum Side Yard Widths</u>	<u>Minimum Rear Yard Depth</u>
		<u>Least Width</u>	<u>Sum Least Widths</u>
60'	35'	8'	20'

ARTICLE IX

"B-R" RETAIL BUSINESS DISTRICT

9.0 Intent and Purpose of District - The "B-R" Retail Business District is intended for the purpose of grouping retail merchandising activities into a concentrated area serving the general shopping needs of the trade area. The grouping is intended to strengthen the business level of the central business activity.

9.1 Permitted Uses

- 9.11 Any use of structure permitted and as regulated in Section 8.2 except Single-Family detached dwellings, mobile homes, and mobile home parks.
- 9.12 Other accessory uses including signs as regulated in Article XII.
- 9.13 Any retail business establishment, such as appliance store, auto accessory store, bakery, book or stationary store, cafe or restaurant, camera or photographic supply shop, candy or ice cream store, delicatessen, drug store, fabric shop, floor-covering store, florist shop, furniture store, including incidental upholstering, gift shop, grocery store, haberdachery or women's ready-to-wear shop, hardware or paint store, hobby shop, jewelry store, meat market, shoe store and variety shop.
- 9.14 Any service establishment, such as bank or other financial enterprise, barber or beauty shop, business office, clothes cleaning or laundry pick-up station, funeral home, theater, and self-service laundry.
- 9.15 Bus Terminal
- 9.16 Commercial parking lot.
- 9.17 Department Store.
- 9.18 Hotels and motor hotels.
- 9.19 Meeting hall, club and fraternal organizations.
- 9.110 Music and dancing studios.
- 9.111 Physicians' and dentists' offices and private clinics for human care, professional offices of architects, engineers, lawyers, and the like; offices devoted to real estate, insurance, management, and similar enterprises.
- 9.112 The following uses when occupying a completely enclosed building:
 - 9.1121 Dance hall, bar or cocktail lounge, night club, and similar enterprise.
 - 9.1122 Furniture upholstering shop only when operated in conjunction with a retail business on the premises.
 - 9.1123 Bowling alley, pool hall or billiard parlor, dance hall, bar or cocktail lounge, night club and similar enterprises.
 - 9.1124 Printing, publishing, engraving, lithographing shop or newspaper.
 - 9.1125 Laundry and dry cleaning shop.

9.2 Conditional Uses

9.21 Group developments in accordance with Section 3.8.

9.3 Height Regulations- No structure shall exceed 45 feet in height, except as provided in Section 3.7.

9.4 Yard Requirements -The following minimum requirements shall be observed, subject to the additional modifications in Sections 3.6.

Dwellings - Same as R-G General Residential District.

<u>Minimum Front Yard Depth</u>	<u>Minimum Side Yard Widths</u>	<u>Minimum Rear Yard Depths</u>
10'	None, except where adjoining an "R" District then same as the least width required in that "R" District.	10', except where adjoining an "R" District then same as "R" District.

ARTICLE X

"B-G" GENERAL BUSINESS DISTRICT

- 10.0 Intent and Purpose of District - The "B-G" General Business District is intended for the purpose of allowing certain commercial uses which may:
1. Require intensive land coverage.
 2. Generate large volumes of vehicular traffic.
- 10.1 Permitted Uses
- 10.11 Any use of structure permitted and as regulated in B-R Retail Business District except residential dwellings.
- 10.12 Building material sales yards, enclosed on all sides by an eight-foot high solid fence.
- 10.13 Wholesale businesses and warehouses
- 10.14 Motels or motor hotels.
- 10.15 Drive-in eating establishments.
- 10.16 Motor fuel stations.
- 10.17 Animal hospitals and veterinary clinics provided that buildings or enclosures in which animals are kept shall not constitute a nuisance to residential property.
- 10.18 Commercial baseball field, bath house, or boat house, golf driving range, skating rink, swimming pool, or similar open air recreational uses and facilities, as not to constitute a nuisance to residential property.
- 10.19 Automobile, truck, trailer, and garden and farm implement establishments for display, hire, sales, including sales lots.
- 10.110 Carpenter shop, electrical, heating, ventilating or plumbing shop, furniture upholstery shop, printing, publishing, engraving or lithographing plant, laundry and dry cleaning shop, sign painting shop, and similar establishments.
- 10.2 Conditional Uses
- 10.21 Group developments in accordance with Section 3.8.
- 10.3 Height Regulations - No structure shall exceed 45 feet in height, except as provided in Section 3.7.
- 10.4 Lot Area, Frontage and Yard Requirements -The following minimum requirements shall be observed, subject to the additional requirements, exceptions, and modifications in Sections 3.6 and 3.8.

<u>Minimum Lot Area</u>	<u>Minimum Lot Area Width</u>	<u>Minimum Front Yard Depth</u>	<u>Minimum Side Yard Widths</u>
Commercial uses none.	50'	25'	None, except where adjoining an "R" District, then same as the least required in that "R" District.

Minimum Rear Yard Depth - 10', except where adjoining an "R" District, then same as "R" District.

ARTICLE XI

"I-L" LIGHT INDUSTRIAL DISTRICT

11.0 Intent and Purpose of Districts -The "I-L" Light Industrial District is intended for the purpose of allowing light industrial uses, in order to provide a location for industrial development, with good transportation facilities and without conflicting with residential or commercial uses.

Heavy basic or primary industries not considered to be of the same general character shall be required to meet prescribed standards and receive permission to locate in the District.

11.1 Permitted Uses

11.11 Any use or structure permitted and as regulated in B-G General Retail District.

11.12 Any accessory buildings and uses including signs as regulated by Article XII.

11.13 Automobile repair garage doing major repair, including tire retreading or recapping, battery service and repair.

11.14 The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, milk, and food products.

11.15 The manufacture, compounding, assembling, or treatment of articles of merchandise from the following previously prepared material: canvas, cellophane, cloth, fiber, glass, leather, paper, plastics, precious or semi-precious metals or stone, rubber, textiles, wood and yarn.

11.16 Bottling of soft drinks or milk, or distributing stations.

11.17 Railroad freight stations, trucking or motor freight terminals.

11.18 The following uses provided operations are enclosed by a solid wall or fence not less than 6 feet in height:

11.181 Builder's or contractor's plant or storage yard.

11.182 Building material sales and storage yard, including concrete mixing.

11.183 Lumber yard, including millwork.

11.184 Open yard for storage and sale of feed, fertilizer, or fuel.

11.2 Conditional Uses

11.21 Group developments in accordance with Section 3.8.

11.21 Automobile salvage and wrecking operations, industrial and waste salvage operations and junk yards provided all operations are conducted within area enclosed on all sides with a solid wall or fence not less than 8 feet in height and no pile of salvage, scrap, or other material shall be higher than 8 feet.

11.23 Any use of land or of structures engaged in the production, processing, cleaning, servicing, testing, repair or storage of materials, goods, or products not previously allowed with such restrictions as the City Council shall require.

11.3 Prohibited Uses

11.31 Dwellings, except for watchman or caretaker on the premises.

11.32 Schools, hospitals, clinics, and other institutions for human care, except wher incidental to a permitted principle use.

11.4 Height Regulations -No building shall exceed or structure shall exceed 75 feet in height except where as provided in Section 3.7.

11.5 Lot Coverage-Ground area occupied by buildings shall not exceed 40% of the lot area.

11.6 Yard Requirements-The following minimum requirements shall be observed, subject to the additional requirements, exceptions and modifications in Section 3.6. Wherever an I-L District abuts any other use district, every building in the I-L District shall be set back from the other district property a minimum of 100 feet.

Minimum Front Yard Depth - 60'