DECLARATION OF RESTRICTIVE COVENANTS

and are the owners of the hereinafter described real property. That to comply with City of Huron and Beadle County codes in regards to future construction on the lots and minimum setbacks associated with that construction, in an area zoned “R-2” (One Family Residential District) in the City of Huron, Beadle County, South Dakota, hereby make the following declaration restricting the platting and future construction on and the use of the hereinafter described real property:

That in connection with:
a) the lots addressed as Beach NE and Beach NE, Huron otherwise known as
b) the lots described as Lot 1B, Addition & Lot 1, Block 1, Addition, City of Huron, Beadle County, South Dakota.

Said property described in “a” and “b” above shall hereinafter be considered a single "lot" according to Chapter 23.08.096 of the Zoning Ordinances of the City of Huron, Beadle County, South Dakota.

Further, that at any time in the future, if the above described real property is sold the above described real property must be sold together and maintained as one lot.

This restrictive covenant, as herein contained, will run with the land and shall remain permanent thereon unless agreed to be modified, changed, or deleted by agreement between the owners of the above described property and governing bodies of the City of Huron and Beadle County, both located in Beadle County, South Dakota.

Dated this ____ day of _____, 2004-5

_____
Signature of Owner

_____
Signature of Owner

State of South Dakota)
) ss
County of Beadle)

On this _____ day of _____, 2004-5, before me, the undersigned, a Notary Public within and for said county and state, personally appeared _____ and _____, known to be the persons who are described in and who executed the within and foregoing instrument, and acknowledged to me that they executed the same.

_____
Notary Public

My commission expires _____