



# CITY OF BRITT, IOWA

## Housing Covenants Agreement For New Construction Pursuant to the Free Lot Program

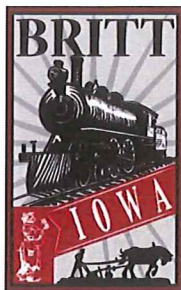
1. You must be of legal age (18 yrs.) to be eligible for the Free Lots Program.
2. No lot shall be used except for residential purposes, absent a special use permit or variance, however, each lot may be used for a Home-Based Business in compliance with City Ordinances.
3. There shall be permitted upon each lot, either (a) a family residence structure with an attached garage and a small storage building located on the rear of the lot not to exceed the size permitted by the Britt Zoning Ordinances and subject to compliance with Restriction 13, or (b) a family residence structure with an attached garage and a detached garage. However, no lot may have both a detached garage and a small storage building.
4. All lots and structures shall comply with City Ordinances, specifically, the City of Britt Zoning Ordinances.
5. Each lot and the building(s) erected thereon shall at all times be maintained in a neat condition and appearance commiserate with the character of the subdivision (for lots located within Sunset Ridge First Subdivision) or the neighborhood (for lots located outside of Sunset Ridge First Subdivision).
6. House construction must be completed within 12 months of approval of Free Lots Housing Application.
7. If construction of home has begun but not yet completed within one year of application, and if good cause exists, an extension may be granted by the Mayor or the City Clerk.
8. Any garage on the property shall be for no less than one or more than three automobiles.
9. Unless otherwise specified, a 5-foot easement shall be reserved along all lot lines not fronting a platted street. This easement shall be for the installation & maintenance of drainage facilities and utilities. These include, without limitation, telephone, gas, water, electric, cable services and the like.
10. All easements are perpetual. The streets and easements are dedicated to the public use.
11. All site drainage shall be maintained as originally provided. Drainage ways shall not be altered, diverted or obstructed in any way that is detrimental.
12. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done which may be or may become an annoyance or nuisance to the neighborhood. All yards shall be kept in compliance with the City Ordinances.
13. All animals shall be kept in accordance with the Zoning and Municipal Ordinances of the City of Britt, Iowa.
14. No building construction, fence construction, or lot improvement including landscaping and architectural arrangement, shall be permitted on any lot until plans and specifications of the following types are submitted to and until the attached Application is approved by the Housing Committee of the City of Britt, Iowa.
15. All fences and hedges must be in compliance with Restriction 13 and Section 4, Article 13 of the Zoning Ordinance of the City of Britt, Iowa.
16. No dirt may be removed from any lot without the prior consent of the City of Britt. If a lot owner believes excess dirt exists, then the City shall have the first right to direct the lot owner to stockpile the dirt, or selected portions of such dirt, for the City's use on another lot or on an adjacent parcel. If the City has no use for any portion of the dirt, the lot owner is responsible for disposing of excess dirt.
17. All lots located in the Sunset Ridge Subdivision are subject to the covenants and restrictions contained in the Dedication of Plat of Sunset Ridge First Subdivision.
18. The invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other covenants which shall remain in full force and effect.
19. The undersigned reserves the right to modify or waive these standards for any lot in case of an unusual circumstance or to prevent hardship.
20. Any expense incurred for legal fees, land surveys, abstract updates or deed filing will be the responsibility of the party receiving the free lot.

Signature of Property Owner: \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared \_\_\_\_\_, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they did so as their own voluntary act and deed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

Seal



# CITY OF BRITT, IOWA

## Free Lot Housing Application

Date: \_\_\_\_\_

In exchange for a free residential lot, and in addition to other good and valuable consideration, received by the Applicant from the City of Britt, Iowa, and in consideration to the City of Britt, Iowa, the Applicant agrees to build a residential home, with not less than 1,200 square feet of living space, on said free residential lot, within a time period of One (1) year or less, from the date of approval of the below Application.

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### APPLICANT INFORMATION

Applicant Name:

\_\_\_\_\_  
*Last First M.I.*

Mailing Address:

\_\_\_\_\_  
*Street P.O. Box*

\_\_\_\_\_  
*City State Zip Code*

\_\_\_\_\_  
*Country*

Email Address:

\_\_\_\_\_

Occupation:

\_\_\_\_\_

No. in Household:

\_\_\_\_\_

Timeframe for Construction/Relocation:

\_\_\_\_\_  
*Must be within One (1) year*

Why Do You Want to Build in Britt? \_\_\_\_\_

**\* Please include with this completed application the proposed building plans, specs and approximate value of new home, as well as your signed and notarized Housing Covenants Agreement. \***

Once we receive your completed application, our Housing Committee will review the documents and you will receive a response within sixty (60) days.

Mail To: City of Britt  
c/o Debra Sawyer, City Clerk  
170 Main Avenue South  
Britt, IA 50423  
Fax To: (641) 843-4434  
Email To: [brittclerk.dsawyer@gmail.com](mailto:brittclerk.dsawyer@gmail.com)

Signature

Date

Printed Name

**FOR INTERNAL USE ONLY**

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**APPROVED** ☐

**DENIED** ☐

**REASON FOR DENIAL:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**BY:** \_\_\_\_\_  
Signature

**DATE:** \_\_\_\_\_

**NAME:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_