

"Full Service Realtor"

## SIBLEY MEADOWS

Belle Plaine, Minnesota

Lot 1 Block 1	SOLD	3.69 Acres
Lot 2 Block 1	68,600	2.49 Acres
Lot 3 Block 1	SOLD	2.90 Acres
Lot 4 Block 1	SOLD	2.26 Acres
Lot 5 Block 1	SOLD	2.52 Acres
Lot 6 Block 1	SOLD	5.49 Acres
Lot 7 Block 1	SOLD	3.11 Acres
Lot 8 Block 1	SOLD	2.62 Acres
Lot 9 Block 1	SOLD	3.46 Acres
Lot 1 Block 2	59,900	2.23 Acres
Lot 2 Block 2	SOLD	2.57 Acres
Lot 3 Block 2	SOLD	3.53 Acres
Lot 4 Block 2	84,900	2.12 Acres

**Marketed by: Gloria Kubes Flicek**  
**Kubes Realty, Inc.**  
**Cell: 612-245-1998**

\*Note: Price subject to change without notice. 4/14/16



1221 4th Avenue East, Suite #100 · Shakopee, MN 55379

(952) 445-9110 Fax: (952) 445-9118

115 1st Avenue SE, Suite #220 · New Prague, MN 56071

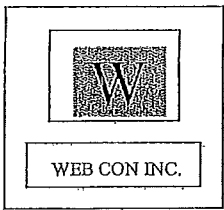
Toll Free: (800) 383-7444

(952) 758-9110 Fax: (952) 758-9118

E-Mail: [KubesRealty@KubesRealty.com](mailto:KubesRealty@KubesRealty.com)

Website: [www.KubesRealty.com](http://www.KubesRealty.com)





Sibley Meadows  
Faxon Township, MN

**Architectural Design / Construction Details:**

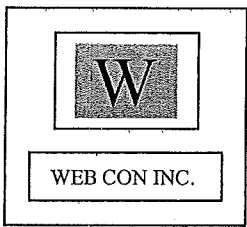
- I. Purchased Land:**
- A. If land is not under construction it must be maintained and mowed by lot Owner.
  - B. Lot must be landscaped and driveway completed no later than one year after building permit is issued.
  - C. Drive-way to be hard surfaced (concrete, blacktop, pavers, class 5)
  - D. Yards seeded or sodded within 6 months of occupancy by Builder or Homeowner.
  - E. Minimum 5 trees to be planted within 6 months of occupancy by Builder or Homeowner on lots without trees.
  - F. Follow grading plan provided.
- II. Home and Outbuildings**
- A. Footprint of a rambler, split-entry, or multi-level plan will have 1350 sq. ft.
  - B. Foot print of any 2-story plan should have 1000 sq. ft minimum and no less than 2000 sq. ft. for total on main and upper floor.
  - C. 6/12 minimum roof pitch.
  - D. All Maintenance-free Exteriors.
  - E. 15% brick/stone at front elevation.
  - F. Steel panel garage doors.
  - G. Broken up roofline, no straight roofs.
  - H. Address stone when possible
  - I. Garage minimum 2-car attached
  - J. Outbuildings will not be constructed before construction of house.
  - K. All outbuildings to have same color scheme as house.
  - L. All homes completed within 6 months of commencing.
- III. Post-Construction**
- A. Vehicles or materials from a commercial business will not be operated or stored on lot.
  - B. Dogs must be kenneled or leashed at all times when not in control of owner.

House plans to be submitted with purchase agreements whenever possible. Plan must be reviewed, and approved by architectural review committee before it is submitted for building permit.

X \_\_\_\_\_  
Owner/Developer Date

X \_\_\_\_\_ X \_\_\_\_\_  
Homeowner/Builder and/or Assigns Date Purchaser reviewed recorded Covenants

Comment:



DECLARATION OF RESTRICTIVE COVENANTS FOR:  
SIBLEY MEADOWS  
LOCATED IN  
FAXON TOWNSHIP SIBLEY COUNTY, MINNESOTA

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block One (1) and Lots One (1), Two (2), Three (3) and Four (4), Block Two (2)

THIS DECLARATION OF PROTECTIVE COVENANTS, is made this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by Web Con, Inc., Minnesota corporation, hereinafter referred to as the "Developer".

**I. Land Use**

- A. Lots shall be used exclusively for residential purposes and not for any business or commercial use.

**II. Home and Outbuildings**

- A. Driveway an House need to face and access interior road.  
B. Septic placement and tall trees need to be 80 ft from centerline of County Road 60.  
C. All grass drainage areas and utility easements are to be left untouched and will not be built upon.  
D. No manufactured or moved in homes allowed. All homes built by General Contractors/Homeowner.  
E. Outbuildings will not be constructed before construction of house.  
F. All outbuildings to meet Sibley County/Faxon Township building code or ordinance.  
G. All outbuildings must have permanent and approved footings.

**III. Post-Construction**

- A. No junk or unlicensed vehicles will be stored outside of buildings.  
B. No farm animals allowed on lot. (i.e. Horses, cows, pigs)  
C. No more than two dogs per lot.

**IV. Environmental Notice**

- A. Owners of lots and dwellings are put on notice of odors, dirt, noise and hours of Operation associated with an Operational Gravel Pit and Agricultural Activity.

**V. General Provisions**

1. **Terms:** Once all Lots within Sibley Meadows have been sold by the Developer, then all matters as to the Developer shall then be deemed completed.
2. **Enforcement:** If any person shall violate, or shall omit to perform or observe any of these covenants and restrictions, any party or parties with interest in any lot or lots subject to these same restrictions may institute and prosecute proceedings at law or in equity against such offending party either to recover damages or for other lawful remedies.

3. Severability: Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
4. Binding Effect: These covenants shall run with the real property and shall be binding on the parties hereto, their heirs or successors. These covenants shall inure to the benefit of the owners of the lots.

IN TESTIMONY WHEREOF: The Developer, Web Con, Inc., has caused this Declarants of Restrictive Covenants to be executed in its name \_\_\_\_\_, 2005.  
WEB CON, INC.

X \_\_\_\_\_  
Brian Weber Date  
By its President

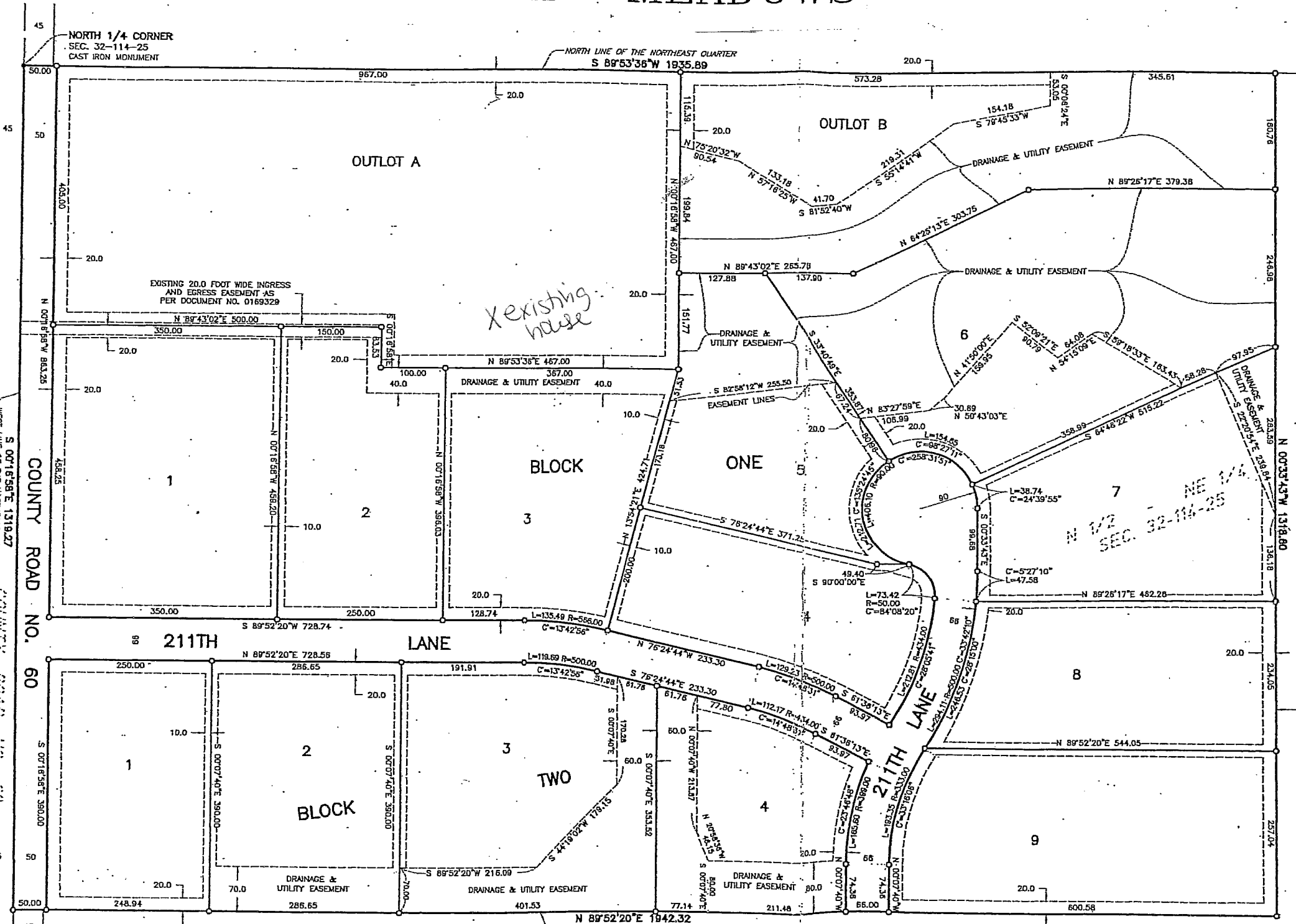
X \_\_\_\_\_  
Bonita Weber Date  
By its Secretary

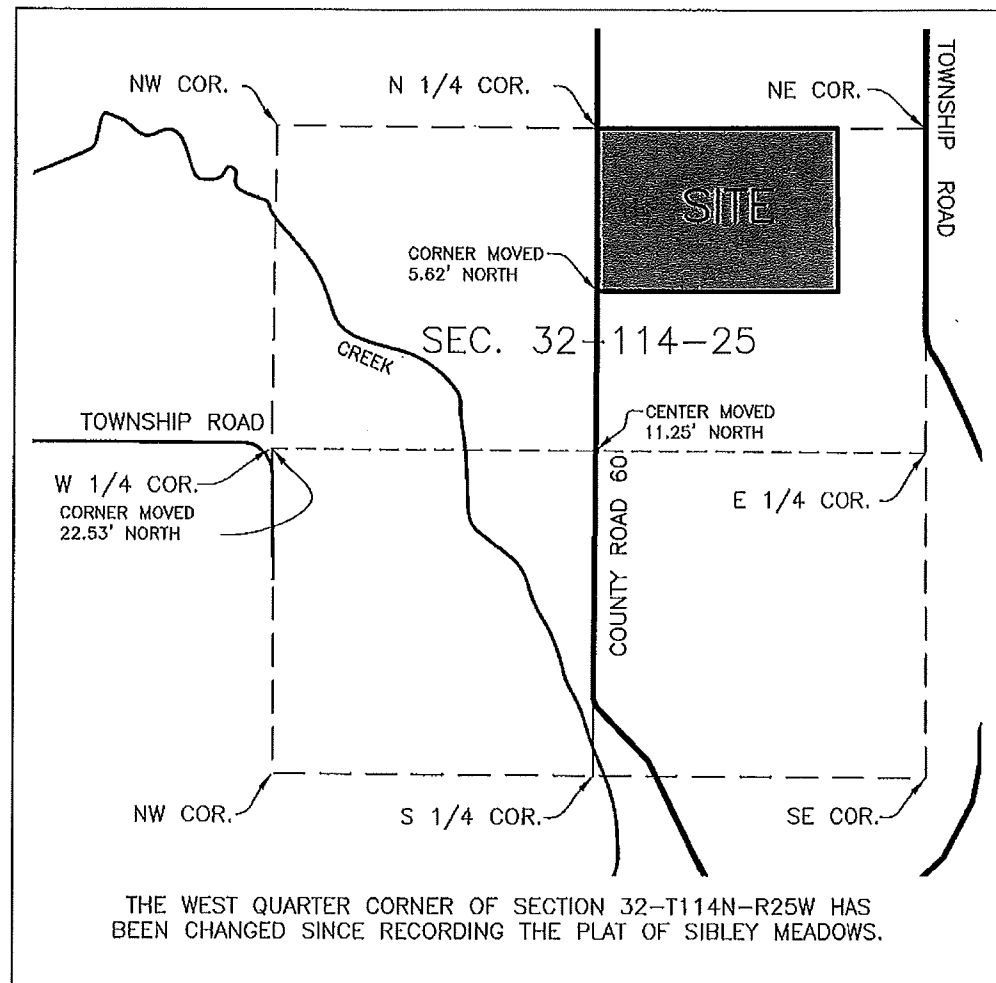
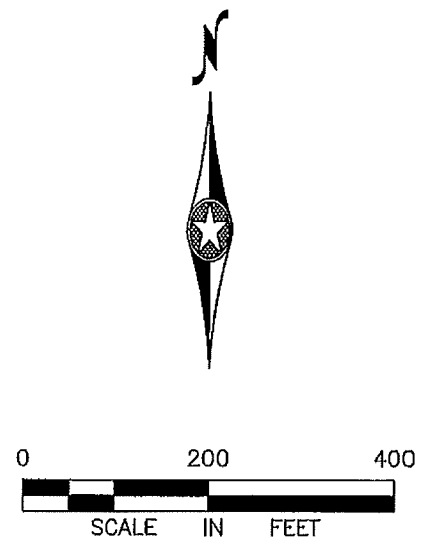
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005 by Brian Weber, President of Web Con, Inc. and Bonita M. Weber, Secretary of Web Con, Inc.

\_\_\_\_\_  
Notary Public

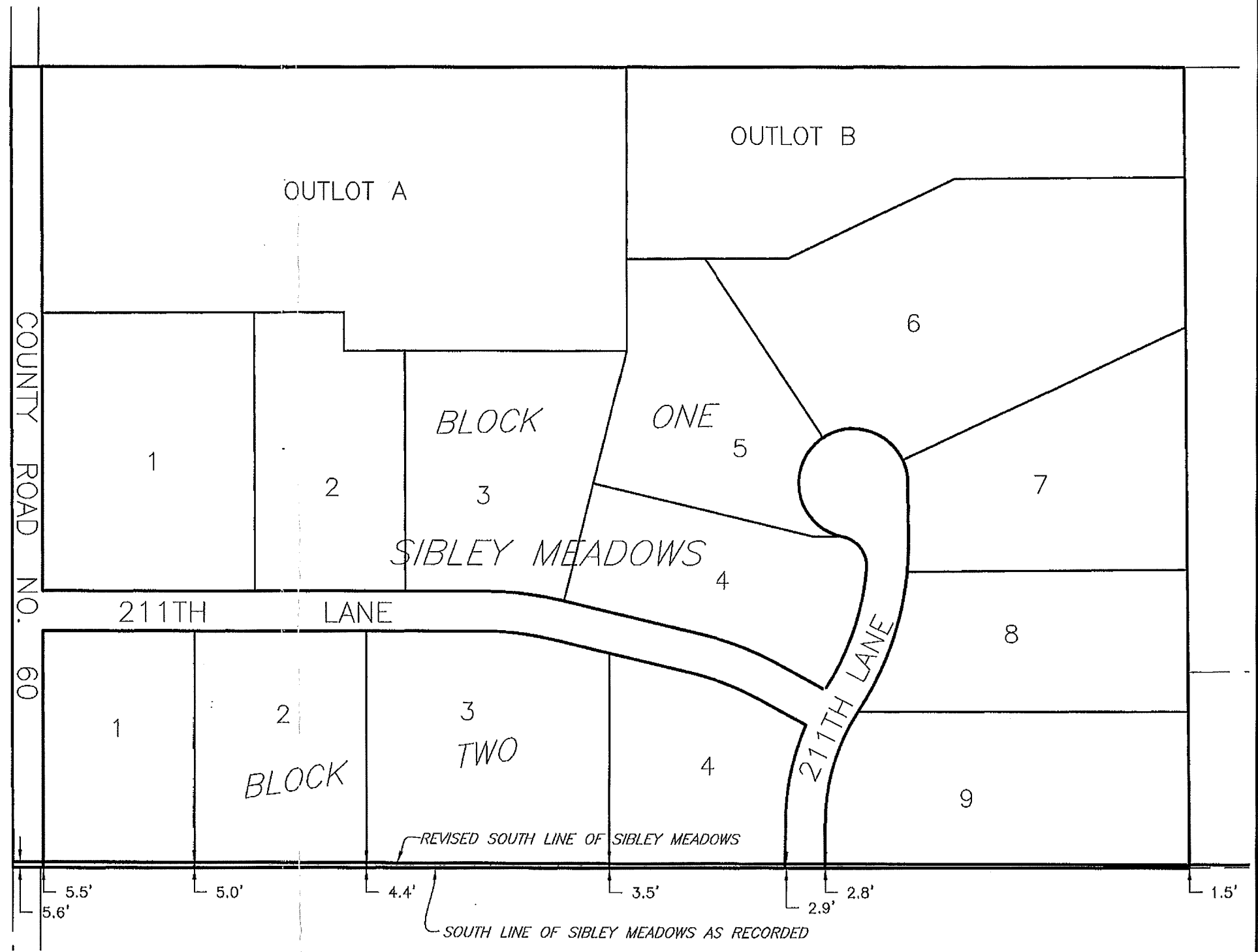
This instrument was drafted by:  
Brian & Bonita Weber, Web Con  
21075 295<sup>th</sup> Avenue  
Henderson, MN 56044


# SIBLEY MEADOWS





THE WEST QUARTER CORNER OF SECTION 32-T114N-R25W HAS BEEN CHANGED SINCE RECORDING THE PLAT OF SIBLEY MEADOWS.



<b>EXHIBIT DRAWING</b> SIBLEY COUNTY, MINNESOTA		REVISION TO THE PLAT OF SIBLEY MEADOWS, IN SEC. 32-T114N-R25W SIBLEY COUNTY  FOR: KUBES REALTY
 <b>BOLTON &amp; MENK, INC.</b> Consulting Engineers & Surveyors 1960 PREMIER DRIVE, MANKATO, MN 56001 (507) 625-4171 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA		