

**CERTIFICATE OF RESTRICTIONS  
RELATING TO THE PLAT OF SUNRISE ADDITION NUMBER FOUR  
A SUB-DIVISION OF THE CITY OF MINNEAPOLIS, KANSAS**

The City of Minneapolis, owners of all of the lots in Sunrise Addition Number Four, a sub-division of the City of Minneapolis, Kansas, as filed and recorded in the office of the Register of Deeds of Kansas, do hereby establish and certify the following restrictions relating to the lots of said sub-division.

1. The lots and parcels of land aforesaid will not be given away, sold, leased, conveyed, or in any way alienated unto any person or entity except subject to the terms and conditions of these restrictions.
2. No building shall be erected, placed or altered upon any lot until the construction plans and specifications and a plan showing the location of the structures have been approved by the Zoning Administrator or his designated agent, as to the quality of workmanship and materials, building codes, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed, or altered on any lot near to any street and the minimum building setback line unless similarly approved.
3. The lots in said sub-division shall be subject to all restrictions contained in this document and all zoning and building codes of the City of Minneapolis. The restriction and other codes will be enforced by the appropriate city officials and any variance, exceptions, or appeal from the decision of the Zoning Administrator may be to the Board of Zoning Appeals as specified in the City's Zoning Code.
4. The following minimum requirements as to spacing, area, and width shall be observed:
  - A. The minimum building site area shall be not less than 10,000 square feet.
  - B. The minimum lot frontage at the front property line shall be no less than one hundred feet, with the exception of properties at the ends of cul-de-sacs and on curves (lots 1,2,6,7,8,9,14,15,16,17).
  - C. The minimum floor area in a one-floor structure, exclusive of basement, garages, open porches, terraces, and patios shall not be less than 1200 square feet for properties less than .35 acre, shall not be less than 1500 square feet for properties with an acreage of .36-.43 and shall not be less than 1700 square feet on properties over .43 acres.
  - D. The minimum ground floor area of a 1,200 square foot home with a one and one-half and two-story structures, exclusive of basements, garages and open areas, shall be no less than 840 square feet, provided that in such events, the minimum, usable floor area in the second floor

shall be not less than 460 square feet. The minimum ground floor area of a 1,500 square foot home with a one and one-half and two-story structures, exclusive of basements, garages and open areas, shall be no less than 900 square feet, provided that in such events, the minimum, usable floor area in the second floor shall be not less than 600 square feet. The minimum ground floor area of a 1,700 square foot home with a one and one-half and two-story structures, exclusive of basements, garages and open areas, shall be no less than 1,000 square feet, provided that in such events, the minimum, usable floor area in the second floor shall be not less than 700 square feet.

- E. Each primary residence shall include a two-car garage within or without the structure.
  - F. The roof of each primary residence shall have a minimum pitch of not less than 5 to 12 with a minimum of an 18" soffit.
  - G. The minimum set back line shall be as follows:
    - i. The front of the building set back line shall be a minimum of twenty-five feet from the property line as shown on the sub-division plat.
    - ii. Side buildings set back line shall be a minimum of six feet, except for corner lots where the side adjacent to the street shall conform to the building set back lines on the sub-division plat.
5. The structures in this sub-division shall be new construction constructed of unused building materials. Any manufactured home structure must be constructed as a single, continuous unit and conform to the Uniform Building Code of 1997.
  6. No noxious or offensive trade or activity shall be carried on or permitted to be carried on within the confines of any of the lots of the sub-division.
  7. No structure of a temporary character, trailers, basement, tent, shack, garage, barn, or other outbuilding shall be used as a residence or place of business, either temporarily or permanently.
  8. No animals, livestock, or poultry shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept, if they are not kept, bred, or maintained for any commercial purposes.
  9. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.
  10. No individual sewage disposal system shall be permitted on any lot.
  11. 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.

12. The City of Minneapolis may institute, prosecute and obtain injunctive relief against any person or entity whomsoever, undertaking to utilize the lands of aforesaid inconsistent with the requirements hereof.
13. These covenants are to run with the land and shall be binding upon all the parties and all persons claiming under them until such time an instrument has been signed by all of the then owners of the lots as they are recorded, agreeing to change said covenants in whole or in part.

In witness whereof, the undersigned owners of all of the lots in Sunrise Addition Number Three of the City of Minneapolis, Ottawa County, Kansas, have hereunto set their hands this 28<sup>th</sup> day of March, 2024.

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Dave Sweat, Mayor  
City of Minneapolis

ATTESTED:

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Barry S. Hodges, City Administrator/Clerk

STATE OF KANSAS    )  
                                  (  
COUNTY OF OTTAWA)

Be it remembered that on this 28th day of March, 2024, Dave Sweat, Mayor of the City of Minneapolis and Barry S. Hodges, City Clerk/Administrator, who are personally known to me, appeared before me, a notary public in and for the County and state aforesaid and executed the above instrument in writing as their own free will for the purposes set forth therein.

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Notary Public