



## NEW LOTS AVAILABLE

### Contact:

City of Osakis 320-859-2150

### Osakis Realtors:

Osakis Realty: 320-859-2019

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Another 23 fully improved beautiful lots are ready for your new home in Osakis! Construction of Osakis Properties First Addition was finished in 2004. This phase of the development is even more spectacular than the first with more than half of the lots providing a scenic view overlooking a natural wetland area. Lots in the first development sold in less than two years so HURRY up and choose your favorite lot before they are all spoken for!!!! (Lot prices will increase by 3% annually)

## LOT PRICES (see attached Subdivision Map) – effective for 2009

	<u>Legal Description</u>	<u>Square Footage</u>	<u>Lot Price</u>	<u>Assessments</u>		Total	<u>Total Cost</u>	<u>Total Cost w/ TIF Assist.</u>
				Primary	Secondary			
1	Lot 1, Blk1	17,884			<b>SOLD</b>			
2	Lot 2, Blk1	15,060			<b>SOLD</b>			
3	Lot 3 Blk1	19,621			<b>SOLD</b>			
4	Lot 4, Blk1	15,785	\$ 5,347	\$ 11,896	\$ 7,500	19,396	\$ 24,743	17,243
5	Lot 5, Blk1	21,131	\$ 7,158	\$ 11,896	\$ 7,500	19,396	\$ 26,554	19,054
6	Lot 6, Blk 1	16,126	\$ 5,463	\$ 11,896	\$ 7,500	19,396	\$ 24,859	17,359
7	Lot 7, Blk1	19,592			<b>SOLD</b>			
8	Lot 1, Blk 2	15,090			<b>SOLD</b>			
9	Lot 2 Blk 2	15,090			<b>SOLD</b>			
10	Lot 3, Blk 2	17,518			<b>SOLD</b>			
11	Lot 4, Blk 2 *	33,685	\$ 11,411	\$ 11,896	\$ 7,500	19,396	\$ 30,807	23,307
12	Lot 5, Blk 2 *	40,326	\$ 13,660	\$ 11,896	\$ 7,500	19,396	\$ 33,056	25,556
13	Lot 6, Blk2	53,369	\$ 18,079	\$ 11,896	\$ 7,500	19,396	\$ 37,474	29,974
14	Lot 7, Blk 2 *	37,531	\$ 12,713	\$ 11,896	\$ 7,500	19,396	\$ 32,109	24,609
15	Lot 8, Blk 2	20,223	\$ 6,850	\$ 11,896	\$ 7,500	19,396	\$ 26,246	18,746
16	Lot 9, Blk 2	19,738			<b>SOLD</b>			
17	Lot 10, Blk 2	17,707			<b>SOLD</b>			
18	Lot 11, Blk 2	19,621			<b>SOLD</b>			
19	Lot 12, Blk 2	19,762			<b>SOLD</b>			
20	Lot 13, Blk 2	16,499	\$ 5,589	\$ 11,896	\$ 7,500	19,396	\$ 24,985	17,485
21	Lot, 1, Blk 3	18,900		<b>NEIGHBORHOOD PARK</b>				
22	Lot 2, Blk 3	18,900			<b>SOLD</b>			
23	Lot 3, Blk 3	18,900			<b>SOLD</b>			

TIF assistance is available in the form of a \$7,500 grant to income eligible households who purchase a lot and construct a home valued at \$120,000 within one year of purchasing the lot. TIF eligibility applications are available at City Hall.

*Property Owned and Developed by the Osakis Economic Development Authority  
With the Support of the City of Osakis*

Print Date 1/1/2009

## Approved Covenants for Osakis Properties – First Addition

The Economic Development Authority, and the City of Osakis, as the owners of Osakis Properties First Addition to the City of Osakis, Douglas County, MN according to the certified plat thereof, hereby declare that all lots sold or to be sold in the said Osakis Properties First Addition, in order to protect the community and landowners, are subject to the restrictions and conditions hereinafter set forth and that such restrictions and conditions shall apply to and be a part of every conveyance or deed of said property or any part thereof the same as though fully incorporated in any deed or conveyance thereof. The said restrictions and conditions shall be deemed and considered as covenants running with the land when conveyed or deeded and shall be binding on the heirs, executors, administration, successors and assigns of any person to whom said land may have been conveyed for a period of thirty (30) years, said restrictions and conditions terminating on January 30, 2034.

1. Property zoned as single family residential purposes only.
2. No more than one single family residence shall be erected on any one platted lot.
3. For any land use involving other than a single family dwelling Osakis Planning and Zoning shall review and approved development plans.
4. MINIMUM BUILDING SIZE: Single Family Structures 1-story dwelling shall have a ground level floor space of not less than 1,150 square feet 1½ and 2 story dwellings shall have a floor space of not less than 1,600 square feet
5. All buildings shall be of new construction. Build on permanent foundations.
6. Single family structures shall have a minimum roof pitch of 4/12.
7. No single family structure shall be occupied for residential purposes until such time as a minimum of a two (2) car attached garage has been erected.
8. Detached accessory buildings shall be limited to a single floor, with a maximum floor area of 160 square feet. Pitch of 4/12.
9. All electric service lines, cable television, telephone lines and any other service facilities shall be buried.
10. No store, shop or commercial enterprise shall be conducted on any property.
11. No trailer, basement, tent, garage, mobile home, or double wide mobile home shall be used temporarily, or permanently, as a residence.
12. The said restrictive, covenants contained herein, are for the benefit of any owner of any of the property in said OSAKIS PROPERTIES of the City of Osakis, MN and any party breaching said covenants shall be liable for damages to any owner of any property in said OSAKIS PROPERTIES, and that any breach or threatened, breach of the covenant may be enjoined upon application by the EDA, their successor or assign; and also by any party who owns any property in said OSAKIS PROPERTIES.
13. No party may do any contrary to the restrictive covenants contain herein unless they first obtain the permission in writing of majority or all of the persons owning any rights, title estate, lien or interest in any property in said OSAKIS PROPERTIES.
14. These covenants shall run with the land and remain in full force and effect until January 30, 2030, at which time they shall terminate.
15. All homes must install a hard surface driveway within one year of the issuance of the occupancy certificate.
16. No window air conditioning units are allowed on the street side of the home.