

COVENANT SUMMARY



Brook Landing
Plat 2

Square Footage Minimums:

Ranch	1,200 sq. ft.*
Story and a Half	1,400 sq. ft.*
Two Story	1,400 sq. ft.*

**exclusive of any basement finish*

Managed By: Stanbrough Realty Company; Tobit Bowles, 515-380-7791, tobit@stanbroughrealty.com

Garage Minimum: 2 car

Siding Material Excluded:

Fence Material Allowed: Cedar, black wrought iron, black aluminum or vinyl; not to exceed 6 ft. in height. Pool fences should be landscaped and screened with shrubs and bushes.

Storage Sheds, Play Structure Requirements: Located in rear yard, roof and structure be constructed of same material, and color/appearance as residential dwelling. Should not be any closer than 20 ft from any lot line, unless otherwise approved.

Playsets must be either Rainbow or Backyard Adventures brand, unless otherwise approved.

All exterior changes and additions must be approved in writing.

Exterior Elements Excluded: Trash and recycling receptacles are not permitted to be outside a dwelling except on trash pick-up day.

No above ground pools permitted.

Pets: No more than two dogs may reside at a residence. Must be tied, fenced, or kept in dog runs that meet requirements.

Landscaping Requirements: Two overstory trees, one understory/coniferous tree, and four shrubs.

Street trees required: Varying types so not impacted by disease. **Options include:** Maple, Locust, Crab, Oak, Thornless Hawthorn

Front Elevation Material Requirements: 33% must be stucco, a brick or stone veneer.

HOA Fees: \$155 annually