

COVENANT SUMMARY



Centennial Pointe
Plat 5

Square Footage Minimums:

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| Ranch | 1,600 sq. ft* or 1,450 sq. ft totaling 2,100 w/finished basement |
| Story and a Half | 2,000 sq. ft.* |
| Two Story | 2,200 sq. ft.* |
| Split Level | 2,200 sq. ft* |

**exclusive of any basement finish*

Managed By: Sentry Management Inc.; Kathy Steffen, 515-222-3699, ksteffen@sentrymgmt.com

Garage Minimum: 3 car

Siding Material Excluded: Vinyl or steel siding

Fence Material Allowed: Black vinyl-coated chain link, black wrought iron/aluminum, tan or white PVC; not to exceed 6 ft. No wood fencing allowed. All exterior additions/improvements must be approved in writing.

Storage Sheds, Play Structure Requirements: Permanent outbuilding must be in rear, constructed of residence materials and of same roof pitch/shingles; must first be approved.

Exterior Elements Excluded: Trash and recycling receptacles must not be within view except for 12 hours prior to and after trash pick-up.

Below grade pools allowed with proper fencing. No above ground pools permitted.

Exterior lighting installed is not to disturb the adjacent resident.

Pets: No more than 3 dogs and 2 cats, must reside in residence. Dog run/house must be in the rear and against the house and screened from neighbor's view. No dog may be kept outside for more than 2 hours a day.

Landscaping Requirements: Four (4) trees, 2 in front and 2 in back; shrubs and foundation plantings to cover front. Neat and trim in appearance, free of weeds and debris. Must use/maintain irrigation system.

Street trees required:

Front Elevation Material Requirements: 50% of surface facing street (min. 200 sq. ft.) must be decorative brick, stone, stucco, or shake shingle. Any lap siding used must have less than a 7-inch reveal.

HOA Fees: \$231 annually