

COVENANT SUMMARY



Cort Landing
Plat 2

Square Footage Minimums:

Ranch	1,450 sq. ft*
Story and a Half Two Story Split Level Split Foyer	1,750 sq. ft.*

**exclusive of any basement finish below grade*

Managed By: Mary Kennedy, 515-981-5491, cortlandingllc@gmail.com

Garage Minimum: 2 car

Siding Material Excluded:

Fence Material Allowed: Black vinyl coated in rear only

Storage Sheds, Play Structure Requirements: No more than 1 customary and traditional accessory structure; 20 feet from any side or rear lot lines.

Pets: No more than 3 dogs and/or cats or other common household pets. Dogs kept in dwelling or in a shelter aesthetically compatible with dwelling and surrounding areas, dog run must be completely screened from neighbor's and street view. All pets must be leashed and under owner control or in fenced yard.

Landscaping Requirements: Owner to plant 2 trees in front: Red Maple, Norway Maple, Marshall's Seedless Ash, Northern Red Oak, Burr Oak, Little Leaf Linden, or other species approved by Declarant in writing. Owner keeps up and preserves their portion of Easement Area. Lot remains free of trash, weeds, and debris; well maintained and healthy. Grass is not to exceed 6 inches in height.

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

In-ground pool allowed.

Street trees required:

Front Elevation Material Requirements: 25% of front elevation using brick or stone.

HOA Fees: