



COVENANT SUMMARY

Crossroads at the Lakes
Plat 2

Square Footage Minimums:

Ranch	1,400 sq. ft*
Story and a Half	1,600 sq. ft*
Two Story & Split Level	1,800 sq. ft*

**exclusive of any basement finish*

Managed By: Terrus Real Estate Group; Gina @ 515/222-3699 x57909 gina.bevilacqua@terrus.com

Garage Minimum: Two car, maximum of 3, attached.

Siding Material Excluded:

Fence Material Allowed: Upon approval, back yard fencing in black vinyl chain link, black wrought iron, or painted aluminum only; 6 feet or less in height.

Storage Sheds, Play Structure Requirements: Upon approval, any exterior outbuilding must be no more than 12x12, single story, with a 12' maximum height to ridgeline, and constructed of similar materials/roof pitch as dwelling.

Upon approval, 1 piece of permanent playground equipment allowed.

Exterior Elements Excluded: No above ground pools allowed; upon approval, below grade pools allowed with proper fencing.

Trash and recycling receptacles must not be within view except for 1 day prior to and after trash pick-up.

Upon approval, exterior up lighting installed is not to disturb the adjacent residents.

Pets: No more than 2 dog and 2 cats; 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: Lot stays free of debris, weeds, and kept mowed.

Upon approval, front and side yard hedge allowed, no more than 3 ft. in height, and maintained.

At least 3 trees shall be planted (1 in front, 2 in back, unless existing trees in back are sufficient) at Homeowner's cost. Shrubs and foundation plantings will address the front.

Street trees required:

Front Elevation Material Requirements: At least ¼ of front exterior surface should be stone, brick, or other hard surface materials.

HOA Fees: Initiation fee of \$400 at closing; \$200 monthly thereafter. Additional \$25 mo. fee assessed for any added structure per property.