



COVENANT SUMMARY

Highland Meadows

Plats 2 & 4

Squ Footage Minimums, Plat 2 (lots 10-15 & 41-46):

Ranch	1,400 sq. ft*
Story and a Half	1,800 sq. ft*
Two Story	1,800 sq. ft*

* finished directly under roof

Squ Footage Minimums, Plat 2 (lots 10-15 & 41-46):

Ranch	1,400 sq. ft*
Story and a Half	1,800 sq. ft*
Two Story	1,800 sq. ft*

Squ Footage Minimums, Plat 4 (lots 1-5 & 11-15):

Ranch	1,650 sq. ft*
Story and a Half	2,000 sq. ft*
Two Story	2,000 sq. ft*

* finished directly under roof

Squ Footage Minimums, Plat 4 (lots 6-10):

Ranch	1,800 sq. ft*
Story and a Half	2,400 sq. ft*
Two Story	2,400 sq. ft*

Managed By: Terrus Real Estate Group; Joan Hilgenberg, 515-471-4315, joan.hilgenberg@terrus.com

Garage Minimum: 3 car

Siding Material Excluded: Vinyl or steel

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

Storage Sheds, Play Structure Requirements: Upon approval, any exterior outbuilding must be consistent with the architecture of the residential home.

Exterior Elements: Upon approval, below grade swimming pools (with proper fencing/hedges), tennis court and outbuildings in rear yard only, and at least 10 ft. from lot lines.

All exterior changes to lots must be submitted and approved before starting.

Trash and recycling receptacles must not be within view except for trash collection day.

Pets: Common house and yard pets, within a reasonable number. Housing and confinement of said pets cannot be visible from neighboring properties.

Landscaping Requirements: Lot stays free of debris, trash, and weeds; and kept in a neat and attractive way.

At least 2 trees shall be planted (3 trees if in Plat 4).

Street trees required: 2 per lot

Front Elevation Material Requirements: At least 25% of front exterior surface should be brick, stone veneer, or stucco (Plat 2); 30% of front exterior surface should be brick, stone veneer, or stucco (Plat 4)

HOA Fees: Initiation fee of \$200 at closing; \$265 annually.