

COVENANT SUMMARY



Pine Valley

Square Footage Minimums:

Ranch	1,200 sq. ft.*
Story and a Half	1,300 sq. ft.*
Two Story	1,400 sq. ft.*

**exclusive of any basement finish*

Managed By: CDM Real Estate Services; Phil Akason, 515-823-7992, phil@cdmres.com

Garage Minimum: 2 car; detached not allowed

Siding Material Excluded: Steel

Fence Material Allowed: Black vinyl-coated chain link, or wood/vinyl privacy; not to exceed 6 ft., upon approval.

Storage Sheds, Play Structure Requirements: Located in rear, constructed of materials and of same roof pitch/shingles as residence; must be 20 ft from any lot line; must first be approved.

Exterior Elements Excluded: Trash and recycling receptacles must not be in view except for collection pick-up.

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

Pets: No more than 2 dogs, must reside in residence. Dog run/house must be in the rear and against the house and screened from neighbor's view; 20 ft from any lot line.

Landscaping Requirements: One (1) tree, 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: \$150 annually