

# COVENANT SUMMARY



Harvest Meadows  
Plat 1

---

**Square Footage Minimums:**

Townhouse	1,000 sq. ft*
Ranch	1,100 sq. ft*
Story and a Half	1,350 sq. ft*
Two Story	1,350 sq. ft*

*\*exclusive of any basement finish*

**Managed By:** Stanbrough Realty, Jeff Killpack, 515-334-3345, [jeffkillpack@stanbroughrealty.com](mailto:jeffkillpack@stanbroughrealty.com)

**Garage Minimum:** Two car

**Siding Material Excluded:**

**Fence Material Allowed:** Upon approval; at least 48", no more than 72", black vinyl-coated chain link, electric, or wood fencing, located behind dwelling only. All fencing to be kept in good repair and attractive appearance.

**Storage Sheds, Play Structure Requirements:** Any exterior structures must first be approved, placed in the rear yard, and finished in earth tone conservative color design that will blend well. Maximum of 2 structures per lot. No structure will be located closer than 10 ft from any lot line, unless granted specific approval.

**Exterior Elements Excluded:** Trash and recycling receptacles must be hidden by an attractive screen of appropriate height. Place at designated area the day before collection and removed the evening of collection.

Exterior lighting installed is not to disturb the adjacent resident; light poles not to exceed 10 ft. and located no closer than 20 ft from any property line.

Flag poles permitted but must be uplit.

Only non-permanent children's pools allowed.

Freestanding basketball hops are permitted.

**Pets:** Dogs, cats, and other common pets allowed if they are not boarded, bred, or maintained for commercial purposes. No more than 3 dogs on any one lot.

All pets outside must be leashed and accompanied by an adult. Dog runs are not allowed.

**Landscaping Requirements:** One tree of specific diameter and height.

Lot stays mowed, free of weeds, debris, and trash; grass should not exceed 6 inches in height.

**Street trees required:**

**Front Elevation Material Requirements:**

**HOA Fees:** Initiation fee of \$250 at closing; \$100 annually thereafter.