

Square Footage Minimums:

Ranch	1,400 sq. ft.*
Story and a Half	1,800 sq. ft.*
Two Story	2,000 sq. ft.*
Split Level	2,000 sq. ft.*

**Exclusive of attached garages, breezeways, and porches*

Utilities:

Electric	MidAmerican Energy
Gas	City of Waukee
Internet	CenturyLink; Mediacom; Mi-Fiber; Viasat Internet
Water	City of Waukee

School District: Waukee Senior High School

HOA: Yes/Managed by: Terrus Real Estate Group; Kate @ 515-471-4340; Kate.Justman@TERRUS.com

HOA Fees: \$250 annually

Exterior Elements Excluded: Trash and recycling receptacles must not be within view except trash pick-up day.

No above ground pools permitted. Below ground pools allowed with proper fencing, upon approval.

Front Elevation Material Requirements: 33% must be stucco, brick, or stone veneer

Garage Minimum: 3 car

Siding Material Excluded: Vinyl and steel; Plat 3, vinyl permitted

Fence Material Allowed: Black vinyl-coated chain link, black wrought iron, or painted aluminum, upon approval.

Storage Sheds, Play Structure Requirements: Must be constructed of similar materials, same roof pitch & shingles as dwelling; placed in rear and 10 ft from any lot line, upon approval. Temporary structures not permitted.

All exterior changes and additions must be approved in writing.

Street Tree Requirements: N/A

Landscaping Requirements: Lot stays free of weeds and debris. Four trees shall be planted (2 in front, 2 in back, unless sufficient trees exist in back). Shrubs and foundation plantings will address the front. Sodded, not seeded yard.

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

Exterior up-lighting installed is not to disturb the adjacent residents, upon approval.

Pets: No more than 2 dogs and 2 cats; dog run/house must be in the rear and against the house and screened from neighbor's view, upon approval. No dog may be kept outside for more than 2 hours a day.