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Instrument Prepared By: Deborah S. Krauth, 1416 Buckeye, Ste. 200, Ames, Iowa 50010; (515) 233-3000
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**RESTRICTIVE COVENANTS AND REGULATIONS FOR
SINGLE FAMILY HOMES
IN ESTATES OF NATURE'S CROSSING SUBDIVISION,
AMES, STORY COUNTY, IOWA**

WHEREAS, the undersigned is the Owner of the Lots contained in Estates of Nature's Crossing Subdivision to Ames, Story County, Iowa; and

WHEREAS, for their own protection and for the benefit of subsequent owners of Lots within said subdivision, the said Owner desires to restrict the use thereof in certain particulars;

NOW, THEREFORE, the parties hereto, in consideration of the covenants and agreements contained herein, by these presents, covenant, bargain and agree for themselves for their successors and assigns, as follows:

1. All Lots shall be known and described as residential Lots and shall not be improved, used or occupied for other than private single-family residential purposes.
2. The residences to be constructed or to be permitted to remain on Lots 1 through 7 and 9 through 24 shall meet the following requirements:
 - a. One-story residences or split entry residences shall have a ground floor finished area of not less than 1,600 square feet.
 - b. One and one-half story residences shall have a ground floor finished area of not less than 1,200 square feet. The ground floor and second floor must have a total finished area of not less than 2,000 square feet.
 - c. Two-story residences shall have ground floor finished area of not less than 1,300 square feet and a total finished area of not less than 2,000 square feet.

- d. The computation of the finished area shall not include porches, breezeways or garages.
- 3. No Lot shall be subdivided for the purpose of constructing more than one residence per Lot; however, parts of Lots may be conveyed to adjoining Lot Owners for any other purpose.
- 4. No building, fence, wall or other structure shall be commenced, erected or maintained on any Lot, nor shall any exterior addition, change or alteration be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same have been submitted to and approved in writing by the managers of Pinnacle Properties Ames, L.L.C. hereinafter referred to as "Developer," or by an Architectural Committee appointed by the Developer. The primary guidelines for approval are that the plans and specifications reflect harmony of external design and location in relation to surrounding structures and drainage patterns in accordance with the storm water management plan. In the event Developer or the Architectural Committee fail to approve or disapprove a design or location within thirty (30) days following submission of the plan to them, approval shall not be required and this restriction shall be deemed met.

When dwellings have been constructed on all Lots within Estates of Nature's Crossing Subdivision to Ames, Story County, Iowa, the requirements imposed by this paragraph shall terminate.

- 5. The following restrictions shall also constitute covenants:
 - a. There shall be no mobile homes placed or erected on any Lot.
 - b. No pre-erected dwelling shall be moved to any Lot.
 - c. All dwellings must have, at a minimum, a double attached garage.
 - d. No more than twelve inches of concrete block, poured concrete or wood foundation shall be exposed on any building unless the exposed material is covered with brick, stone veneer or siding.
 - e. Roof materials should be slate, tile, cedar shakes or composition shingles. Composite shingles shall be architectural grade, minimum thirty (30) year warranty. Shingle colors shall be muted earthtones and be compatible with and complimentary to the exterior materials and colors. White, white blend and solid black roof shingles are not acceptable.

- f. The exterior of any residence and garage located on any Lot shall be finished with a material of wood, brick, stone, stucco or simulated wood siding (steel, vinyl, cement board lap).
- g. All Lots may have dog runs, tool sheds or other outside structures of no more than 100 square feet total floor area. The exterior of these structures must match the exterior finish of the residence on the Lot.
- h. All Lots may have fences in the rear yard only. Chain link fences shall be permitted; however, no galvanized finish shall be permitted.

No fences, walls, hedges or barriers shall be permitted upon Lots or adjoining property lines except as follows:

Walls, fences or hedges along rear property lines and side property lines not abutting common greenbelt areas shall not exceed (6) feet in height. Fences that abut common greenbelt areas must maintain a 10-foot setback from the greenbelt.

- i. All building structures or improvements of any kind must be completed within twelve (12) months of the commencement date of the construction and construction must begin within twelve months of the date on the deed from Developer. All excess dirt from the excavation shall be hauled from the Lot or used as a part of the final landscape plan. Any excess dirt, concrete or other debris may not be placed on other land within the subdivision. **IF CONSTRUCTION HAS NOT BEGUN ON A LOT WITHIN 36 MONTHS OF THE DATE ON THE DEED FROM DEVELOPER, THEN THE OWNER OF RECORD, AT DEVELOPER'S REQUEST, AGREES TO DEED THE PROPERTY BACK TO DEVELOPER FOR 90% OF THE ORIGINAL PURCHASE PRICE WITH NO ADJUSTMENT FOR TAXES, CLOSING COSTS OR INTEREST AT THE TIME THE DEED IS CONVEYED TO DEVELOPER. DEVELOPER WILL PAY ONLY FOR DEED PREPARATION, RECORDING FEES AND TRANSFER TAXES. ON ISSUANCE OF AN OCCUPANCY PERMIT FOR A RESIDENCE, THIS RIGHT TO REPURCHASE SHALL TERMINATE AS TO THAT LOT.**
- j. All homes must be built by a recognized homebuilder, defined as a homebuilder who completes at least three homes per year.
- k. All finished Lots and house grades shall conform to the Developer's grading plan which may be obtained from the Developer during construction.

- l. All mailboxes shall be installed consistent with the rules and regulations of the United States Postal Service.
- m. No above ground or non-permanent swimming pool shall be permitted on any Lot. Any below ground pools must be entirely enclosed by fencing as allowed by these covenants.
- n. No building or structure of a temporary character and no trailer, basement, tent, shack, garage or outbuilding shall be used at any time as a residential dwelling on any Lot, either temporarily or permanently.
- o. No recreational vehicle or boat shall be parked on a Lot for a period of time exceeding 48 hours.
- p. No rubbish containers shall be visible from the street except on pickup day and one day before and one day after pickup day. Construction waste containers shall be exempt from this provision; however, the builder or Lot owner shall be responsible for keeping the construction debris contained on the Lot and in the construction waste containers.
- q. No extension towers or antennas of any kind shall be constructed, modified or permitted on any Lot except television or radio antennas of less than ten (10) feet are permitted on dwellings or garages. Satellite dishes in excess of 24 inches in diameter are not permitted and no satellite dish shall be located on the front elevation of the home.
- r. No noxious or offensive activities or odors shall be permitted on or to escape from any Lot, nor shall anything be done on any Lot which is or may become an annoyance or nuisance, either temporarily or permanently.
- s. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats and other common household pets may be kept so long as they are not kept, bred or maintained for commercial purposes. Dogs must be tied, fenced or kept in a dog run or on a leash at all times.
- t. Following construction of the residential dwelling on any Lot, the front yard and side yard(s) shall be timely sodded. The requirement for sod shall be waived where a permanent underground irrigation system is installed on the Lot. Fifteen (15) feet of the rear yard, measured from the rear of the dwelling, shall be sodded. The remainder of the yard shall be seeded or sodded.

In addition to seeding and sodding, the builder or Lot owner shall expend a minimum of \$1,000.00 for landscaping, excluding retaining walls. The

In addition to seeding and sodding, the builder or Lot owner shall expend a minimum of \$1,000.00 for landscaping, excluding retaining walls. The landscaping shall include at least two 2½-inch caliper trees. The Developer will install and pay for street trees as required by the City of Ames. The street trees will be installed in the fall season following completion of the home.

- u. No building or structure shall be constructed, altered or maintained on any Lot unless it has a driveway from the street running to the Dwelling, which must be sufficient area to park at least four (4) cars entirely off the street. All driveways shall be constructed of concrete, brick or stone pavers. Asphalt and gravel driveways are prohibited. All recreational vehicles shall be parked or stored in a private garage or shall be totally screened or otherwise not visible from street view or lake view if parked or stored for a period of more than 24 hours. No parking shall be allowed on any street.
 - v. Where the City of Ames requires the construction of public sidewalks, the sidewalks shall be constructed within the time frames set forth in the Agreement for Sidewalk for this Subdivision.
 - w. All retaining walls shall be constructed of stone or masonry product. NO wood landscaping timbers shall be used to construct retaining walls, except that window well retaining walls that are not visible above grade may be constructed using wood landscaping timbers.
 - x. All outdoor light fixtures shall be designed, installed and maintained to prevent light trespass beyond the boundaries of the Lot. "Full cutoff" outdoor light fixtures which emit no light at or above the horizontal plane of the fixture shall be utilized for all dusk to dawn light fixtures exceeding 300 lumens and for all manually switched or occupancy sensor switched fixtures exceeding 1000 lumens. Christmas lighting or other temporary outdoor lighting shall be exempt from this provision.
 - y. Each Lot owner shall keep the Lot free of weeds and debris and shall take all necessary steps to control erosion from the Lot. All Lot owners shall implement appropriate erosion control measures before, during and after construction. These measures may include silt fences, ground cover and seeding over exposed areas. If, in the opinion of Developer, erosion is not properly controlled, corrective action may be taken and the costs assessed against the Lot owner.
6. Any construction or earth moving on any Lot shall be in compliance with all laws relating to storm water discharge permitting. The Lot owner shall be the sole responsible permittee for the Lot with respect to compliance with the terms,

provisions and requirements of any NPDES Storm Water Discharge Permit No. 2 and any storm water pollution prevention plan that includes the Lot.

During the ownership of the Lot, the Lot owner shall protect, defend, indemnify and hold said Owner and other Lot owners harmless from any and all damages, claims, liabilities, fines, penalties, cleanup costs and/or attorneys' and consultants' fees caused by, or in any manner related to: (1) any discharges of soil, silt, sediment, petroleum product, hazardous substances or solid waste from the Lot; and/or (2) any alleged violation of any NPDES or storm water discharge rule or regulation.

- 7. All of these restrictions shall be deemed to be covenants running with the land and shall endure and be binding upon all parties hereto, their successors and assigns, for a period of twenty-one (21) years from the date of the recording of these covenants, unless claims to continue any interest in the covenants are filed as provided by law.
- 8. In case of violation of any of the covenants, any person then owning a Lot in said subdivision or the City of Ames, Iowa, is authorized to resort to an action of law or equity for relief, either by injunction or in damages, against the person so violating said covenants.
- 9. Invalidation of any of these covenants by judgment or court order shall in no way affect the validity of any of the other provisions, but they shall remain in full force and effect.

Dated at Ames, Iowa this 15 day of DEC 2006.

PINNACLE PROPERTIES AMES, L.L.C.

By *Keith D. Arneson*
Keith D. Arneson, Manager

STATE OF IOWA, STORY COUNTY, ss:

On this 15 day of December, 2006, before me, Notary Public in and for the State of Iowa, personally appeared Keith D. Arneson, to me personally known, who being by me duly sworn did say that he is the Manager of said limited liability company and that said instrument was signed on behalf of the said limited liability company by authority of its manager and the said Keith D. Arneson acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.



Deborah S. Krauth
Notary Public in and for the State of Iowa