

Square Footage Minimum Requirements (all exclusive of attached garages, breezeways, porches and finished basement areas):

House plan must be approved by the Declarant prior to building.

School District:

Kindergarten – 5 th	Wallace Elementary School
6 th - 7 th	Summit Middle School
8 th - 9 th	Johnston Middle School
10 th – 12 th	Johnston High School

HOA: HRC Association Management
hoa@hrcassociationmanagement.com
515-280-2014

HOA Fees: \$245 annually

Garage Minimum: 2 car

Siding Material: Vinyl, hardiplank (or the like) Siding material variations on the elevation of the home for accent purposes are encouraged.

Fencing: Lots that are not abutting open space must be black vinyl chain link shall not exceed 6' in height.

Lots that are abutting open space must be black vinyl chain link shall not exceed 4' in height.

Lots abutting a landscape buffer must be black vinyl chain link and no higher than 4' in height.

All fences must be approved by Declarant.

Storage Sheds, Play Structure Requirements:

Playhouses, utility buildings, storage sheds, dog houses, or similar structures are permitted; provided that the exterior and the roof of any such structure shall be constructed of the same material, have the same color and appearance as the residential dwelling on the same lot and are located only in rear yards.

Landscaping Requirements:

Two trees from a species specified in the covenants. Ten shrubs. Lot stays mowed, free of weeds, debris, and trash; grass should not exceed 6 inches in height.

Pets: 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. No more than 2 dogs and 2 cats, or 1 of each a dog and a cat can be maintained on any one lot at any time. Dogs must be tied or fenced at all times and shall not be allowed to roam free.