COVENANTS SUMMARY
Waterford Landing
Waukee, Iowa

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

- **Developer must approve plan.**

School District:

Kindergarten – 5th	Radiant Elementary School
6th - 8th	Waukee North Middle School
9th	Trailridge Grade Center
10th – 12th	Northwest High School

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

HOA Fees: $280 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. Lot stays mowed, free of weeds, debris, and trash; grass should not exceed 6 inches in height. In addition, 10 deciduous and/or shrubs.

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.