

BLOOMING HEIGHTS

COVENANT SUMMARY: PLAT 2 & 3

Square Footage Minimums:

Ranch	1,650 sq. ft. *
Story and a Half	2,000 sq. ft. *
Two Story	2,200 sq. ft. *

**exclusive of any basement finish*

Garage Minimum: 3 Car

Siding Material Required: Hardboard siding by LP SmartSide or cement board siding by James Hardie (Other brands must be approved in writing by the Declarant)

Front Elevation Material Requirements: 33% must be brick, stone veneer, or stucco. (Unless approved otherwise by Declarant)

Fence Material Allowed: Black vinyl clad chain link, wrought iron, white vinyl, wood

Storage Sheds, Outbuildings, Play Structure Requirements: 1 per yard, must match the architecture and be the same or a complimentary color of the home. Outbuildings shall be constructed no larger than 20x20 square feet

Exterior Elements Excluded: Above ground or non-permanent swimming pools, play sets exceeding ten (10) feet in height, trash and recycling receptacles must not be within view except for no earlier than 12 hours prior to scheduled pick up and ending no later than 12 hours following the scheduled pickup.

All exterior changes and additions to be approved in writing by the Declarant.

Pets: No more than three dogs and/or cats may reside at a residence. Outbuilding or accessory structure shall be aesthetically compatible with the dwelling. Dog runs shall be completely screen or otherwise hidden from view from any other lot and all streets within.

Pond: Fishing is permitted from the shoreline by the Owners of Lots which border or contain the Pond land. No swimming by pets or persons, no floating devices of any type or swimming platforms, no ice houses or boathouses, ice skating is prohibited, no pier or docks, and no kayaks, canoes, boats, motorized or otherwise shall be permitted.

HOA Common Elements: Entry Monument Sign(s), Any sidewalk within an outlot, Landscape plantings, Landscaping berm along 50th Ave., Outlots, Private road/trail easement, Ponds/Storm Water Detention Facilities, General Liability Insurance

2023 HOA Fees: \$225 Annually; \$75 Reserve Assessment

HOA Contact:

Cushman & Wakefield Iowa Commercial Advisors
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Utilities:

Mid-American Energy (Electric & Gas)	888.427.5632
Norwalk Water, Sewer, Trash, & Recycling	515.981.0228
CenturyLink (Phone, Cable, & Internet)	855.464.8290