



COVENANT SUMMARY

Biltmore Plat 1

Square Footage Minimums: Lots 1-21/ Lot 40

Ranch	1,800 sq. ft*
Story and a Half	1,800 sq. ft*
Two Story	2,200 sq. ft*
Split Level	Not Allowed

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

Square Footage Minimums: Lots 22-35/ 37-39

Ranch	2,200 sq. ft*
Story and a Half	2,000 sq. ft*
Two Story	3,000 sq. ft*
Split Level	Not Allowed

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

Utilities:

Electric	MidAmerican Energy
Gas	City of Waukee Utilities
Internet	CenturyLink, Eventis, Frontier, HughesNet, Mediacom, mi-fiber, Viasat Internet and Vonage
Water	City of Waukee Utilities

School District: Northwest High School, Waukee

HOA: Yes/Managed by: Stanbrough Realty Company; Jeff Killpack @ 515/334.3345 jeff.killpack@stanbroughrealty.com

HOA Fees: TBD (\$ 500 initiation collected at closing and \$1,000 annually collected in January, no proration)

Exterior Elements Excluded: Trash and recycling receptacles must not be within view except for 1 day prior to and after trash pick-up.

No above-ground swimming pools are allowed.

Personal property may not be stored outside of the homeowner's lot.

Front Elevation Material Requirements: A minimum of 25% of the front elevation should be covered by brick, stone veneer, or stucco finish.

Garage Minimum: 3 cars attached

Siding Material Excluded: No steel or vinyl siding

Fence Material Allowed: A proper permit has been obtained from the city prior to commencement of installation of the fence.

Storage Sheds, Play Structure Requirements: Playhouses, utility buildings, storage sheds, pool houses or other similar structures shall be permitted, if they are located only in rear yards in accordance with City ordinances.

Street Tree Requirements: N/A

Landscaping Requirements: Minimum of 2 trees of specific diameter and height.

Lot stays mowed, free of weeds, debris, and trash; grass should not exceed 6 inches in height.

Pets: Dogs, cats, and other common pets are allowed if they are not boarded, bred, or maintained for commercial purposes. All pets outside must be leashed and accompanied by an adult. Dog runs are allowed given they meet the requirements.