

COVENANT SUMMARY: Plat 1



KIMBERLEY
ESTATES

Square Footage Minimums:

Ranch	1,800 sq. ft.*
Story and a Half	2,200 sq. ft.*
Two Story	2,400 sq. ft.*

**exclusive of any basement finish*

Manager: Kimberley Development Corp.; Jordan; 515-963-8335 jordan@kimdev.com

Garage Minimum: 3 car

Siding Material Excluded: Vinyl, steel

Fence Material Allowed: Black coated chain link, wrought iron, black painted aluminum

Storage Sheds, Play Structure Requirements:

1 per yard, must be constructed of similar materials and of same roof pitch and shingles of residence.

Exterior Elements Excluded: Above grade swimming pools, hedges exceeding 6' tall, multiple play structures, trash and recycling receptacles must not be within view except for 24 hours prior to and after trash pick-up day.

All exterior changes and additions to be approved in writing by Development Review Board (Kimberley Development).

Pets: No more than three dogs and two cats may reside at a residence. No outdoor dog runs.

Landscaping Requirements:

The front elevation of all residences shall have night uplighting installed, controlled by a photocell to provide attractive lighting at night upon the home. Minimum of 4 trees must be planted per lot.

Homeowner must maintain and/or replace berm trees which were planted by Developer and shown upon approved Landscaping Plan for Development.

Street trees required: Varying types so not impacted by disease. **Options include:** Maple, Locust, Crab, Oak, Thornless Hawthorn

Front Elevation Material Requirements:

50% must be stone, brick, stucco, board & batten, shakes, or non-lap siding material

HOA Common Elements: Grassy Trail along Four Mile Creek, Entry Monument Signs, Side Entry Columns Boulevard Island Plantings, Stone Columns and Uplighting, Irrigation Along Berm Plantings, Steel Fence, Two Dry Bottom Ponds (Outlots X & Y), Right of Way Abutting NE Delaware

HOA Fees: \$500 initiation fee upon closing + Annual Dues not to exceed \$1,000 per year