

BUILDING RESTRICTIONS
AND
PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That Iowa Realty Co., Inc. of Polk County, Iowa, being the owner of the following premises situated in Indianola, Warren County, Iowa, to wit:

ASHTON PARK PLAT 1, an Official Plat, now included in and forming a part of the City of Indianola, Iowa

does hereby establish and place the following building restrictions upon said premises, to wit:

- (a) No structure of any kind shall be moved onto any lot in this tract.
- (b) The exterior of any dwelling and garage located on any lot shall be finished with earthtone or neutral colored material (including all stain or painting of wood, brick, stone, pulverized stone or pressed wood).
- (c) All recreational vehicles shall be parked or stored in a garage or totally screened and not visible from street view.
- (d) No exterior towers or antennas of any kind shall be constructed, modified, or permitted on the ground of any building lot, except as provided for herein. Reasonable television and radio antennas may be attached to the dwelling or garage provided the antenna's location shall be restricted to the rear of the house or garage, or to the rear of the roof ridgeline so as to be hidden from sight when viewed from the front street. A satellite dish antenna having a diameter of one meter or less may be placed on the rear of a building lot provided it is totally screened and not visible from street view.
- (e) Any dog run, trash receptacle, tool shed, or other out structure of like nature, shall be properly screened by reasonable shrubbery or decorative fence or both.

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(f) These covenants are to run with the land and shall be binding on all parties and all parties and all persons claiming under them until July 1, 2016, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part.

(g) If the parties hereto, or any of them or their heirs or assigns shall violate any of the covenants or restrictions herein before July 1, 2016, it shall be lawful for any person or persons owning any other lots in said plat to prosecute any proceedings at law or in said equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him from so doing or to recover damages or other dues for such violations.

(h) Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

(i) The purpose of these building restrictions and protective covenants is to enhance and protect the value, attractiveness, and desirability of the premises.