

FILED FOR RECORD  
POLK COUNTY, IOWA

INST # 028747  
RECORDING FEE 16.00  
AUDITOR FEE \_\_\_\_\_

00 OCT 19 P 2:49.5

TIMOTHY J. BRIEN  
RECORDER

**RETURN TO:**

Prepared by: Gregory G. T. Ervastian, 1600 Hub Tower, 699 Walnut Street, Des Moines, IA 50309-3986 (515) 246-4513

**RESTRICTIVE COVENANTS**

STATE OF IOWA    )  
                          )SS:  
COUNTY OF POLK )

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS that Boulder Brook Ltd., the owner of the following premises situated in Polk County, Iowa, to-wit:

BOULDER BROOK PLAT NO. 8, now included in and forming a part of the City of Ankeny, Iowa,

does hereby establish and place the following restrictive covenants upon said premises, to-wit:

- a) All Lots in Boulder Brook Plat No. 8 shall be known and described as residential lots, and shall not be improved, used, or occupied for other than private residential purposes.
- b) No dwelling shall be constructed or permitted to remain upon any lot in Plat No. 8 unless it meets the following floor area requirements:
  - 1. One-story dwellings must have a ground floor finished area of not less than 1,750 square feet.
  - 2. One and one-half story dwellings must have not less than 1200 square feet of finished area on the ground floor and a total on the ground floor and second floor of not less than 1850 square feet.
  - 3. Two-story dwellings must have not less than 1100 square feet of finished area on the ground floor and a total on the ground floor and second floor of not less than 2000 square feet.
  - 4. Split-level dwellings must have not less than 1600 square feet of finished area directly under the roof with a total finished area on all levels not to be less than 2200 square feet.

NOTE: In the computation of floor areas above, square footage shall not include porches, decks, breeze ways, or garages.

- c) No building shall be erected on any lot nearer than the building set-back lines as shown on the recorded plat. Public utility easements, as shown on the recorded plat, are hereby reserved for installation and maintenance of utilities thereof.
- d) All dwellings must have an attached double or larger garage with a concrete driveway installed to the street.
- e) No used structure of any kind shall be moved onto any lot in this plat.
- f) All structures must have cedar wood shingles, cedar wood shakes, or decorator shingles of fiberglass or asphalt.
- g) Any dog run, trash receptacle, tool shed or other outside structure of like nature shall be properly screened by reasonable shrubbery, or decorative fence or both.
- h) No fence over 30 inches in height shall be permitted within the front 40 feet of any lot. Chain link fence, if used, must be black chain link.
- i) All recreational vehicles shall be parked or stored in a garage or totally screened from street view.
- j) All building structures and/or improvements of any kind must be completed within 12 months of the commencement date of construction.
- k) No exterior towers or dish antennae of any kind that are greater than one meter in diameter shall be placed on any lot or dwelling. An exterior tower or antennae is permitted on the ground providing it meets the following requirements:
  - 1. It shall be located so that no part of the dish is in front of the home it serves.
  - 2. It shall be appropriately screened with landscaping of shrubs and bushes or appropriate fencing.
- l) All lots shall be sodded (not seeded). Said sodding should take place upon occupancy of the structure; in no event shall sodding take more than 150 days to complete after occupancy.
- m) No noxious or offensive activity or odors shall be permitted on or to escape from any lot, nor shall anything be done thereon which is or may become an annoyance or nuisance.
- n) Titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris.

