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Linn County, Iowa  
JOAN MCGALMANT RECORDER

BK 5788 pg 108-111

Prepared by: Gregory J. Sevier of Bradley & Riley, P.C., P.O. Box 2804, Cedar Rapids, IA 52406-2804 (319) 363-0101  
(Space above this line for recording purposes)

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That RIDGEWOOD, L.L.C., an Iowa limited liability company ("Ridgewood"), being the owner of the following described real estate, to wit:

LOTS 1 TO 20, BOTH INCLUSIVE, RIDGEWOOD MEADOWS  
FOURTH ADDITION IN THE CITY OF CEDAR RAPIDS, LINN  
COUNTY, IOWA

in order to establish and maintain the residential character of said real estate as heretofore described, does hereby covenant and agree with persons who may hereafter own lots or any one of several of the lots, or any right, title or interest therein of any nature whatsoever regardless of the nature by which such ownership or interest was acquired, that the use and sale of the lots is subject to the following restrictive covenants, all of which are to be construed as restrictive covenants, running with the title to such lots and with each and every portion thereof, to wit:

1. All of said lots shall be known, described and used solely as residential lots, and no structure shall be erected on any residential lot other than one detached single family dwelling. All building plans, site locations and landscaping plans must have the approval of Ridgewood or its representative or designee prior to the commencement of construction. No improvement or structure whatever, other than a first class dwelling house, garage, patio, or swimming pool may be erected, placed or maintained on any lot in such premises. No above ground swimming pools of any type shall be erected or installed on the above said lots, unless approved in writing by Ridgewood or its representative or designee. A swimming pool shall be defined as any opening larger than 40 square feet of surface water. All swimming pools must be 3/4 below the normal ground level when properly graded to drain.
2. No single family dwelling shall exceed two and a half stories in height, provided, however, that the restrictions of this and subsequent paragraphs shall not prohibit the erection or development of a public park, public school, or church on any of said lots.
3. No dwelling shall be erected or maintained on said lots having less than 1,400 square feet of floor space in the case of a one story dwelling, nor less than 1,700 square feet in the cases of more than one story, exclusive of breezeway, garage, basement, attic and porches; but a greater square footage area may be specifically provided for in a Deed of Conveyance or other instrument.
4. No dwelling shall have less than a full enclosed two-car attached garage.

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5. There is no time limit when construction must begin, but after commencement of construction, all interior and exterior construction and lot grading and landscaping shall be completed within one (1) year of the date of commencement. No dwelling shall be occupied during construction.

6. No dwelling shall be erected on any lot nearer than seven (7) feet to any side lot line.

7. No lot shall be subdivided into smaller lots, except a part of a lot may be added to an adjoining tract for additional building and yard area. The further subdivision of any lots described herein, or any portion thereof, shall not grant the right to erect or maintain any dwelling on an area of less than 6,250 square feet. A subdivision of any lot described herein, from the originally platted, shall not grant to the owners any right to violate any of the restrictions contained in any of these covenants.

8. No out building, garage, shed, tent, trailer, or temporary building of any kind shall be erected, constructed, permitted or maintained prior to commencement of the erection of the residence as is permitted hereby, and no out building, garage, shed, tent, trailer, basement or temporary building shall be used for permanent or temporary residence purposes; provided, however, that this paragraph shall not be deemed or construed to prevent the use of a temporary construction shed during the period of actual construction of any structure on such property, nor the use of adequate sanitary toilet facilities for workers which shall be provided during such construction.

9. No fence or other structure of any kind or character shall be erected or maintained upon that part of any said lots lying between the street line and the building set back lines upon any of the said lots or other structure of any kind or nature shall be erected or maintained upon any part of any lots unless the design, location and construction are approved in writing by Ridgewood or its representative or designee.

10. Both the titleholders, whether legal or equitable, and owner in possession of each of said lots, whether vacant or improved, shall keep such lot or lots free of weeds and debris.

11. No animals nor poultry of any kind shall be kept on any part of said lots, except house pets. No outdoor pet facilities are permitted on any lot unless the design, location and construction are approved in writing by Ridgewood or its representative or designee. Any pet making a disturbance on a regular basis which disturbs the tranquility and character of the neighborhood shall be considered a nuisance and be subject to removal pursuant to these restrictive covenants.

12. No dwelling or building shall have an antenna, tower or other similar structure standing more than five (5) feet in height above the highest point of the dwelling to which it is fastened. Nor shall any tv antenna, tower satellite dish or tower of any kind be constructed on said

lots unless approved in writing by Ridgewood or its representative or designee. A single satellite dish twenty-four inches or less in diameter will be allowed provided it is not visible from the street.

13. The outside appearance of all structures to be used as dwellings shall be compatible in appearance with all other structures located in the subdivision.

14. No mobile home or log cabin home, shall be constructed or located on any lot.

15. No commercial vehicles, construction or like equipment or mobile or stationary trailers or habitable motor vehicle or boats shall be kept on or stored on any part of the lots or the adjacent streets except within an enclosed garage or other suitable enclosure except that commercial vehicles, construction or like equipment or mobile or stationary trailers or habitable motor vehicle or boats may be allowed on a temporary 24-hour basis for the sole purpose of loading and unloading said vehicles. No trucks larger than three-fourths (3/4) ton pick-up truck shall be maintained, parked or kept overnight for any purpose in said Addition. Off season recreational vehicles must be stored out of sight of other lots and off the roadways.

16. No inoperable, dismantled, or wrecked motor vehicles, trailers, or machinery or parts thereof, including scrap metal or other scrap materials shall be permitted to be upon or remain upon any of the lots or streets. No mechanical work on any vehicles, trailers, machinery or equipment shall be permitted upon any of the property within this addition.

17. No obnoxious or offensive trade shall be carried on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to any owner or owners.

18. No improvements, structures or fences shall be constructed within any drainage easement as shown on the final plat. The owner(s) of each respective lot shall maintain the drainage easement area located within the boundary of the lot.

19. Deviations by Agreement with Developer. Developer, its successors and assigns, hereby reserves the right to enter into agreements with the owner of any lot or lots (without the consent of owners of other lots or adjoining or adjacent property) to deviate from any or all of the Covenants set forth herein, provided there are practical difficulties or particular hardships evidenced by the owner desiring such deviation, and any such deviation (which shall be manifested by an agreement in writing) shall not constitute a waiver of the particular Covenant involved or any other Covenant as to the remaining property in the addition.

20. These covenants are to run with the land and shall be binding on all parties and on all persons claiming under them until January 1, 2024, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless amended in whole or in part as hereinafter provided. These covenants may be amended at any time by the vote of three-fourths (3/4) of the owners of lots at a meeting called by any owner for that purpose. Each lot shall have one vote at any such meeting.

21. If the owner of such lots, or any of them, or their heirs or assigns shall violate any of the covenants, conditions, restrictions, reservations and servitudes herein set out, it shall be lawful for any other person benefitted by these Restrictive Covenants, to prosecute any proceedings at Law or in Equity against the person or persons violating any such covenants, and either to prevent him or her from so doing, or to recover damages for such violation, or both, including recovery for reasonable attorney fees for the Plaintiff's attorney, and cost of said proceedings. The failure to promptly enforce any of the covenants, conditions, restrictions, reservations and servitudes shall not bar their enforcement.

22. The invalidation of any one of these covenants by judgment or court order shall in no way affect any of the provisions which shall remain in full force and effect.

Signed this 28<sup>th</sup> day of July, 2004.

RIDGEWOOD L.L.C.  
By: [Signature]  
James A. Sattler, President and Treasurer

STATE OF IOWA )  
                          ) ss:  
COUNTY OF LINN )

This instrument was acknowledged before me on July 28, 2004, by  
JAMES A. SATTLER, as President and Treasurer of Ridgewood L.L.C.)

[Signature]  
Notary Public in and for the State of Iowa

