

ARTICLE 1 EASEMENTS OF RECORD

- A) The platting of the residential lots on the subdivision shall contain easements which are hereby reserved to the City of Sully and any other public utility provider for the purposes of ingress or egress and for the installation, replacement, repair and maintenance of any utilities installed as part of the subdivision. Easement areas reserved by the City of Sully as shown on the recorded plats are hereby dedicated to those utilities and entities that provide the various services necessary to develop the property, including, but not limited to the following utilities; water, sanitary sewer, electricity, natural gas, telephone, cable television, storm sewers, street lights, and any other public utility.
- B) Maintenance of Easement Areas: The owner of a lot shall maintain the easement area located upon their lot, except for those improvements for which public utility or public authority is responsible. No structures, plantings or other materials may be placed or permitted to remain or interfere with the dedicated easement areas. Any such plantings or other materials which interfere with the easement areas shall be removed upon notice from any utility provider and owner shall not be entitled to any claim for damages in the event plantings or other materials are placed on the easement area and damaged as a result of repairs which are deemed necessary for the utilities placed in the easement area.

ARTICLE 2 BUILDING LOCATION

All buildings to be erected on the property shall be in accordance with and comply with all set-back requirements of the City of Sully which are in effect at the time of the application for a building permit.

ARTICLE 3 COMPLETION OF CONSTRUCTION

Construction must commence within 12 months of lot purchase. After an owner has commenced construction of a single family residence upon any lot, the construction shall be completed within 12 months after the start date of construction. For multiple family dwellings, the construction period shall be 12 months from the start date of construction.

ARTICLE 4 HOUSING RESTRICTIONS AND SPECIFICATIONS

- A) All dwellings constructed on the property shall conform with the following above grade minimum size requirement and other restrictions:
- 1) Single level, single family structures shall be constructed with a fully enclosed living surface level area of not less than 1,200 square feet excluding garage square footage.
 - 2) Single family one and one-half story structures shall be constructed with a fully enclosed living surface level area of not less than 1,040 square feet excluding garage square footage.
 - 3) Single family two level or multi-level structures shall be constructed with a fully enclosed living surface level area of not less than 1,040 square feet excluding garage square footage.
 - 4) To serve the residence only, each dwelling shall have a minimum of two attached, fully enclosed garage stalls.
 - 5) All homes and outbuildings/accessory buildings constructed on the property shall have siding materials consisting of one or a combination of the following siding materials; natural wood, brick, stucco, natural stone, vinyl, textured hardboard (lap application) or steel siding, but no oriented strand board (OSB) is allowed. Any siding material other than those specified must be approved by the Architectural Review Committee.
 - 6) All structures on the property shall have roofs covered with cedar shingles, cedar shakes, clay tile, asphalt shingles, raised steel panel or fiberglass shingles. Any roofing material other than those specified must be approved by the Architectural

Review Committee.

ARTICLE 5 ARCHITECTURAL REVIEW COMMITTEE

All proposed building plans must be reviewed and approved by an Architectural Review Committee to be appointed by the Sully City Council.

ARTICLE 6 SIDEWALKS AND DRIVEWAYS

- A) All single-family residences constructed on the property shall have sidewalks in conformance with the building standards for the construction of sidewalks implemented by the City of Sully. Construction must be completed within 18 months after the start date of construction.
- B) All driveways constructed on any lot on the property shall be of poured concrete. Construction must be completed within 18 months after the start date of construction.

ARTICLE 7 PROHIBITED ACTIVITIES

The following activities and structures are hereby prohibited and not permitted on the property:

- A) Manufactured or mobile homes as defined by Iowa Code § 435.1 or any home constructed on a permanent chassis; however, this is not intended to exclude modular houses that sit on a permanent foundation.
- B) Any building that is primarily used for a trade or business activity.
- C) Large trucks and non-recreational travel trailers shall not be parked on the property or the streets.
- D) Satellite dishes cannot be located forward of the front building setback line.
- E) Large recreational vehicles, except those owned by temporary guests and only for the duration of that guest's temporary visit, shall not be parked on the property.
- F) Recreational vehicles, campers, boats, and other trailers shall be stored out of public view and shall not be forward of the front building setback line nor shall they be parked on the street.
- G) Towers and antennas cannot be constructed forward of the front building setback line.

ARTICLE 8 YARDS

The yard of each residential structure shall be landscaped and seeded or sodded within one year of the erection of the dwelling.

ARTICLE 9 FENCES AND HEDGES - Per City of Sully ordinances.

ARTICLE 10 DOGS

Property owners shall be permitted to have no more than two (2) adult dogs per residence that shall reside in a kennel in the rear of the residence.

ARTICLE 11 VACANT LOTS

Owners of vacant lots must keep and maintain those lots in a neat and clear appearance. The lots shall not be used for storage of vehicles, equipment, recreational vehicles or other items and shall remain free from debris or rubbish. Vacant lots shall be regularly mowed and the grass and/or weeds thereon shall not be permitted to grow higher than 6 inches. Weeds shall be sprayed at least annually.

ARTICLE 12 PROPANE TANKS

Propane tanks shall be permitted, but must be buried

ARTICLE 13 TERM

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots file and record a document in Jasper County, Iowa amending the covenants in whole or in part.

ARTICLE 14 ENFORCEMENT

These covenants shall be deemed to run with the land to which they apply, and any owner of any land to which these covenants apply may bring an action in the Iowa District Court of Jasper County to enforce these Covenants, to enjoin their violation, to recover damages.