



such dwellings must have ground floor finished area of 1150 square feet and 1850 square feet total.

3. Two-story dwellings on lots 88-99, 140-145, and 161-162 must have not less than 800 square feet on ground floor and 1550 square feet total; on lots 100-107, 134-139, and 146-160, such dwellings must have ground floor finished area of 900 square feet and 1750 square feet total; and on lots 108-133, such dwellings must have ground floor finished area of 1050 square feet and 2200 square feet total.
4. Split-level dwellings on lots 88-99, 140-145, and 161-162 must have not less than 1200 square feet directly under roof and not less than 1700 square feet finished on all levels; on lots 100-107, 134-139, and 146-160 such dwellings must have not less than 1400 square feet directly under roof and not less than 1900 square feet finished on all levels, and on lots 108-133, such dwellings must have not less than 1600 square feet directly under roof and 2200 square feet finished.

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

- d) Lot owners who purchase at least two adjacent lots included within lots 108-133 shall be allowed to construct an additional unit on the lot adjacent to the lot on which their house is constructed for the following uses: pool house, domestic assistance quarters, party facility and/or guest house, provided that the following requirements are met:
  1. The additional unit may be detached from the main house, but the architectural character shall closely match the house with similar brick, siding, shingle, window and door color and type. Roof pitches shall also be similar to the main house and will be allowed to peak above the maximum height allowed for accessory buildings.
  2. The minimum front yard set back for the additional unit shall be 25 feet, the minimum rear setback shall be 30 feet and the minimum side yard setback shall be 15 feet total and 7.5 feet on one side.

In addition, the additional unit will not be required to meet the minimum square footage requirements set forth in (c) above.

- e) All dwellings must have an attached double or larger garage with concrete driveway installed to street.
- f) No used structure of any kind shall be moved onto any lot in this plat.
- g) All structures must have cedar wood shingles, cedar wood shakes, or decorator shingles of fiberglass or asphalt.

- h) The exterior of any residence and garage located on any lot shall be finished with earthtone or pastel colored material (including all stain and painting).
- i) All recreational vehicles shall be parked or stored in a garage or totally screened from street view.
- j) 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 or bushes.
- k) No fences over three feet in height shall be permitted within the front 40 feet of any lot. Chain link fence, if used, must be black chain link. Any dog run shall be of black chain link fence and screened by shrubbery.
- l) Any detached garage, tool shed, or other out-structure of like nature must match the dwelling with same siding, shingles, paint, etc. and should be similar in design.
- m) 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.
- n) 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.
- o) Titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris.
- p) All building structures and/or improvements of any kind must be completed within 12 months of the commencement date of construction.
- q) No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats and other common household pets may be kept so long as they are not kept, bred, or maintained for commercial purposes.
- r) Declarant has the right to amend these covenants at any time during which Declarant has an ownership interest in any lot in Plat 15 by the recordation of an instrument, recorded in the Office of the Recorder of Polk County, Iowa, signed by Declarant. These covenants may also be changed at any time by the recordation of an instrument recorded in the Office of the Recorder of Polk County, Iowa, signed or approved in writing by a majority vote of the then Members; provided, however, none of the rights or duties of Declarant reserved or set out hereunder may be amended or changed without Declarant's prior written approval.

- s) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until July 1, 2025, at which time said covenants shall be automatically extended for successive periods of ten 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.
- t) If the parties hereto, or their heirs or assigns shall violate any of the covenants or restrictions herein before July 1, 2025, 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.
- v) 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.

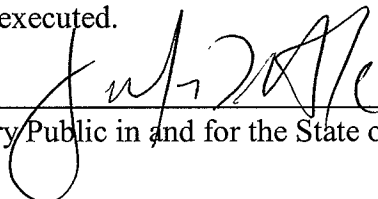
Dated this 3rd day of MARCH, 2005.

BOULDER BROOK, L.L.C.

By:   
 Thomas J. Gratias, Manager

STATE OF IOWA    )  
                                   )SS:  
 COUNTY OF POLK    )

On this 3<sup>rd</sup> day of March, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas J. Gratias, to me personally known, who, being by me duly sworn, did say that he is the Manager of said limited liability company executing the within and foregoing instrument; that said instrument was signed on behalf of said limited liability company by authority of its Managers; and that the said Manager as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by it and by voluntarily executed.

  
 Notary Public in and for the State of Iowa

F:\Hodge\WP\PRT-Gratias-Boulder15-cov.wpd



Jennifer L. Hodge  
 Notary Public - Iowa  
 Commission No. 718247  
 My Commission Exp. October 8, 2005