

RESTRICTIVE COVENANTS FOR NORTHRIDGE 1ST ADDITION

WHEREAS, the undersigned are the owners of the lots contained in First Addition, Northridge Parkway Subdivision to Ames, Iowa, and

WHEREAS, for their own protection and for the benefit of subsequent owners of the lots within said subdivision, the said owners desire to restrict the use thereof in certain particulars, and

WHEREAS, any reference hereinafter made to "Lot" or "Lots" refer only to those as described in Section 3. of Article I. of the By-Laws of Northridge Parkway Homeowner's Association, Inc., and shall not refer to any of the lots or lots designated as "common area";

NOW THEREFORE, the parties hereto and in consideration of the covenants and agreements of each other, by these presents, covenant, bargain, and agree among themselves, and for their successors and assigns as follows:

1. That all lots shall be used for private, single-family residential purposes.
2. That all residences constructed or to be permitted to remain upon Lots 1 through 9 shall meet the following requirements:
 - a. One-story residences or split entry residences shall have a ground floor finished area of not less than 1,350.00 square feet.
 - b. One and one-half story residences or split-level residences shall have a ground floor finished area of not less than 1,250 square feet and a total finished area on the ground floor and the second floor of not less than 1,600 square feet.
 - c. Two-story residences shall have a ground floor area of not less than 850 square feet and a total finished area on the ground floor and the second floor of not less than 1,700 square feet.
 - d. The computation of the floor area shall not include porches, breezeways, or garages.
4. That the residences to be constructed or permitted to remain on lots 10 through 30 shall meet the following requirements:

- a. One-story residences or split entry residences shall have a ground floor finished area of not less than 1,600 square feet.
- b. One and one-half story residences or split-level residences shall have a ground floor finished area of not less than 1,500 square feet and a total finished area on the ground floor and the second floor of not less than 2,000 square feet.
- c. Two-story residences shall have a ground floor finished area of not less than 1,100 square feet and a total finished area on the ground floor and the second floor of not less than 2,000 square feet.
- d. The computation of floor area shall not include porches, breezeways or garages.

5. That none of the lots shall be subdivided into building lots having less than 6,000 square feet in area.

6. No building, fence, wall, nor other structure shall be commenced, erected, or maintained upon any lot nor shall any exterior addition to or change or alteration therein, be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same have been submitted to and approved in writing by Erben A. Hunziker, Donald M. Furman, R. Friedrich and Sons, Inc., and Buck Construction Company, Inc., hereinafter referred to as "Developers" or by an Architectural Committee composed of 3 or more representatives appointed by the Developers. The primary guidelines for approval are that the plans and specifications reflect harmony of external design and location in relation to surrounding structures and topography. In the event the Developers, or their designated committee, fail to approve or disapprove such design or location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this restriction will be deemed to have been fully complied with.

When dwellings have been constructed on all lots within First Addition, Northridge Parkway Subdivision to Ames, Iowa, the requirements imposed by this Paragraph shall terminate.

7. The following restrictions shall also constitute covenants:

- a. There shall be no mobile homes placed nor erected on any lot.

- b. No pre-erected dwellings shall be moved to any lot.
- c. All dwellings must have, at a minimum, double attached or double basement garages.
- d. No more than twelve inches of concrete block, poured concrete or wood foundation shall be exposed on any building unless such exposed material shall be painted or covered with brick, stone veneer, or siding.
- e. Any dog run, trash receptacle, tool shed, or other outside structure of like nature shall be properly screened by shrubbery or by a decorated fence, or both.
- f. All building structures or improvements of any kind must be completed within twelve months of the commencement date of the construction.
- g. No above ground nor non-permanent swimming pools shall be permitted on any lot.
- h. No building nor a structure of a temporary character and no trailer, basement, tent, shack, garage, nor outbuildings shall be used at any time as a residential dwelling on any lot, either temporarily or permanently.
- i. No recreational vehicle nor boat shall be parked on a lot for a period of time longer than 48 hours.
- j. No rubbish containers shall be visible from the street except on pickup day and one day before and one day after pickup day.

Dated at Ames, Iowa, this 12TH day of October, 1989.

Erben A. Hunziker

Donald M. Furman

Margret A. Hunziker

Ruth Furman

BUCK CONSTRUCTION COMPANY, INC.

R. FRIEDRICH AND SONS, INC.

By: _____

Robert O. Buck, President

By: _____

Robert K. Friedrich, President

Anne K. Buck, Secretary

Reinhard K. Friedrich, Secretary

STATE OF IOWA, STORY COUNTY, ss:

On this ____ day of _____, 1989, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Erben A. Hunziker and Margaret A. Hunziker, husband and wife, and Donald Furman and Ruth W. Furman husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledge that they executed the same as their voluntary act and deed.

NOTARY PUBLIC In and For The State of Iowa

STATE OF IOWA, STORY COUNTY, ss:

On this ____ day of _____, 1989, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Robert O. Buck and Anne K. Buck, to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of the corporation executing the within and foregoing instrument to which this is attached, that the seal affixed thereto is the seal of the corporation; that said instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that Robert O. Buck and Anne K. Buck as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

NOTARY PUBLIC In and For The State of Iowa

STATE OF IOWA, STORY COUNTY, ss:

On this ____ day of _____, 1989, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Robert K. Friedrich and Reinhard K. Friedrich, to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of the corporation executing the within and foregoing instrument to which this is attached, that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Robert K. Friedrich and Reinhard K. Friedrich as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

NOTARY PUBLIC In and For The State of Iowa