

Northridge Association Covenants & Recommendations to Members

Restrictive Covenants Summary

As a member of the Northridge Homeowner's Association, this is a reminder of the restrictive covenants that go along with owning a home in Northridge. The covenants can be found in each homeowner's abstract of title. However, you may download copies from the web site or the Northridge Homeowner's Board also has copies.

Two key covenants to remember follow:

Plantings: The board must approve the planting of trees, shrubs, or other plants in the green spaces. This means that gardens are NOT allowed on the common areas and any trees that have already been planted in the common areas belong to the Homeowner's Association. The Board has the authority to make decisions concerning plantings in the common spaces.

Fences or Barriers: Any resident desiring to erect a fence or barrier shall present the plans to the board for approval. This is to insure compliance with Ames city code and the Northridge association covenants. The covenants are different in regard to fencing in different additions and also where there are easements for the gas main.

Following are other covenants that all residents of Northridge need to be aware of:

Dog runs, trash receptacles, tool sheds or other outside structures of like nature shall be properly screened by shrubbery, a decorative fence, or both.

Completion of building structures or improvements of any kind must be completed within twelve months of the commencement date of the construction.

No above ground or non-permanent swimming pools shall be permitted on any lot.

No recreational vehicle or boat shall be parked on a lot for a period of time longer than 48 hours.

No rubbish containers shall be visible from the street except on pickup day and one day before and one day after pickup day.

No one is to post any signs in the common area/entrances of Northridge without prior approval of the Northridge board. As a homeowner, you have the right to post/stake a sign in your yard/lawn space, but no signs are to be displayed in the common areas of the neighborhood. As an association, the Northridge board occasionally posts signs for the common good of the association and its members.

No extension towers or antennas of any kind shall be constructed, modified, or permitted on any lot. Television or radio antennas of less than ten feet are permitted on dwellings or garages.

Neither noxious nor offensive odors shall be permitted on or to escape from any lot, nor shall anything be done on any lot which is or may become an annoyance or nuisance, either temporarily or permanently.

Please keep in mind the following: It has been brought to the attention of the Northridge board an increase in the number of residences that are blowing the clippings (discharge from lawn mower) into the street and sidewalks. In addition to being very unsightly the City of Ames is concerned about the grass clippings clogging up the storm sewers. All residences of Northridge should want the storm sewers to work as designed. Filling the storm sewer with clippings compromises the ability to properly discharge storm water, especially when we have heavy rain events. It is assumed that most residences know there is a City ordinance that prohibits the discharge of grass clippings into the street. Additionally, homeowners should avoid raking leaves, fallen branches etc. into the ponds and streams since the downstream effect can be detrimental. Fertilizer, which leaches into the pond and streams, via grass clippings or direct applications, will cause algae and pond growth that is very undesirable. Please be careful with your lawn fertilizer applications.

Thank you!