

Northridge Residents

Beginning in the year 2010, the Restrictive Covenants governing the eighteen additions to the Northridge Subdivision were scheduled to expire. Covenants, once drafted and recorded with Story County cannot be changed or modified. They can only be renewed for another period of 21 years or allowed to expire. The Northridge Homeowners Association Board unanimously believes it is in the best interest of the residents of Northridge to renew our covenants and to abide by their guidance.

The Board, after consulting with attorney Stephen Howell, has decided to renew the covenants of all 18 additions to the Northridge Subdivision en masse. In other words, to save the time, trouble and expense of requiring future boards to contract legal assistance at appropriate expiration dates or risk allowing the covenants of any addition to lapse, the board has filed affidavits of extension for the entire subdivision. The Restrictive Covenants of Northridge are now extended until September 2029.

Northridge is the only subdivision in Ames that has successfully renewed original restrictive covenants. As covenants have lapsed in other Ames' neighborhoods, the City Council has been tasked to resolve subdivision conflicts that would have been addressed and prevented by current restrictive covenants.

Covenants are not an attempt to legislate pride of ownership. They are, however, a mechanism to promote responsible community behavior within the tight confines of a subdivision. The developers of Northridge envisioned a subdivision "as scenic, natural and aesthetic in values as possible, so that families will desire to live here and homeowners' values are maintained and increased over the years." The Northridge Covenants were drafted to reflect their vision, to respect easements granted to utilities and to protect the common areas.

Eighteen sets of covenants, one for each addition of the subdivision, are displayed on the Northridge web site: **northridge-ames.us**. Various other maps and tools are also available to assist homeowners in making decisions regarding their property. Should there be any questions about the interpretation of specific covenants, please feel free to contact a board member for guidance. We work for you.

Our sincere thanks to the 18 Northridge residents who volunteered their time and support to the covenant renewal process.

Respectfully,

The Northridge Homeowners Association Board

Roger Thompson, President
Wendele Maysent, Vice President
Richard Geil, Treasurer
Kate Sordelet, Secretary
Heather Penny, Member at Large