

THE IOWA STATE BAR ASSOCIATION
**DECLARATION OF RESIDENTIAL COVENANTS,
CONDITIONS AND RESTRICTIONS**
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

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Taxpayer Information: (name and complete address)

Corell Contractor, Inc.
1300 Lincoln Street
P.O. Box 65430
West Des Moines, Iowa 50265

Return Document To: (name and complete address)

Michael J. Green
4500 Westown Parkway, Suite 277
West Des Moines, Iowa 50266

Declarant:

Corell Contractor, Inc.

Grantees:

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

**DECLARATION OF RESIDENTIAL COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
WOODBIDGE ESTATES PLAT 1
JOHNSTON, POLK COUNTY, IOWA**

THIS DECLARATION, made this ____ day of _____,
2008.

WHEREAS, Declarant is the owner of certain real property in and known as a part of Woodbridge Estates Plat 1, located in Johnston, Polk County, Iowa, more particularly described as:

Lots 1 through 11 and 13 through 15, WOODBRIDGE ESTATES PLAT 1, an Official Plat, now included in and forming a part of the City of Johnston, Polk County, Iowa.

WHEREAS, Declarant is desirous of establishing covenants, restrictions, easements, conditions, uses, limitations and obligations on the above-described property.

NOW, THEREFORE, Declarant hereby publishes and declares that the above property shall be held, sold and conveyed subject to the following terms and conditions, all of which are for the purpose of protecting the value and desirability of the property and all of which shall run with the land and shall be a burden and a benefit to the land and all parties acquiring or owning any right, title or interest in any part of the property, their heirs, successors, assigns, grantees, executors, administrators and devisees:

I. DEFINITIONS

For the purpose of this Declaration, the following terms shall have the following definitions, except as otherwise specifically provided.

- A. Woodbridge Estates Plat 1 -- shall mean and refer to the real property located in the residential subdivision described above.
- B. Declarant -- shall mean Corell Contractor, Inc., their successors and assigns.
- C. Lot -- shall mean and refer to any individual parcel of land which is described above as shown upon the recorded plat of Woodbridge Estates Plat 1.
- D. Building Plot -- shall mean and refer to one or more platted lots, or one platted lot and portion or portions of adjacent platted lots, in Woodbridge Estates Plat 1.

- E. Owner -- shall mean and refer to the record owner, whether one or more person or entities, legal or equitable title to any lot or building plot which is a part of Woodbridge Estates Plat 1.
- F. Outbuilding -- shall mean outbuilding/accessory structures not directly attached to the residence to which it is appurtenant.

II. DESIGNATION OF USE

DESIGNATION OF USE. All lots shall not be developed with more than one single-family dwelling and attached garage on each lot, and shall not be improved, used, or occupied for other than private residential purposes, or those uses provided for in the zoning ordinance of the City of Johnston, Iowa.

III. BUILDING TYPES

- A. No building or structure shall be constructed, altered or maintained on any building plot other than a detached single family dwelling with an attached private garage, except as permitted under Section XXI herein.
- B. No structure of any kind shall be moved onto any lot in this plat.
- C. The exterior of any residence, garage or outbuilding located on any lot shall be finished in an earthtone conservative color design that will blend well with the abutting subdivisions. All roof material shall be wood shake, wood shingles, textured asphalt, fiberglass shingles or slate or tile roof shingles.
- D. No dwelling shall be erected which does not have toilet, bath and kitchen sink connected to the sewage disposal facility available to this tract.
- E. No exposed concrete, concrete block or tile foundations shall be permitted and all exposed concrete or concrete block wall material shall be covered with brick or stone veneer or the equivalent or be painted.
- F. Siding shall be painted or prefinished hardiplank or vinyl (minimum 6" lap and .05" thick). Minimum roof pitch 8:12. Minimum roof eave, 8". Front elevation to be at least 25% covered by brick, stone, stucco or EFIS.

IV. BUILDING AREA

No dwelling shall be constructed or permitted to remain upon any lot in this subdivision unless it meets the following ground floor area requirements:

- A. One story dwellings must have a main floor finished area of not less than 2000 square feet.
- B. All multi-level dwellings including, but not limited to, split-levels, one and one-half story dwellings, two-story dwellings and dwellings having more than two stories, must have finished areas of not less than 2,600 square feet.

In the computation of ground floor area, the same shall not include any porches, breezeways, or attached or built-in garages.

In order to preserve the general design for the development of the whole of Woodbridge Estates Plat 1 as a fine residential section of Johnston, Iowa, no building plot of any kind, or any addition thereto, shall be erected upon any building plot in Woodbridge Estates Plat 1 unless the plan, design, building materials and location thereof shall have been first approved by the Declarant or such person or persons or corporate entity designated by it for this purpose. Approval of a plan shall not be unreasonably withheld.

V. PROXIMITY AND ACCESS TO STREET

No dwelling or other structure shall be located closer than 40 feet to any right-of-way line.

VI. GARAGES

No less than a two-car attached or built-in basement garage will be permitted. No recreational vehicle, motor home, boat, snowmobile, motorcycle or trailer may be parked or stored upon any lot unless the same is located within the garage.

VII. DRIVEWAYS

No dwelling or structure shall be constructed, altered or maintained on any building plot unless it has a driveway from a street running to the improved premises. All driveways shall be constructed of concrete, except as under XXI.

VIII. TEMPORARY STRUCTURES OR EQUIPMENT

No building or structure of a temporary character and no trailer, basement, tent, shack, garage or outbuilding shall be used at any time as a residential dwelling on any building plot either temporarily or permanently. All recreational vehicles shall be parked or stored in a garage.