

**Square Footage Minimum Requirements (all exclusive of attached garages, breezeways, porches and finished basement areas):**

One-story	1,200 SF
One-half story	1,400 SF
Two-story	1,400 SF
Split level, raised ranch or split foyer	1,400 SF

**School District:**

Kindergarten – 5 <sup>th</sup>	Mitchellville Elementary School
6 <sup>th</sup> - 7 <sup>th</sup>	Spring Creek Middle School
8 <sup>th</sup> – 9 <sup>th</sup>	Southeast Polk Junior High School
10 <sup>th</sup> – 12 <sup>th</sup>	Southeast Polk High School

**HOA:** HRC Association Management  
[hoa@hrcassociationmanagement.com](mailto:hoa@hrcassociationmanagement.com)  
515-280-2014

**HOA Fees:** \$260 annually

**Garage Minimum:** 2 car

**Siding Material:** Vinyl, hardiplank (or the like) Siding material variations on the elevation of the home for accent purposes are encouraged.

**Fencing:** Lots that are not abutting open space must be black vinyl chain link shall not exceed 6' in height.  
Lots that are abutting open space must be black vinyl chain link shall not exceed 4' in height.  
Lots abutting a landscape buffer must be black vinyl chain link and no higher than 4' in height.  
All fences must be approved by Declarant.

**Storage Sheds, Play Structure Requirements:**

Playhouses, utility buildings, storage sheds, dog houses, or similar structures are permitted; provided that the exterior and the roof of any such structure shall be constructed of the same material, have the same color and appearance as the residential dwelling on the same lot and are located only in rear yards.

**Landscaping Requirements:**

Two trees from a species specified in the covenants. Lot stays mowed, free of weeds, debris, and trash; grass should not exceed 6 inches in height. In addition, 10 deciduous and/or shrubs.

**Pets:** 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. No more than 2 dogs and 2 cats, or 1 of each a dog and a cat can be maintained on any one lot at any time. Dogs must be tied or fenced at all times and shall not be allowed to roam free.