

THIS DECLARATION is made this 14 day of April, 2021, by Trindle Ridge, L.L.C., an Iowa limited liability company ("Declarant").

RECITALS:

WHEREAS, Declarant, concurrently herewith, has subdivided, developed and platted Trindle Ridge Plat 1 in the City of Van Meter, Dallas County, Iowa ("Trindle Ridge"), and is the owner of Lots 1 through 30 in said Trindle Ridge Plat 1 (the "Lots"); and

WHEREAS, Declarant is desirous of establishing certain covenants, conditions, easements and restrictions for the benefit of the owners of the Lots.

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

I. DEFINITIONS

- A. "Association" shall mean the Trindle Ridge Owners Association, Inc., a non-profit corporation organized pursuant to Chapter 504, Revised, of the Code of Iowa, and its successors and assigns.
- B. "Board" shall mean the Board of Directors of the Association duly elected in accordance with the Articles of Incorporation and Bylaws of the Association.
- C. "City" shall mean the City of Van Meter, Iowa.
- D. "Declarant" shall mean Trindle Ridge, L.L.C., and its successors and assigns.
- E. "Lot" shall mean and refer to Lots 1 through 30, inclusive, as shown on the recorded plat of Trindle Ridge Plat 1, and all future lots that may become subject to this Declaration.
- F. "Owner" shall mean a person the person or persons who from time to time collectively hold the entire fee title to a Lot, including sellers under executory contracts of sale (but shall not include any person or entity who holds such fee title merely as security for a loan, unless and until such person has succeeded to ownership by enforcement of its remedies under such security instruments).

G. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the members of the Association. Common Areas shall include land that may subsequently be acquired for common use and enjoyment of the members of the Association.

H. Words and phrases in this Declaration shall be construed as in the singular or plural number, unless the context permits only one such manner.

## II. DESIGNATION OF USE

The use of all Lots shall be limited to single-family residential use with not more than one single-family dwelling on each Lot, and may be developed only with other uses of land or structures customarily incidental and subordinate to the single-family residential use as permitted by the City of Van Meter Zoning Ordinance, unless such uses or structures are otherwise regulated or prohibited by this Declaration. No full-time or part-time business activity may be conducted on any Lot or in any building or structure on any Lot, except to the extent of a home occupation permitted by the City of Van Meter Zoning Ordinance, and except that home builders may maintain model homes during construction, and Declarant may maintain a sales office during its development and sales of the Lots in Trindle Ridge.

A. No building or structure of a temporary character and no trailer, basement, tent, shack, garage, barn or outbuilding shall be used at any time as a residential dwelling on any Lot, either temporarily or permanently.

B. No trailer, boat, camper, motor home, or truck rated larger than 3/4 ton or other movable or temporary structure or enclosure shall be maintained or parked on any Lot or street within public view for more than five (5) consecutive days or more than fourteen days out of any thirty (30) period.

C. No mobile home or Manufactured Homes as defined in the Code of Iowa shall be placed on or erected on any Lot.

D. No noxious or offensive activity or odors shall be permitted on or to escape from any Lot, nor shall anything be done thereon which is or may become an annoyance or nuisance, either temporarily or permanently. No public address systems, radios, stereos, televisions, , etc. will be operated for either voice or music at a sound level that is disturbing to other Owners. The Owner of each Lot, vacant or improved, shall keep his Lot or Lots free of weeds and debris and agrees to take all steps necessary to control erosion on his or her lots. Further, each Lot, whether vacant or improved, shall be regularly mowed with lawn to be no longer than 8 inches in length. If any Lot is not properly maintained according to the requirements of this section, then, in addition to any other remedies available under this Declaration, the Association may take such corrective action as is reasonably necessary and the cost of such corrective action shall be an assessment against the Lot.

E. No horses, mules, cattle, hogs, or livestock (with the exception of chickens as allowed per City ordinances) 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. Dogs must be leashed, or otherwise under control of the owner, be kept in fenced areas, either physical fence or invisible dog fence, or kept in a dogrun,

which dog run must meet the requirements of paragraph J of Article III.

F. Any construction or earth moving on any lot(s) shall be in compliance with all statutes, rules and/or ordinances relating to storm water and erosion control compliance and permitting. The Owner understands and agrees that he/she is the sole responsible permittee for the lot(s) with respect to compliance with all terms, provisions and requirements of the NPDES Storm Water Discharge Permit No. 2, the storm water pollution prevention plan which includes the lot(s) and any and all applicable storm waterand/or erosion control statutes, rules and ordinances.

Each Owner shall protect, defend, indemnify and hold the Declarant and other Owners harmless from any and all damages, claims, liabilities, fines, penalties, cleanup costs and/or attorneys and consultant fees caused by, or in any manner related to: 1) any discharges of soil, silt, sediment, petroleum product, hazardous substances or solid waste from the lot(s) identified above; and/or 2) any alleged violation of any NPDES, storm water and/or erosion control statute, rule or ordinance, after the date of sale of the lot(s).

All construction operations shall be confined to the Lot on which construction is in progress. Excavation and filling shall be done in a manner such that natural drainage is not altered to the degree that damage is caused to adjacent properties, including Common Areas.

### III. DESIGN AND CONSTRUCTION

A. In order to preserve the general design for the development of the whole of Trindle Ridge, no structure or other improvement, or addition thereto, shall be erected upon any Lot unless the plan, design, building materials and location thereof shall have been first approved by the Declarant or such person or persons designated by the Declarant for this purpose. Approval of such plans shall not be unreasonably withheld. All documents to be submitted pursuant to this Article shall be delivered to Jon Sieck, 101 Main Street, PO Box 82, Booneville, IA 50038, or at such location as the Board may otherwise designate.

B. All building structures or improvements of any kind must be completed within 12 months of the commencement date of construction. All excess dirt from excavation shall be hauled away or used as part of a graded landscape plan.

C. No building shall be erected on any Lot nearer to the Lot boundaries than the building setback lines allow as shown on the recorded plat.

D. No building or structure shall be constructed, altered or maintained on any Lot unless it has a driveway running from a street to the dwelling, which must be of sufficient area to park at least two cars entirely off the street right-of-way. All driveways shall be constructed of concrete surfacing.

E. All dwellings must be constructed with the minimum of a three-car attached or three car built-in basement garage, or a combination of attached or basement garage so long

as the dwelling has three spots for vehicles.

F. A minimum of thirty percent (30%) of the front elevation of the dwelling on each Lot shall be covered with a brick or stone veneer. All siding must be a 30-50 year concrete board (commonly referred to as "Hardie Plank", "James Hardie Siding" or "LP Smartside"). Steel and vinyl siding are not permitted.

In addition to the foregoing, all areas of exposed concrete, concrete block or foundations shall be either painted to blend with the exterior wall finishes or covered with brick or stone veneer, or the equivalent.

G. All roof material shall be metal, slate, tile, cedar shakes, or composition shingles. Composition shingles shall be architectural grade, with a minimum thirty-year (30) warranty. Shingle colors shall be compatible with and complimentary to the exterior materials and colors of the building structures.

H. Those dwellings located on the Lots shall contain a minimum square footage of living space exclusive of floor below the exterior grade, attached garages, breezeways, and porches (including enclosed porches commonly referred to as "fourseason's porches") as follows:

(a) One-story dwellings must have a minimum of 1,700 square feet of finished floor area directly under the roof.

(b) One and one-half story, split-foyer, split level and two-story dwellings must have a finished floor area of at least 2,200 square feet.

I. Playhouses, utility buildings, storage sheds or other similar structures shall be 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. No such structure shall be located closer than twenty feet (20') from any Lot line, unless the Declarant has specifically approved the structure and location. There shall be a limit of two (2) such structures allowed on any Lot, unless the Board has approved the Lot for additional structure(s). The Board shall be under no compulsion to allow for additional structures and shall be at Board's sole discretion.

J. A dog run shall not be permitted on any Lot unless: (i) it is located at the rear of the house or garage and extends toward the rear of the Lot from that portion of the house or garage which is the closest to the rear Lot line, or located in that portion of a shed or outbuilding (that is in compliance with these covenants) which is closest to the rear of the Lot line; (ii) it is entirely enclosed with a fence in compliance with Article IV of this Declaration; and (iii) and is screened from public view with landscape plantings or hedges.

K. No light poles shall be used or placed upon any Lot that extend more than 10 feet above grade. All light poles shall be of a residential design. All pole lights shall be positioned and

directed so as not to directly shine onto any adjoining Lot or constitute a nuisance to any adjoining Lot Owner.

- L. No satellite dish shall be located on the front of any home unless it is impossible to locate it elsewhere and make the dish workable;
- M. No exterior towers or antennae of any kind shall be constructed, modified or permitted on the ground of any Lot or on any dwelling, garage or other permitted structure. All antennae shall be concealed within the attic space of the dwelling or garage.
- N. All driveways shall be constructed of Portland cement concrete.
- O. No "earth" home shall be allowed on any lot. For purposes of these restrictive covenants, an "earth" home means a home which lacks above the surface of the earth at least one floor meeting the minimum required square footage for a main floor, ground floor, or floor directly beneath the roof under these restrictive covenants.
- P. No structure shall be moved onto any Lot, either in whole or in parcel, unless and until the Owner makes the structure available for inspection by the Declarant, and the Declarant, subject to said inspection, approves moving the structure onto a Lot. Declarant will, within thirty (30) days of receipt of inspection, issue in writing a decision approving or rejecting the proposal to move the structure onto the Lot. Failure by Declarant to issue an approval or rejection within thirty (30) days shall not be deemed an approval of the move, but shall instead be deemed to be a rejection of the move.

#### IV. LANDSCAPING AND FENCES

- A. Within thirty (30) days of completion of the dwelling on a Lot, the Lot shall be fully sodded, except where the topography, conservancy districts, creek slopes or tree cover does not make sodding practical, except the rear 50% of any lot may be hydro-seeded (or equivalent seeding mechanism). If weather conditions make the time requirement for sodding impossible to comply with, Declarant shall establish a reasonable period of time for compliance.
- B. No fences shall be permitted upon any Lot except as follows:
  - (1) Fences six (6) feet in height or less are allowed if constructed of wood, black wrought iron/aluminum or black vinyl coated chain link. The fence fabric or fence screening material shall be mounted on the exterior face of the fence posts or fence framing.
  - (2) Fences shall not be constructed forward of the dwelling's back building line, and shall not be constructed within a drainage easement area without the prior written consent of the City.
  - (3) Pool fences are allowed but shall be landscaped and screened with shrubs and bushes.
  - (4) Invisible dog fences are specifically allowed.

## V. MISCELLANEOUS RESTRICTIONS

- A. No trash receptacles, garbage cans or recycling bins shall be permitted to be placed outside a dwelling, garage or outside screened area, except as is necessary for regular collection.
- B. Only below-ground swimming pools shall be permitted on a Lot, which shall be located in the rear yard and shall be screened by a privacy fence or hedge. No above-ground swimming pools are allowed.
- C. All utilities, including trunk and service lines for telephone, electricity and cable television, shall be constructed and located underground. No private wells or septic systems shall be permitted on any Lot.
- D. All residential Lot Owners are required to tap-on to the City water system, and to abide by the rules, regulations and procedures for installing and maintaining water service as established by the City.
- E. Owners shall be responsible for any costs in connection with supplying electric, internet and telephone service to their residence.
- F. In the event an Owner sells, leases, mortgages, or otherwise disposes of any Lot, the Owner must promptly furnish to the Association in writing the name and address of such purchaser, lessee, mortgagee, or transferee.
- G. No signs of any kind or description shall be placed, exposed to view or permitted to remain on any Lot or any street adjacent thereto, except: (1) street markers, traffic signs, and other signs authorized by the Association for the benefit and safety of Homeowners; (2) signs not exceeding 144 square inches in area upon which there shall be exhibited the street number or name, or both, of the resident; (3) real estate signs by realtors and builders; (4) signs advertising a dwelling for sale; and (5) temporary signs advertising garage sales and similar events.
- H. No residential lots shall be re-subdivided without the approval of the Association and such approval shall be subject to the City of Van Meter Zoning and Subdivision Ordinances.

## VI. EASEMENTS

- A. Certain perpetual easements are reserved as shown on the recorded plat of Trindle Ridge Plat 1 (and as may be shown on any future Plats that are made subject to this Declaration), and/or as may be granted to the City by the Declarant and filed of record in the Office of the Dallas County Recorder. Certain other perpetual easements have been granted to third party utility companies and those easements may not be filed of record; however, the owner of any lot is responsible for both easements filed of record or not filed of record. The owner or occupant of a Lot shall, at their own expense, keep and preserve that portion of any easement within their Lot in good repair and condition, and shall neither erect nor permit

erection of any building, structure or fences of any kind within the easement which might interfere in any way with the use of such easement.

B. Declarant hereby grants to the Association, for and on behalf of the Owners of all Lots within Trindle Ridge Plat 1 (and any future Lots that me be made subject to this Declaration), the following permanent easements:

- (1) A nonexclusive easement for the purpose of performing all maintenance, repair, reconstruction, restoration, and replacement of any storm water detention areas;
- (2) A nonexclusive easement for the purpose of performing all maintenance, repair, reconstruction, restoration, and replacement sanitary sewer lines;
- (3) A nonexclusive easement for the purpose of performing all maintenance, repair, reconstruction, restoration, and replacement of water lines;
- (4) The easements granted in paragraphs B (1), B (2) and B(3) above shall be subject to the following conditions and/or restrictions:
  - (a) The Owner of the Lot upon which an easement area is located shall not make any modifications or improvements to any such easement area without the consent of the Declarant or Association.
  - (b) No fence may be constructed within any of the easement areas without the prior written consent of the Declarant or the Association.

#### VII. SIDEWALKS

The purchaser of a Lot shall, at the purchaser's expense, install public sidewalks in accordance with specifications of the City upon the date the dwelling is built upon the Lot..

#### VIII. MAINTENANCE OF LOTS AND SURFACE WATER

- A. The owner or person in possession of each Lot, whether vacant or improved, shall keep the same well maintained, groomed and mowed, free of uncut weeds, rubbish, garbage and debris. Damaged or dead trees and shrubbery will be trimmed out or removed. Failing this, the Owner agrees that upon receipt of written notice from the Declarant to mow or cut such vegetation, trim or remove damaged trees or shrubbery, and/or remove such debris within ten (10) days, the Owner will be subject to a combination of remedies recognized at law or equity.
- B. Vegetation in conservancy easements, flowage easements, creek channels, drainage ways and/or timbered areas shall not become overgrown with weeds, but may be planted in ground-cover species appropriate to the topography and land form.
- C. The topography of Trindle Ridge is such that surface water may flow from

certain Lots onto other Lots. In regard to all matters concerning surface water, each Lot shall be subjecto such easements as may exist for the flowage of surface water under the laws of the State of Iowa, as may be in effect from time to time, an all Owners shall have such rights and obligations with respect thereto as may be provided by such law.

D. All Common Areas shall be maintained by the Association for the benefit of all members, and maintenance shall be as determined by the Association.

#### **IX. TRINDLE RIDGE OWNERS ASSOCIATION**

A. Duties of the Association. The Association, through its Board of Directors, shall have the right, power and authority to provide for the enforcement of this Declaration; to perform all maintenance, repair, reconstruction, restoration, and replacement of the improvements made by the Declarant within the easement areas pursuant to Article VI or any other common area owned or controlled by the Association; to perform all maintenance, repair, reconstruction, restoration, and replacement of any storm water detention areas and tile lines owned or controlled by the Association; to perform all maintenance, repair, reconstruction, restoration and replacement of any fencing, monuments or other enhancement in common areas owned or controlled by the Association; to levy, collect, and have jurisdiction, control and possession of assessments as hereinafter provided; and, to enter into contracts, including contracts for insurance, as may be necessary or desirable to carry out the provisions of this Declaration.

#### **B. Membership and Voting Rights.**

(1) Every Owner of a Lot shall be a member of the Association. Membership shall be appurtenant to the ownership of a Lot and shall be indivisible from such ownership. Ownership of a Lot shall be the sole qualification for membership.

(2) There shall be appurtenant to each Lot one vote in the Association. When more than one person holds an interest in any such Lot, the vote for such Lot shall be exercised as they among themselves determine, but in no event shall the vote be split with respect to any such Lot. In the event that the owners of a Lot fail to determine how to cast any vote, no vote shall be cast for said Lot.

**NOTWITHSTANDING THE ABOVE, THE DECLARANT SHALL BE THE SOLE VOTING MEMBER OF THE ASSOCIATION UNTIL SUCH TIME AS DECLARANT NO LONGER OWNS ANY LOT OR UNTIL THE DECLARANT WAIVES THE RIGHT TO BE SOLE VOTING MEMBER, WHICHEVER FIRST OCCURS. SO LONG AS DECLARANT IS THE SOLE VOTING MEMBER OF THE ASSOCIATION, DECLARANT SHALL HAVE THE RIGHT TO ELECT ALL MEMBERS OF THE BOARD.**

(3) The Association shall suspend the voting rights of a member for a period during which any assessment against said member's Lot remains unpaid and delinquent for more than thirty (30) days

(4) The annual meeting of the Association shall be held on the date as stated in the Association's Bylaws.



C. Board of Directors. The Board of Directors shall manage the affairs of the Association. The members of the Association entitled to vote shall elect the Board of Directors of the Association as prescribed by the Association's Bylaws.

D. Assessments.

(1) Each Owner of a Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree, to pay to the Association assessments as provided in this Declaration. The assessments levied by the Association and any other charges against the Owner of a Lot set forth elsewhere in this Declaration, together with interest, costs and reasonable attorney's fees shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment or charge is made senior to all liens except the first mortgage of record, any ad valorem taxes, and any special assessments levied by the City. Such assessment or charge, together with interest, costs and reasonable attorney's fees shall also be the personal obligation of the person who was the Owner of the Lot at the time when the assessment or charge fell due. The personal obligation for delinquent assessments or charges shall not pass to said Owner's successor in title unless expressly assumed by them.

(2) The assessments levied by the Association shall be used exclusively to carry out the duties of the Association as set forth above, including, but not limited to, payment of legal liabilities or obligations of the Association and all fees, costs, expenses and attorney fees in connection therewith.

(3) Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment to an Owner shall not exceed \$300.00. From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may not be increased each year more than twenty-five percent (25%) above the assessment rate for the previous year without a vote of the membership of the Association.

(4) In addition to the annual assessment authorized above, the Association may levy a special assessment if necessary to finance or perform any of its stated duties under this Declaration, provided that any such special assessment shall have the assent of two-thirds (2/3) of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose.

(5) Written notice of any meeting called for the purpose of taking any action authorized under paragraphs 3 and 4 above, shall be sent to all members not less than five (5) days no more than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast fifty percent (50%) of all the votes of the membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

(6) The general annual assessment provided for in paragraph 3 above, shall commence as to each respective Lot on the first day of the month following the conveyance by the Declarant of a Lot, and shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors of the Association shall fix the amount of such general annual assessments at least thirty (30) days in advance of each annual assessment period. Written notice of such assessments shall be sent to every member of the Association subject thereto. The due dates shall be established by the Board of Directors of the Association, and the general annual assessments may be collected in equal annual, semi-annual, quarterly, or monthly installments at the discretion of the Board of Directors.

**NOTWITHSTANDING ANYTHING IN THIS DECLARATION TO THE CONTRARY, LOTS OWNED BY THE DECLARANT OR IRONWOOD HOMES, INC (AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS) THAT DO NOT HAVE A COMPLETED DWELLING CONSTRUCTED THEREON SHALL BE EXEMPT FROM THE ASSESSMENTS DESCRIBED HEREIN.**

(7) Every assessment shall become due and payable within thirty (30) days after notice is given as hereinabove provided, unless the assessment by its own terms provides for payment in monthly, quarterly or semi-annual installments, in which case each such payment shall be due as stated in such notice. From and after the date when said payment is due, it shall bear interest at the rate of twenty percent (20%) per annum or at the highest rate allowed by Iowa law, whichever is higher, until paid. Such payment and interest shall constitute a lien upon the Lot, and said lien shall continue in full force and effect until the assessment is fully paid. At any time after the passage of the resolution levying an assessment and its entry in its minutes, the Board may, in addition, execute and acknowledge with respect to any Lot and cause same to be recorded in the Recorder's Office for Dallas County, Iowa, and the Board may, upon payment, cancel or release any assessable property from the liability of assessment (as shown by recorded instrument) by executing, acknowledging and recording (at expense of the Owner of the property affected) a release of such assessment with respect to any Lot affected. Notwithstanding any other provision herein, the Association may bring an action at law against the Owner personally obligated to pay such assessment, or foreclose the lien against the Lot in the manner provided for foreclosure of a mortgage, or both. There shall be added to the amount of such assessment, the cost of preparation and filing the petition in such action including reasonable attorney's fees.

(8) If any Lot subject to a lien created by this Declaration shall be subject to the lien of a first mortgage of record: (i) the foreclosure of any lien created by this Declaration shall not operate to affect or impair the lien of such first mortgage; and (ii) the foreclosure of the lien of such mortgage or the acceptance of a deed in lieu of the foreclosure by the mortgagee, shall not operate to affect or impair the lien except the liens for assessments, if any, as shall have come due up to the expiration of the applicable redemption period and issuance of the sheriff's deed resulting from a decree of foreclosure or the appointment of a receiver in foreclosure proceedings or the acceptance of the deed in lieu of foreclosure. Such assessments shall be subordinate to the lien of the mortgage, with the foreclosure-purchaser and purchasers therefrom taking title free of the lien of such assessments. All such assessments shall be deemed to be an expense of the

Association, and the Association shall have the right to collect said sums from the defaulting Owner personally.

(9) The Association shall, upon request, and for a reasonable charge, furnish a statement signed by an authorized representative of the Association setting forth whether the assessments owing by a member have been paid. A properly executed statement of the Association as to the status of assessments is binding upon the Association as of the date of its issuance.

## X. EXECUTIVE COMMITTEE

### A. Establishment/Function

The Declarant's Executive Committee (the "Executive Committee") is hereby established. The Executive Committee shall consist of the Manager or Managers of the Declarant or the designee (s) of such Manager or Managers. The functions of the Committee shall be to interpret and apply these Covenants, Conditions, Easements and Restrictions and to review building plans as described below in Article XII during the time that property is being developed. These Covenants, Conditions, Easements and Restrictions may also be enforced by the Owners' Association or any affected Lot Owner.

### B. Meetings, Quorum and Vote

The Executive Committee shall meet at a reasonably convenient time and place within ten (10) days after receiving the request of any interested party. One-half of the members of the Committee shall constitute a quorum. A majority vote of the Executive Committee members present (assuming a quorum present) shall be sufficient for Committee action and decision.

### C. Election of Replacement Committee

If the Executive Committee should be discontinued, Declarant shall designate a successor entity to carry out the duties of the Executive Committee, but only with respect to the property described in this Declaration.

### D. Executive Committee Procedure

(1) **Design review by the Executive Committee is intended to protect and enhance the distinctive character and natural attractiveness of the Trindle Ridge area. All buildings, structures or appurtenances thereto, to be erected, constructed, established, altered or enlarged within the property must be reviewed and approved prior to commencement of work by the Executive Committee as described below in Article XI.** All documents to be submitted pursuant to this Article shall be delivered to Jon Sieck, 101 Main Street, PO Box 82, Booneville, LA 50038, or at such location as the Board may otherwise designate.

(2) The Executive Committee shall consider and approve or disapprove the materials required to be submitted pursuant to these Covenants, Conditions, Easements and Restrictions.

(3) **Prior to change of any building's exterior character by remodeling or alteration, the Owner, or his or her designated agent, shall secure the written approval of the Executive Committee.**

#### **XI. REVIEW AND APPROVAL OF PLANS**

A. Plans and Specifications to be Submitted for Approval.

(1) Prior to commencement of construction of any nature, final site plan documents drawn to scale outlining the following must be submitted to the Executive Committee for review and approval:

- (a) Property legal description with scale and arrow on plan showing North;
- (b) Building locations including setback dimensions;
- (c) Driveways and sidewalks;
- (d) Special features, such as fencing, lighting, underground utilities and mechanical equipment;
- (e) Contour lines or slope of draining;
- (f) Landscaping plan, submitted prior to installations;
- (g) Size, height, type and color of any sign; and
- (h) Parking areas, points of access, as well as any easements for access and means of screening.
- (i) Floor plans, exterior elevations and sections;
- (j) Square footage of buildings;
- (k) Exterior colors and material samples for exposed exterior materials; and
- (l) Perspective rendering or photo, if available.

B. Owners are responsible for, and shall comply with, all state, local and federal building laws and regulations

#### **XII. COVENANT ENFORCEMENT/GENERAL PROVISIONS**

A. Penalties

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In addition to the remedies described below in Paragraph B or elsewhere in this Declaration, the Trindle Ridge Owners Association is hereby authorized to levy against any Lot in violation of this Declaration of Covenants, Conditions, Easements and Restrictions an assessment penalty not to exceed \$100 for each day a violation of this Declaration continues beyond thirty (30) days after notice of a violation has been given by the Association to the Owner of said Lot by certified mail, return receipt requested, or delivered in writing in by personal service. If the Owner of the Lot cannot be located after a diligent search or inquiry, the Association shall publish notice of the violation for two (2) successive weeks in a newspaper of general circulation in Dallas County, Iowa and shall post the notice on the front door of the residence, if any. If the Owner has not fully complied with the terms of this Declaration within thirty (30) days after receiving notice, or thirty (30) days after second publication of notice and posting, the Association shall have the authority to levy an assessment penalty as described herein. This assessment shall be a lien on the Lot and shall have the same status as any other assessment levied by the Association. Any Lot Owner objecting to the notice of violation shall have the right within thirty (30) days of receiving notice to request a hearing before the Association Board of Directors. Assessment of the penalty shall be stayed pending a hearing and final decision by the Association Board of Directors.

**B. Specific Enforcement Of Restrictions**

All Owners of Lot covenant and agree, by acceptance of a deed to such Lot, whether or not it shall be so expressed in such deed, that monetary damages may not provide adequate compensation for the breach of the restrictions and covenants contained in this Declaration and that this Declaration may be specifically enforced by Declarant, the City, the Board, or an adversely affected Lot Owner. All Owners acknowledge that injunctive relief shall be a remedy available to an aggrieved party against a breach, or threatened breach, of any provisions of this Declaration, in addition to any other legal remedies which may be available.

**C. Attorneys Fees.**

In the event it shall be necessary for the Declarant or the Association to secure the services of an attorney to enforce the provisions of this Declaration, then the reasonable fees of such attorney, and all other costs in connection with the enforcement of this Declaration shall be the obligation of the Owner(s) of the Lot which is the subject of such enforcement action, unless such Owner(s) is found not to have violated any provision of this Declaration.

**D. Covenants Binding and Running with The Land.**

Each of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration shall be binding upon and inure to the benefit of Declarant, the Association, and the Owners of each Lot, their successors and assigns and all parties and persons claiming under any of them, and shall be deemed covenants that run with the land, and shall continue for the applicable periods specified in this Declaration.

It is the intent that, notwithstanding anything in the Code of Iowa to the contrary, all of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration shall be covenants running with the land for the full period specified in this Declaration without further action by Declarant, the Association, or any Owner of any Lot in Trindle Ridge Plat 1 (and all future Plats made subject to this Declaration). However, in the event that Section 614.24 of the Code Iowa, as the same may be amended or replaced, may require that a verified claim be filed in the Office of the Recorder for Dallas County, Iowa prior to the twenty-first anniversary of the date of this Declaration or the twenty-first anniversary of the last filing of such verified claim in order to continue all or some of the covenants of this Declaration, including, but not limited to, any covenant, term, provision or restriction that is or may be considered a use restriction, reversion or right of reverter, in effect throughout the applicable periods specified in this Declaration, then:

(1) the Association, or any or all of the Owners of the Lots, acting jointly or severally, may file verified claims necessary to keep all of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration throughout the applicable periods specified in this Declaration;

(2) a verified claim filed by the Association or any Owner of a Lot in Trindle Ridge shall be valid and binding upon the Association and all the then Owners of Lots in Trindle Ridge, and their successors and assigns, with the same effect as if executed by all such persons, and in order to facilitate filing of any verified claim required to so continue all or any of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration throughout the applicable periods specified in this Declaration in full force and effect, the Association and each Owner of a Lot is hereby irrevocably appointed the attorney-in-fact for all of the other Interested Parties for the purpose of filing any such verified claim.

E. Duration.

Any easements granted in or pursuant to this Declaration, and any other provisions of this Declaration to the extent applicable to such easements, and any other covenants, indentures, restrictions and reservations of this Declaration that are reasonably or necessarily incidental to the benefit or burden of such easement rights, including any rights of assessment or for liens for the payment of costs associated therewith, shall continue in perpetuity, unless sooner modified or terminated as provided in this Declaration.

Except as provided in the preceding paragraphs of this Article, the covenants, conditions, restrictions and easements in this Declaration are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty-one years after the date they are recorded in the Dallas County Recorder's Office, unless sooner terminated as provided for herein.

F. Amendment of This Declaration

This Declaration may be amended in writing by an instrument signed and filed of record

in the Office of the Dallas County, Iowa Recorder, by at least fifty-one percent (51%) of the Lot owners, if the Declarant does not own a Lot. Notwithstanding the foregoing, the Declarant retains the sole right to amend this Declaration for any reason so long as Declarant has an ownership interest in any Lot.

G. Severability

In the event any provision of this Declaration is held invalid, illegal, or unenforceable, in whole or in part, the remaining provisions of this Declaration shall not be affected thereby and shall continue to be valid and enforceable and if, for any reason, a court finds that any provision of this Declaration is invalid, illegal or unenforceable as written or applied, but that by limiting such provision it would become valid, legal and enforceable, then such provision shall be deemed to be written or applied and shall be construed and enforced as so limited.

H. Captions

The captions of the articles, sections and any paragraphs, of this Declaration, or the lack thereof, are for convenience only and shall not be considered nor referenced in resolving questions of interpretation and construction of this Declaration.

**ARTICLE XIII. ANNEXATION AND REMOVAL OF LAND**

A. Additional Common Area

Declarant shall have the right at any time to convey additional Common Area to the Association or to add additional Association responsibility elements. Nothing in this section, however, shall be deemed to be an obligation on the part of Declarant to convey additional common area to the Association in the future. The Association shall be obligated to accept any additional common area so conveyed by Declarant and to hold and maintain the additional common areas pursuant to the terms of this Declaration.

B. Additional Land

Declarant shall have the irrevocable right to subject additional land to the terms of this Declaration at any time in the future without the consent of the Association. The additional land shall be automatically subject to the applicable terms and conditions of this Declaration and Owners of Lots within the additional land shall automatically become members of the Association in the same manner as described in this Declaration. Declarant shall signify the addition of land by filing an amendment to this Declaration with the Recorder of Dallas County, Iowa. No approval of the Association or any other person shall be necessary.


C. Removal of Land

Declarant shall have the right now and in the future to remove any portion of the property from the operation of this Declaration. Declarant shall signify this removal by filing an amendment to this Declaration with the Recorder of Dallas County, Iowa. No approval of the Association or any other person shall be necessary.



Dated this 16 day of November, 2021.

**TRINDLE RIDGE, L.L.C., DECLARANT**

By:   
Jon Sieck, Manager

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF Dallas

SUBSCRIBED TO AND SWORN BEFORE ME on this 16 day of November, 2021  
2021 by Jon Sieck, Manager of Trindle Ridge, L.L.C.

  
Notary Public in and for the State of Iowa

