

**DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS WITH RESPECT TO  
COUNTRY VIEW ESTATES AT GLENWOOD, MILLS COUNTY, IOWA**

This Declaration is made by Gary S. Johnston, Kathleen A. Johnston, John W. Johnston and Judith L. Johnston owners of the real estate known as Country View Estates at Glenwood, Mills County, Iowa. The purpose of this Declaration is to prescribe covenants, conditions, restrictions and easements with respect to the use of the land in the addition for the purpose of providing the best and most appropriate development and improvement of each building site and for the protection of owners of parcels in Country View Estates

The word "parcel", whenever used in this Declaration, shall mean the real estate in County View Estates at Glenwood, Iowa, described in any conveyance by the proprietors of said Development.

The following provisions shall apply to the use and development of all parcels of Country View Estates.

- 1 The parcels may be used only for residential purposes, and each parcel may be used for only one single family dwelling.  
A dwelling shall not exceed two stories in height, and shall not contain less than the following finished living areas exclusive of porches, breezeways and garages:
  - a. 1450 square feet on the ground floor for a one story dwelling.
  - b. 1200 square feet on the ground floor and at least 550 square feet up for a one and one-half story dwelling.
  - c. 2000 square feet above the basement level for a two story dwelling.
  - d. 1600 square feet of living area above the ground for a bi-level, tri-level or a split-level dwelling.
  - e. 1550 square feet of living area above the ground for a split-entry or raised ranch with 2 car under dwelling.
  - f. All homes shall have at least a 2 car garage.
  - g. No mobile homes
  - h. All modular homes must be approved by the architectural committee.
- 2 Exposed portions of the foundation on the front of each dwelling are to be covered with either siding or brick, and exposed portions of the foundation on the sides and rear of each dwelling shall be covered either with brick or siding or shall be painted. Garages shall be constructed for not less than two cars, and garage doors must be closed except for entry and exit.
- 2 No improvements shall be made without the approval of the architectural committee for which provision is made in this Declaration.
- 3 No noxious or offensive activity shall be conducted on any parcel.
- 4 No boat, recreational vehicle, camping trailer, snowmobile, auto drawn trailer of any kind, garden tractor or heavy equipment shall be stored outside of the garage or left exposed on any parcel on a permanent basis. These type of items maybe stored during the items seasonal period. This rule is to eliminate unsightly areas for protection of all property owners. Any exceptions maybe presented and addressed by the architectural committee.
- 5 No satellite dish (other than the new style of less than 40 inch diameter and attached to the house), exterior television or radio antenna or other similar structure shall be located on any parcel without specific approval of the architectural committee.
- 6 No hog or barbed wire fences shall be permitted. Any fences or walls shall not be higher than 6 feet nor extended forward of the back of the foundation of the dwelling on any parcel, and no posts or braces shall be on the outside of the fence or wall. All other types of fencing shall be permitted but only after approval by the architectural committee.
- 7 All parcels shall be kept free of weeds, mowed regularly and free of debris including unused building material.
- 8 No temporary structure may be erected on any parcel for use as a residence.
- 9 No animals of any kind other than household pets (maximum of 3) may be kept on any parcel. Household pets may be sheltered outside the dwelling house. Any and all pet housing structures shall reside behind the residents house. No dogs shall be allowed to run free. Continually noisy animals will not be allowed.
10. No repair of automobiles or other motor vehicles will be permitted outside of garages on any parcel at any time.

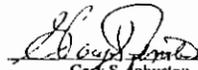
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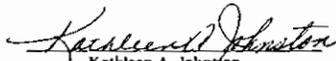
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- 11. All telephone, T.V. cables, electric power or any other service lines shall be underground
- 12. All driveways shall be paved.
- 13. Storage and/or ancillary buildings shall be constructed of similar material as the main dwelling.
- 14. Vegetable gardens shall be behind the main dwelling and not near any street.
- 15. No incinerator or trash burning shall be allowed on any parcel by homeowners.
- 16. Fuel tanks shall not be permitted to remain outside of the house on any parcel except for one propane tank for supporting household appliances.
- 17. All buildings to be set back at least 55 feet from center of road.

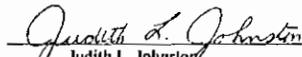
Architectural control for development of the parcels shall be provided by an architectural committee. This committee shall originally consist of Gary S. Johnston and John W. Johnston, who shall be considered permanent members of the committee and who shall be members for so long as they desire. Two years from the date of this Declaration one person shall be added to this committee; four years from the date of this Declaration another person shall be added; and six years from the date of this Declaration another person shall be added to the committee, for a total of five members. All members appointed to this committee for the first six years shall be elected by Gary S. Johnston and John W. Johnston, who shall also appoint members to take the place of those members who have been appointed but can no longer serve on the committee. On the seventh anniversary of this Declaration the first annual election shall be held to determine the members of this committee. An owner of a parcel in the Addition shall have one vote for each parcel owned. A special election shall be held for a replacement member of the committee in the event a committee member must resign during the year. Only owners of parcels in Country View Estates may serve on the committee.

Dated this 25 day of October, 1995.

  
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 Gary S. Johnston

  
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 Kathleen A. Johnston

  
 \_\_\_\_\_  
 John W. Johnston

  
 \_\_\_\_\_  
 Judith L. Johnston

STATE OF IOWA        )  
                           )        SS.  
 MILLS COUNTY        )

On this 25th day of October, 1995, before me, the undersigned, a Notary Public in and for said state, personally appeared Gary S. Johnston, Kathleen A. Johnston, John W. Johnston and Judith L. Johnston to me known to be the identical persons named in and who executed the same as their voluntary act and deed.



  
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 Notary Public  
 Mildred A. Christiansen

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