



COVENANT SUMMARY

Northwood Trail

Square Footage Minimums:

Ranch	1,500 sq ft*
Story and a Half	2,000 sq ft*
Two Story	2,000 sq ft*
Split Level	Not Allowed

**Exclusive of attached garages, breezeways, and porches*

Utilities:

Electric	MidAmerican Energy
Gas	MidAmerican Energy
Internet	CenturyLink; Mediacom; Metronet
Water	Des Moines Water Works

School District: Johnston Senior High School

HOA: Yes/No-Managed by: Northwood Trail Owners Association; northwoodtrailhoa@gmail.com

HOA Fees: \$240/year

Exterior Elements Excluded: Swimming pools, above ground pools

Front Elevation Material Requirements: Minimum of 25% shall be covered with brick or stone veneer.

Garage Minimum: 2 car

Siding Material Excluded: Vinyl or steel siding

Fence Material Allowed: 4ft black vinyl chain link

Storage Sheds, Play Structure Requirements: Playhouses, utility buildings, storage sheds, dog houses, or similar structures

Street Tree Requirements: Minimum of 2 trees having a diameter of measuring at least 1-1/2", measured 2 ft vertical from ground level.

Landscaping Requirements: Lot stays mowed, free of weeds, debris, and trash; grass should not exceed 6 inches in height.

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 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.