



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/month

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: Only electric fences permitted

Storage Sheds, Play Structure Requirements: None permitted

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. Dogs must be tied or enclosed within invisible fencing at all times.