



# COVENANT SUMMARY

## Silverstone Plat 1 & 2

### Square Footage Minimums:

Ranch	1,800 sq. ft*
Story and a Half	2,400 sq. ft.* above grade
Two Story	2,600 sq. ft.* above grade
Split Level	2,600 sq. ft* above grade

*\*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:** None

**HOA Fees:** None

**Exterior Elements Excluded:** Trash and recycling receptacles must not be in view except on pick-up day.

No above ground pools permitted. Below ground pools with proper fencing allowed, upon approval.

Exterior up lighting installed is not to disturb the adjacent residents, upon approval.

**Front Elevation Material Requirements:** 33% must be stucco, brick, or stone veneer.

**Garage Minimum:** 3 car

**Siding Material Excluded:** Vinyl or steel

**Fence Material Allowed:** Black vinyl chain link, black wrought iron, painted aluminum, or white PVC; hedges and wall; in the rear and not to exceed 6 ft; upon approval.

**Storage Sheds, Play Structure Requirements:** Any outbuilding constructed must be of similar materials/roof pitch as dwelling, placed in the rear, and be 10 ft from any lot line; upon approval.

**Street Tree Requirements:** None

**Landscaping Requirements:** Yard free of weeds and debris.

At least 5 trees shall be planted (3 in front, 2 in back, unless sufficient existing trees exist). Shrubs and foundation plantings will address the front.

Front and side yard hedges allowed, no more than 3 ft. in height, and maintained, upon approval.

**Pets:** No more than 2 dogs and 2 cats. Dog run/house must be in the rear and against the house and screened from neighbor's view, upon approval.



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 Polk County Iowa  
 TIMOTHY J. BRIEN RECORDER  
 File# 2007-00050615  
 BK **11980** PG **855-868**

pd  
C

THIS DOCUMENT PREPARED BY AND WHEN RECORDED RETURN TO:  
 RETURN TO: James M. Gocke, 210 N.E. Delaware Avenue, Suite 200, Ankeny, Iowa 50021; (515) 965-1200

**AMENDED AND SUBSTITUTED  
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
 OF SILVERSTONE PLAT 1,  
 A SUBDIVISION IN JOHNSTON, POLK COUNTY, IOWA**

**THIS AMENDED AND SUBSTITUTED DECLARATION**, made on the date hereinafter set forth, is made by **SILVERSTONE, L.C.**, an Iowa Limited Liability Company, hereinafter referred to as "Declarant", intending to Amend and Substitute the Declaration filed October 26, 2006, in Book 11919 at Pages 824-842, in the records of the Polk County Recorder.

**PRELIMINARY STATEMENT**

The Declarant is the Owner of certain real property platted and known as Silverstone Plat 1, located within the City of Johnston, County of Polk, in the State of Iowa, the legal description of which is:

Lots One (1) through Eighteen (18) in Silverstone Plat 1, an  
 Official Plat, now included in and forming a part of the City of  
 Johnston, Polk County, Iowa

The Declarant desires to provide for the preservation of the values and amenities of Silverstone Plat 1, for the maintenance of the character and residential integrity and for the purpose of enhancing and protecting the desirability and attractiveness of the Lots contained therein.

**NOW, THEREFORE**, the Declarant hereby declares that Lots 1 through 18 (each a "Lot" and together, the "Lots"), inclusive, in Silverstone Plat 1 shall be held, sold, and conveyed subject to the following restrictions, covenants, conditions and easements, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Lots, and the enjoyment of the residents of the Lots. These restrictions, covenants, conditions and easements shall run with such Lots and shall be binding upon all parties having or acquiring any right, title or interest in each Lot, or any part thereof, as is more fully described herein. The Lots are, and each Lot is and shall be subject to all and each of the following conditions and other terms, except as may otherwise to be provided herein:

ARTICLE I  
DEFINITIONS

- A. **“Declarant”** shall mean and refer to SILVERSTONE, L.C., its successors, or assigns.
- B. **“Developer”** shall mean and refer to SILVERSTONE, L.C., its successors or assigns.
- C. **“Owner”** shall mean and refer to the record Owner, whether one or more persons or entities, of fee simple title to any Lot which is a part of the Silverstone Plat 1 other than streets or out lots.
- D. **“Development Board”** shall mean and refer to a board appointed by Declarant, its successors and assigns. Until such time as Declarant appoints a Development Board, Declarant shall serve solely as the Development Board.

ARTICLE II  
GENERAL RESTRICTIONS AND COVENANTS RELATING  
TO LOTS WITHIN THE PLAT

- A. Each Lot shall be used exclusively for single family residential purposes.
- B. No advertising signs, billboards, including signs of any nature, kind or description that identify, advertise, or in any way describe the existence or conduct of a home occupation, or any unsightly objects or nuisances shall not be displayed on any Lot without the prior written approval of the Development Board; provided, however, that an Owner shall be entitled to display one (1) “for sale” sign of standard and customary size and materials in connection with attempts by the Owner to market a Lot. Nothing in this Article shall affect the rights of Declarant.

Declarant, however, reserves the right to maintain the improvements on one or more Lots as a model or as a sales and display office for itself or for its sales agents or assigns; to display or post signs of any type or size which are a part of the development and marketing of the development or houses for sale; and, to have agents and employee equipment and material on any Lot used for a model or sales office. The Declarant shall pass these above mentioned rights onto any Builder that purchases a lot and constructs a home for resale.

In addition, any homes constructed within Silverstone in connection with the HBA sponsored HomeShowExpo shall be given the above mentioned rights as well as the marketing rights and rules as established by the Home Builders Association of Greater Des Moines for all homes that are entered in the HomeShowExpo.

- C. No home occupation shall be conducted or maintained on any Lot other than one which is incident to a business, profession or occupation of the Owner or occupant of any such Lot and which is generally or regularly conducted in another location away from such Lot. Nor shall the premises be used in any way for any purpose, which may endanger the health or unreasonably disturb the owner or owners of any Lot or any resident thereof.

Nothing contained herein shall be construed or interpreted to affect the activities of Declarant in the sale of Lots or dwellings.

- D. No exterior television or radio antenna, satellite receiving disc, or exterior solar heating or cooling device of any sort shall be permitted on any Lot except satellite discs may be attached to the residence that do not exceed 24" in diameter and are not located on the front of the residence.
- E. No repair of any boat, automobile, motorcycle, truck, camper or similar vehicle requiring a continuous time period in excess of forty-eight (48) hours shall be permitted on any Lot at any time; nor shall vehicles offensive to the neighborhood be visibly stored, parked or abandoned on any Lot except during actual building operations.
- F. No boat, snowmobile, recreational vehicle, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, camper truck or similar chattel shall be maintained or stored on any Lot (other than in an enclosed structure) for more than seven (7) days within a calendar year. No motor vehicle may be parked or stored outside on any Lot, except vehicles driven on a regular basis by the occupants of the dwelling located on such Lot. No grading, excavating equipment, commercial vehicles, trucks, truck tractors, or semi-tractor/trailers shall be parked, stored, kept or maintained in any yards, driveways or street. However, this section shall not apply to pick-up trucks or other sport utility vehicles (SUV). In addition to the foregoing, trucks, tractors or commercial vehicles which are necessary for the construction of residential dwellings or other improvements during the period of construction.
- G. No incinerator or trash burner shall be permitted on any Lot. No garbage or trash can or trash container shall be permitted unless completely screened from view, except for trash pickup purposes. No garden, lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside the dwelling, except when in actual use. No garbage, refuse, rubbish, or cutting shall be deposited on any street, road or Lot. Only retractable or collapsible clothes lines are permitted. Such clotheslines shall be located in the rear yard area and not visible from the street. All clotheslines shall be retracted or collapsed when not in use. Produce or vegetable gardens shall be located in the rear yards only and not be any larger in size than  $\frac{1}{4}$  of the rear yard area, excluding any easement areas.
- H. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that no more than two (2) dogs and two (2) cats may be kept, provided that they are not kept, bred or maintained for any commercial purposes. Any dog run or dog house must be constructed up against the house in the rear yard and must be screened from neighbors' view and must be approved by the Development Board.
- I. No noxious or offensive activities not involving the maintenance of the Lots shall be carried on upon any Lot nor shall anything be done thereon that may be or may become an annoyance or a nuisance to the neighborhood. Nor shall any Lot be used for any unlawful purpose. Nor shall any Owner cause, or suffer or harbor the source of, any noise or activity that disturbs the peace, comfort, and quiet enjoyment of other Owners.

- J. The Owner of each Lot shall keep the same free of weeds and debris. No grass, weeds, shrubs, trees, or other vegetation will be allowed to remain on any Lot that constitutes an actual or potential public nuisance, create a hazard or undesirable proliferation or detract from a neat and trim appearance. Vacant Lots shall not be used for dumping of earth, concrete remains, or any waste materials, brush, or any other debris.
- K. No temporary structure, trailer, tent, shack, garage, barn, or other building shall be used on any Lot at any time as a residence, either temporarily or permanently. The Development Board must approve any additional structures built on a lot in addition to the residence for compatibility to the neighborhood.
- L. Garage doors shall be kept closed except during times of access and use of the garage.
- M. Below grade swimming pools shall be allowed. Proper fencing surrounding the pool must be installed as per the building code. Above ground swimming pools shall not be allowed.
- N. No residence, building, fence, wall, driveway, patio, patio enclosures, swimming pool, hot tub, pool house, landscaping, or other external improvement, above or below the ground (herein all referred to as any "Improvement") shall be constructed, erected, placed or permitted to remain on any Lot, nor shall any grading or excavation for any Improvement be commenced, except for improvements which have been approved in writing by the Development Board.
- O. Exterior lighting installed on any Lot shall either be indirect or such a controlled focus and intensity as not to disturb the residents of adjacent Lots.
- P. Any homes within the plat that are not entered into the HomeShowExpo shall cease all construction activity and the homes must be kept locked up and not marketed or have any open houses beginning the Monday before the show is to begin and continue as such until the show is over. The builder or realtor will not attempt to market the property with signs or advertisements during the show in any manner. The Home Builders Association of Greater Des Moines and the Developer shall have the right to enforce this covenant and shall also have the right to fence off any property and deny access to any property not entered into the HomeShowExpo during this timeframe.

ARTICLE III  
RESTRICTIONS AND COVENANTS RELATING TO  
SITE DEVELOPMENT

- A. No fences, walls, hedges or barriers shall be permitted upon or adjoining Lot lines except as follows:
  - 1. Hedges not exceeding three (3) feet in height are permitted along front Lot lines and side property lines in the front yard setback areas. Any hedges must be trimmed and kept neat in appearance and not allowed to grow unevenly.

2. Walls, fences and hedges not exceeding six (6) feet in height are permitted along rear Lot lines and side Lot lines behind the centerline of the house built on a Lot.
3. The fence material shall be mounted on the exterior face of the fence posts.
4. Approved fencing material shall be limited to the following: Black vinyl chain link, black wrought iron or painted aluminum, or white PVC. The Development Board must approve all fences and any other materials other than those listed that may be contemplated.
5. Decorative brick or stone columns with wrought iron fencing or white PVC shall be allowed along the front property line and at driveway entrance.
6. In any event, all hedges, fencing and walls shall require approval of the Development Board before installation or planting.

B. Landscaping.

1. All minimum landscaping requirements must be installed within 150 days of occupancy.
2. The Owner of each Lot will, at their cost, provide and plant **five trees**; two of which shall be placed in the rear yard unless the existing trees in the rear yard are sufficient that further planting of trees is unnecessary and three to be placed in the front yard. All trees and any replacements thereof shall have a minimum 2" trunk diameter, measured 6" vertically from ground level when planted.
3. Shrubs and foundation plantings will address at least the front and front corners of the house.
4. Lot areas not occupied by structures, walks, drives or landscaping shall be sodded (not seeded) within 150 days after occupancy of the structure. In the case of wooded lots or terrain that does not allow for a sodded area, these areas should be left in a natural state and only seeded or sodded as necessary to prevent erosion.
5. There may be public utility and drainage easements across various Lots as may be shown on the recorded plat. Drainage is not to be altered so as to impede the natural flow of surface water once the Lot grade is established or as shown on the Final Plat. No fencing or obstructions of any kind will be allowed to be constructed across any areas on the Lots which are shown as drainage easements on the Final Plat. Any surface water drainage easement areas will naturally be wet during rainy seasons and in addition will carry away the excess water from the yards due to irrigation of the yards. This is to be anticipated by the Lot Owners.
6. Any field tile which is broken during construction shall be replaced so as to maintain continuous uninterrupted operation; and shall be routed into the nearest storm sewer, or other approved drain tile.

7. Before construction of any residence, each Lot Owner or Builder should inspect the Final Plat to obtain the “**minimum water entry level**” elevation as shown on the Final Plat. No opening to any basement level such as the walk-out basement floor elevation, daylight window elevation or window well elevation shall be below the minimum elevations as shown on the Plat.
8. Wood kept on the premises for use in domestic fireplaces shall be neatly stacked behind the dwelling out of sight from public view and shall not consist of more than one such stack which shall not be in excess of 4' x 4' x 8' in size.
9. The size, type, location, design, color, and materials used for all mailboxes shall conform to the specifications established by the Declarant and/or the U.S. Post Office.

C. All parking and drives shall be hard-surfaced using Portland cement, approved brick pavers or stamped concrete.

D. Minimum Setbacks:

1. Front Yard: 35 feet or as shown on the final plat.
2. Side Yards: 9 feet minimum on one side, 19 feet total
3. Rear Yard: Lot 10 shall be 120 feet.

All other lots shall be 35 feet, except for any lots that have a Conservation Easement. See the Final Plat to determine exact rear yard setback.

Minimum setbacks shall be measured from the foundation of the residence which has a structure attached to it, to the property line from which the setback is being measured.

E. Storm Water Pollution Prevention Plan

1. Upon taking possession of a Lot, the Owner agrees to comply with all erosion control requirements applying to their Lot including but not limited to:
  - i. Owners, their agents, assigns, heirs and/or building contractors shall take all necessary precautions to properly and lawfully manage storm water runoff; to prevent, stabilize, and/or control erosion; to prevent sediment migration and soil erosion from extending beyond the boundaries of the Lot and in the event of any of the above requirements are not met, to promptly clean up all eroded sediment and to restore all affected areas to their original condition and take all remedial steps required pursuant to applicable law, including City of Johnston requirements.
  - ii. Owners shall comply with all applicable Federal, State and local erosion control ordinances and permits which pertain to the Property, including,

but not limited to, becoming a transferee of the Iowa Department of Natural Resources NPDES General Permit No. 2 (the permit) and having in place a Storm Water Pollution Prevention Plan (SWPPP) as required by the Environmental Protection Agency, (EPA).

- iii. If the Declarant or a Lot Owner is cited for or notified about an alleged violation or any erosion control provision or storm water management requirements which occurs after an Owner takes possession of a Lot by a governmental authority including the City of Johnston, for a condition existing on or coming from the Owner's Lot or migrating beyond the Lot or other violation of law, the Owner shall promptly take the remedial action and corrective measures requested by the governmental authority and the Owner shall also indemnify and hold the Declarant harmless from and against any and all claims, damages, fines, attorney fees, assessments, levies and/or costs incurred by the Declarant related to the citation or notice caused by the Owner's action or inaction.
- iv. If in the opinion of the Declarant, erosion is not properly controlled, corrective action may be taken by the Declarant and an automatic easement shall be granted by the Owner to the Declarant in order to implement the corrective action. All costs incurred by Declarant in taking the corrective action including an administrative fee shall be assessed against the offending Lot.
- v. Drainage and water runoff from an Owner's Lot shall not adversely affect any other Owner or Street and each Owner shall indemnify and hold harmless all other Owners and the Declarant from and against any and all damages or liability caused by an Owner's violation of this paragraph regarding drainage and water runoff.

ARTICLE IV  
RESTRICTIONS AND COVENANTS RELATING TO  
BUILDING STANDARDS

Good aesthetic design is a very important covenant for residences within Silverstone Plat 1. The highest standards of architectural quality are encouraged. The Development Board must approve all architectural plans previous to the start of any construction.

A. Criteria and Guidelines:

1. Exterior foundations exposed above finish grade, which are not faced with brick or stone, must be painted.
2. Vinyl or steel sidings shall not be allowed.



3. Roof materials shall be a minimum of 30-year warranty. Such shingles shall be of architectural grade laminated or textured shingles. Wood shakes, wood shingles, slate or concrete barrel tile are also allowed.
4. The Development Board before application for all brick, stone, sidings, shingles, and paint colors must approve exterior colors and materials.
5. All dwellings shall have at least a three car attached garage.
6. Any roof gables facing the street must have a minimum roof pitch of 6/12.
7. Any additional storage shed, outbuildings or detached structure, shall be constructed of similar materials and of the same roof pitch and shingles as the residence and must be located in the rear yard of the residence and must be a minimum of 10 feet from any lot line. Temporary sheds, metal sheds or any structure that does not fit in with the neighborhood will not be allowed. In any event, all structures must be approved by the Development Board.
8. No prefabricated, mobile home, modular home, pre-built home, or any type of home brought to the lot by truck or trailer, substantially constructed and set upon the lot by crane or otherwise will be allowed within Silverstone Plat 1. The preceding paragraph does not intend to disallow the use of pre-fabricated roof trusses, components, or panelized sections of a home constructed off-site.

B. Dwellings shall have a minimum square footage as measured to the exterior wall face of the finished air-conditioned areas as follows:

1. One story dwellings must have a main floor finished area of not less than 1800 square feet exclusive of any basement space.
2. One and one-half story dwellings must have not less than 2,400 square feet exclusive of any basement finish.
3. Two story dwellings must have not less than 2600 square feet exclusive of any basement finish.
4. Split-level dwellings must have not less than 2600 square feet exclusive of any basement finish.
5. Any other styles or sizes need to be approved by the Development Board.
6. All building structures and/or improvements of any kind must be completed within 12 months of the commencement date of construction.
7. Each dwelling shall include a minimum of a 3 car attached garage.

Note: In computing floor areas, square footage shall not include porches, decks, basement space or garages.

ARTICLE V  
PLANS AND SPECIFICATIONS TO BE SUBMITTED  
TO THE DEVELOPMENT BOARD

The following shall be submitted to the Declarant or Development Board in connection with the review and approval process as previously described in these covenants. No construction shall commence until the Declarant or Development Board has approved the following:

- A. Final Site Plan Documents drawn to scale outlining the following: (Minimum site plan submitted to include the entire Lot).
1. Lot legal description, local address, scale, and arrow on plan showing North.
  2. Building shown in relation to the Lot, including minimum setbacks from all lot lines, and any drainage easements and also any Conservation Easements. In addition, show any minimum opening elevations for basements in relation to the minimum elevations as shown on the plat where applicable.
  3. Driveways and sidewalks.
  4. Special features (patios, decks, porches, fencing, mechanical equipment, etc.)
  5. Landscaping plan, including exterior uplighting submitted prior to installation.
  6. Floor plans for all levels including the basement or foundation plan, garages, decks, and porches. Plans shall be the construction blueprints drawn at 1/4" scale.
  7. Exterior elevations showing siding materials for all 4 elevations.
  8. Exterior colors and materials for sidings, exterior trim, roofing, any exterior masonry, and paint colors.
  9. Perspective rendering or photo, if available.
  10. All building plans and site plans must adhere to all City of Johnston Building Codes and Zoning Ordinances and to these Restrictive Covenants, whichever is the more restrictive.

ARTICLE VI  
REVIEWS AND APPROVALS

A. Development Board - Procedure

1. Design review by the Development Board is intended to protect and enhance the distinctive character and natural attractiveness of the Silverstone Plat 1 development. All buildings, structures or appurtenances thereto, to be erected,

constructed, established, altered or enlarged within Silverstone Plat 1 must be reviewed and approved by the Development Board, before being constructed, installed, altered, erected, or established.

2. The Development Board shall consider and approve or disapprove the material required to be submitted pursuant to these covenants.
3. Prior to change of any building's exterior character by remodeling or alteration, the Lot Owner, or the Owner's designated agent, shall secure the approval of the Development Board.
4. Within ten (10) working days from the date of submission of the final site plan documents and final building plans and specifications, the Development Board shall approve or reject the above submittals, and shall notify the applicant of the decision in writing. If the submittals are rejected, the specific reasons for rejection shall be set forth in writing.
5. After the Development Board has given the approval, revisions shall not be made, unless written request for revisions has been submitted, and the Development Board has given approval.
6. Approval of the plans and specifications shall expire unless construction commences within 6 months after the approval was given and said construction proceeds with reasonable diligence until completed. All construction must be completed within 12 months from the date approval was given.

#### ARTICLE VII ENFORCEMENT OF COVENANTS

The covenants shall be deemed to run with the land to which they apply, and the Owner of any land to which these covenants and restrictions apply may bring an action in any court of competent jurisdiction to enforce these covenants and enjoin their violation or to recover damages for the breach thereof or for any other remedy or combination of remedies recognized at law or in equity.

#### ARTICLE VIII AMENDMENTS TO COVENANTS

These covenants may be amended from time to time by the affirmative vote of not less than three-fourths (3/4) of the owners of property in Silverstone Plat 1 to which these covenants apply; but the owner or owners of such property shall be entitled to cast, in the aggregate, only one (1) vote on account of each Lot owned thereby. Notwithstanding the above, the Declarant retains the sole right to amend or revise these covenants at any time without the consent of any other lot owner so long as Declarant owns an undeveloped lot within Silverstone Plat 1.

ARTICLE IX  
PERIOD OF COVENANTS

All of the foregoing covenants, conditions, regulations and restrictions shall continue and remain in full force and effect at all times as to the property described in this Declaration and as to the owners of any Lot in such premises regardless of how title was acquired, until the commencement of the calendar year 2027, at which time all said covenants shall be automatically extended for successive periods of ten years unless, amended as provided by Article VIII herein.

ARTICLE X  
ENFORCEABILITY AND WAIVER

- A. No delay or omission on the part of any owner of land to which these covenants, conditions, regulations, and restrictions apply in exercising any rights, power or remedy herein allowed in the event of any breach of the covenants, conditions, regulations or restrictions herein contained, shall be construed as a waiver thereof or acquiescence therein. No right or action shall accrue and no action shall be brought or maintained by anyone whomsoever against Silverstone, L.C., its successors or assigns, the Development Board or any member thereof for or on account of any action or inaction taken or not taken thereby in connection herewith.
- B. In the event that any one or more of the foregoing covenants, conditions, regulations, or restrictions shall be declared for any reason, by a court of competent jurisdiction, to be null and void, such judgment or decree shall not in any manner whatsoever affect, modify, change, abrogate or nullify any of the covenants, conditions, regulations, and restrictions not so expressly held to be void and the remainder thereof shall remain in full force and effect.
- C. In the event the provisions hereunder are declared void by a court of competent jurisdiction by reason of the period of time herein stated for which the same shall be effective, then and in that event, such terms shall be reduced to a period of time which will not violate the rule against perpetuities as set forth in the laws of the State of Iowa, and as shall be determined by the court as being reasonable.
- D. All property subject hereto shall also be subject to any and all rights and privileges of the City of Johnston, Iowa, and/or Polk County, Iowa, acquired or hereafter acquired by said town or county by dedication, conveyance, filing or recording of plats or covenants as authorized by law. Wherever there is a conflict as between these covenants and/or the zoning ordinance or law of the city, county or state within which the subject property is located, that which is most restrictive shall be binding.

ARTICLE XI  
NOTICES

- A. The time period for approval, when specified, after submission of the required documents and plans to the Development Board, shall commence on the date such information is received by a member of the staff at the stated mailing address of the Development Board.
- B. Any party entitled to written notice of any proceedings or action of the Development Board, may waive the right to said notice, which waiver shall be in writing and filed with the Development Board.
- C. Whenever in this Document, it is provided that notices, documents, plans or otherwise be mailed to, delivered or given to the Development Board, the following address shall be used unless otherwise designated by the Board:

Silverstone Plat 1 Development Board  
% Kimberley Development Corp.  
2785 N. Ankeny Blvd., Suite 22  
Ankeny, Iowa 50023.

ARTICLE XII  
CERTIFICATE OF COMPLIANCE

The Development Board shall upon request thereof, issue a Certificate of Compliance and/or approval as to plats, plans and other documents, which are, in fact, approved by the Development Board and/or determined by the Development Board to be in compliance with these covenants. Said certificate shall be in recordable form, signed and acknowledged on behalf of said Development Board, by a member of said Development Board, or such other person as the Development Board shall direct.

ARTICLE XIII  
EASEMENTS

A. Drainage and Utility Easements

As noted on the recorded Plat of the Properties, Declarant has reserved certain areas of the Lots for public utility, drainage, conservation easements and Common Amenities easements. In doing so, it is the intention of Declarant to provide the needed flexibility, for the benefit of all Lots and Owners, to properly install and allow to be maintained all electrical, telephone, cable TV, water, gas, sewer, storm sewer, and other utility service (including all lines, pipes, wires, cables, ducts, etc.) to the Lots. No other improvements or permanent structures (excluding walkways, driveways) shall be placed within such easements and any fences installed shall be subject to the rights (including the right to remove where reasonably necessary without duty of replacement or reimbursement) of any public or private utility to construct, maintain, repair, or remove any necessary

facilities and the right of Declarant and the property owners to provide for and maintain appropriate drainage. No fence shall be installed across any drainage easement or across any Conservation Easement. Regardless of whether shown on the recorded plat, each Lot shall accept surface water drainage from adjacent properties whether or not located within the Properties and each Lot shall have the right to drain its surface water to the adjacent Lots located within the Properties.

B. Additional Easement Rights

Declarant reserves unto itself, for the benefit of all Lots and Owners, an easement right, title, and authority to relocate, alter or otherwise change the location of any drainage, utility or sewer easement and to grant such further easements, licenses, and rights-of-way, temporary or permanent, exclusive or non-exclusive, surface or otherwise, as Declarant may deem necessary or appropriate, for ingress, egress, utility and similar purposes on or within any Lot or Lots or any portion of the Properties. Declarant further reserves the right to more specifically describe or to change the description of any such drainage, utility and sewer easement, or other easement, license or right-of-way by written instrument, or amendment to the Plat recorded in the Office of the Recorder of Polk County, Iowa. Each Owner shall take title subject to the right and easements reserved herein; provided, however, the rights reserved in this Section B shall not be exercised in a manner which unreasonably and adversely affects any Building or portion thereof located upon any Lot or any Owner's use or enjoyment thereof or which unreasonably restricts the rights of ingress or egress to any Lot. The rights and easements reserved by Declarant in this Section B shall run with the land.

C. Easement for Emergency Purposes

An easement is hereby dedicated and granted for use in the case of an emergency by emergency vehicles such as fire trucks, police cars, ambulances, etc., and emergency personnel, public and private, over and upon all Lots and any pedestrian walkways or sidewalks.

D. Easement for Signs and Entry Features

Declarant reserves unto itself for so long as it owns any Lot, and thereafter reserves and grants to the Owners, the right and easement to erect and maintain an entryway sign or signs and also for the construction and maintenance of an Entry Feature which may include the construction of Masonry columns and walls, wrought iron or similar material for fencing and landscaping at the corners of Lots 3 and 18. Such entry feature shall remain in the setback areas of the above mentioned lots out near the street right-of ways. Such features will be tastefully done and will be an attractive amenity for the affected lots as well as for the entire development. Such features will be maintained by the Owner of the respective Lot.

E. General Easements

Each Lot is burdened with an easement of ingress and egress for maintenance, repair and replacement of public utilities as may be shown upon any subdivision plat.

ARTICLE XIV  
ADDITION AND REMOVAL OF PROPERTY

A. Subjecting Additional Land to Declaration

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 Property Owners of Silverstone Plat 1. The additional land shall be automatically subject to the applicable terms and conditions of this Declaration. Declarant shall signify the addition of land by filing an amendment to this Declaration with the Recorder of Polk County, Iowa. No approval of the Property Owners or any other person shall be necessary.

B. Removing Land from Operation of Declaration

Declarant shall have the right now and in the future to remove any portion of the Property from the operation of this Declaration provided that the portion so removed has not yet been platted into individual lots and a plat for that portion has not been filed of record with the Auditor of Polk County, Iowa. Declarant shall signify any removals by filing an amendment to this Declaration with the Recorder of Polk County, Iowa. No approval of the Property Owners or any other person shall be necessary.

**IN WITNESS WHEREOF**, Silverstone, L.C., as Declarant, has caused this instrument to be executed by its duly authorized officer this 29<sup>th</sup> day of November, 2006.

SILVERSTONE, L.C.

By: William B. Kimberley  
William B. Kimberley, Manager

STATE OF IOWA    )  
                          ) ss:  
COUNTY OF POLK )

On this 29<sup>th</sup> day of November, 2006, before me, a Notary Public in and for the State of Iowa, personally appeared William B. Kimberley, to me personally known, who being by me duly sworn, did say that that person is Manager of said limited liability company, that no seal has been procured by the said limited liability company and that said instrument was signed on behalf of the said limited liability company by authority of its members and the said Manager acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

Mary F. Lohr  
Notary Public in and for the State of Iowa

