

**RESTRICTIVE COVENANTS
IRONWORKS ESTATES
UNIT B, SECTION 1**

The following restrictive covenants shall be inserted in each deed of conveyance of lots in Unit B, of Ironworks Estates, shall be effective until the year 2030, and shall run with the land conveyed.

- (1) Utility and drainage easements are shown on the plat of record. There are also shown upon the plat certain recreational areas and routes of access thereto for the exclusive use of the residents of Ironworks Estates. Each owner grants access over both of such areas to the persons entitled to the use thereof. No fences shall cross easements or access routes. Nothing shall be done to impede the free flow of surface water.
- (2) No use shall be made of any lot except for single-family residential purposes, and no more than one residence shall be constructed upon any lot. No lot shall be re-subdivided.
- (3) No trailer, basement, tent or other temporary structure located or erected on any lot or part thereof shall be used as a residence, either temporarily or permanently.
- (4) No noxious or offensive trade or activity shall be conducted or carried out on any lot. No animals may be kept on any lot excepting household pets and one horse or pony per each two acres of land in the lot, and these excepted uses must be for non-commercial purposes.
- (5) No building, structure or fence shall be placed or erected on any lot until the construction plans and specifications (including elevation drawings of all sides) have been approved in writing by the developer, Robert M. Cornett, or his representatives. Guidelines to be used for such review and approval are included in Attachment A. Approval shall not be unreasonably refused. Provided, however, there shall be no variation from the following:
 - a. No garages may have doors at the front of the residence and all garages and car shelters shall be attached to or made a part of the residence. No garage shall have an opening for automobiles facing a street except where more than one-third of the entire lineal boundary of the entire lot is along a street or streets. The side of any car shelter facing a street shall be enclosed to a height of at least 6 feet.
 - b. No exterior construction, including foundation, shall incorporate used lumber (except for decorative purposes), imitation brick or stone siding or stucco.
 - c. Every lot owner shall have the responsibility of keeping his lot in reasonably good appearance and shall keep it mowed at least three times during the growing season before construction of house begins.
 - d. No house shall be built closer to the front property line than the building line shown on the recorded plat and no house shall be built closer to the side lot line than 25 feet with the exception of lot Nos. 3 and 4, in which case the required distance shall be 10 feet
 - e. No house shall be built with less than 2,000 square feet of livable space with 10% variance allowable by the developers, the livable space computed at actual area including exterior walls of finished livable area. Multi-story or multi-level houses may be permitted, but at least 1,500 feet of the livable area must be contained in the main level of the house. In the cases of houses having more than two levels, all questions of interpretation of this section shall be resolved by the developer
 - f. No exposed or painted concrete block, poured concrete, or other foundation materials shall be visible from streets, easements, common grounds or other residences except in sidewalks and driveways.
 - g. No mini-bikes or other motor driven bikes or vehicles may be ridden on Ironworks Estate's easements, trails, or in recreational areas.
 - h. No outside television antennas can be maintained after private or public cable service is available.
 - i. No trees can be cut from the property which are not deteriorating or a threat to safety.
- (6) Construction of houses shall start within 18 months from purchase date and shall be completed within 12 months from the time of ground breaking. Completeness shall be construed to mean that the building is finished in every respect in its exterior including garage, driveway, and rough landscaping.
- (7) All driveways shall be of concrete, asphalt or other hard surface material from the house to connect with the street.
- (8) Water tap-on fee of \$300.00 shall be paid by purchaser to developer not later than ground breaking.
- (9) Lot owners are responsible for garbage removal.
- (10) When fourteen lots in Unit B, Section 1 shall have been sold by the developers to others, the developer shall incorporate an association of lot owners and all owners of lots in all sections of unit B shall automatically be members of the incorporated association subject to its articles, by-laws and rules and regulations. The association shall have the right to:
 - a. Maintain all Ironworks Estates easements and recreational areas.
 - b. Adopt by-laws and rules and regulations for the use of the recreational facilities.
 - c. Impose reasonable periodic fees payable by all members of the association to defray the expense of maintaining the recreational facilities.
 - d. Impose a lien upon the members' property for non-payment of the periodic fees.
 - e. Hold legal title to the real property dedicated to recreational purposes; provided however, should the existence of the association be terminated the title to the property dedicated to recreational facilities shall revert to the owners of record of the lots from which the recreational facilities have been severed as shown upon the regarded plat of the property.
 - f. Terminate the existence of the association by vote of 75% of the members.
- (11) Each member of the association shall be entitled to one vote per lot owned in all matters to be voted upon by the membership. The developer shall have a number of votes equal to the number of lots owned by him shown upon final, recorded plats of lots in Unit B of Ironworks Estates.

ATTACHMENT A

Building Guidelines for Ironworks Estates:

- (1) To the extent possible, contemporary housing that will complement the area is encouraged. This does not preclude traditional housing, but the plain rectangular design is definitely discouraged.
- (2) In addition to brick exteriors, stained or weather-treated wood, field stone, shingles, glass, and related building materials are encouraged for exterior surfaces. Patios, screened porches, and garden areas are considered desirable.
- (3) All property owners are encouraged to submit a landscaping plat that includes trees, shrubs, walks, gardens, recreational areas, and any other items to be included on the property. It is suggested that each home owner plant 5 additional trees every 5 years.

- (4) The construction outbuildings, storage sheds, or related buildings shall be of a construction compatible with the owners residence as to style, color, building material, and other related items.
- (5) Chain link and other type woven wire fences shall not be placed in front of any residence or next to any Ironworks Estates easements; plank fences of the 4-board type are generally encouraged in all areas as well as other types of contemporary fencing as approved.
- (6) Each lot owner should provide off-street parking for all vehicles; including the shielding of all unsightly items including recreational vehicles, boats, and garbage cans from street view with natural materials (trees, shrubs, etc.).
- (7) Where possible, driveways should enter the street at a point near the driveway of an adjoining lot, but need not necessarily be built so as to join one another.
- (8) Driveway lights and posts to be furnished by developer. Owners to install while house is being constructed and maintained thereafter.
- (9) The 100-year flood line as reported by the Soil Conservation Service from U.S. Geological Survey Information is 780' and the recorded plat states no buildings or septic drainfields shall be constructed below the 785' level.

All references herein to the developer shall refer to Robert M. Cornett and his heirs and assigns.