

RESTRICTIVE COVENANTS IRONWORKS ESTATES

Unit A

The following restrictive covenants shall be inserted in each deed of conveyance of lots in Unit A of Ironworks Estates, shall be effective until the year 2000, and shall run with the land conveyed:

- (1) Utility, drainage and public easements are shown on the plat of record and each owner grants access over such areas. No fences shall cross public easements. 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 plans and specifications (including elevation drawings of all sides) have been approved in writing by the developers, Robert M. Cornett and William B. Moore, or either of them or their 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 garage shall have doors opening to the street and all garages shall be attached to or made part of the house.
 - b. No exterior construction 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 their lot in reasonably good appearance and shall keep it mowed.
 - 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. 6, 7, and 20, in which case the required distance shall be 10 feet.
 - e. No house shall be built with less than 2000 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 maybe permitted, but at least 1500 feet of the livable area must be contained in the main level of the house.
 - f. No exposed concrete block, poured concrete foundation, or other foundation materials shall be exposed.
- (6) Construction of houses, garages and barns 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) There are certain areas shown on the plat dedicated to recreational use by the owners of lots in Ironworks Estates. The developers shall, until 17 of the lots have been sold by the developers, have the duty of maintaining the recreational areas, at which time their duty of maintenance shall cease. Whenever as many as 17 lots have been purchased from the developers, there shall be formed, upon written consent in a recordable instrument of 75% or more of the purchasers from the subdividers (ownership of each separate lot shall constitute one purchaser for the purpose of this calculation) an association of property owners which shall have the right and duty to:

- a. Form a corporation or unincorporated association, in their discretion.
- b. Maintain all public easements and recreational areas.
- c. Adopt by-law and rules and regulations for the use of the recreational facilities.
- d. Declare that every property owner is a member of the association.
- e. Impose reasonable periodic fees payable by all members of the association to defray the expenses of maintaining the recreational facilities.
- f. Impose a lien upon the members' property for non-payment of the periodic fees.
- g. Hold legal title to the real property dedicated/to recreational purposes; provided, however, should the purchasers, not form the association within one year after 17 lots have been sold. or should the existence of the association be terminated as provided hereinafter, 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 recorded plat of the property.
- h. Terminate the existence of the association by consent of 75% of the members.

ATTACHMENT A

Building Guidelines for Ironwork 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 plan 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 of outbuildings, stables, 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 public 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, bushes, etc.).
- (7) Where possible, driveway 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) The 10-year flood line as reported by the ASC3 Office is 780' and the recorded plat state* no buildings or septic drainfields shall be constructed below the 785' level.