

DECLARATION OF PROTECTIVE COVENANTS  
FOR  
MEADOW VIEW THIRD

PHASE 1 (Lots 1-18, Block 1 and Lots 1-5, Block 2)

THIS DECLARATION, is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by McNeilus Properties, LLC, the fee owner of Meadow View Third.

1) PURPOSE. When Meadow View Third Subdivision is completely developed with all improvements and buildings, the combined investments of the developers, owners and financial institutions will be substantial. It is the purpose of these covenants to protect this investment by assuring that the property will be developed and maintained with the high standards for quality and aesthetics envisioned by the Developer in planning the Meadow View Third Subdivision. Because the orderly and attractive development of the property helps assure the enhancement in value of their individual investments, it is assumed that users of lots in the Subdivision will be motivated to assure its high quality through mutual cooperation and by enforcing not only the letter but also the spirit of this Declaration. This Declaration is designed to complement local government regulations, and where conflict occurs, the more rigid requirements shall prevail.

2) ARCHITECTURAL QUALITY COMMITTEE. In order to ensure quality and protect the residential values of Meadow View Third Subdivision, an Architectural Quality Committee (AQC) is hereby created by the undersigned. The initial members of said committee shall be composed of the officers of McNeilus Properties, LLC. The committee's mission will be to review proposed building plans to ensure they meet the standards set for Meadow View Third Subdivision. At such time that all residences have been constructed and completed on all properties, or if any initial committee member resigns or is no longer an owner of the foregoing described properties, new members of the committee shall be elected by all lot owners in Meadow View Third Subdivision by a majority vote. The committee thereafter shall consist of three persons and shall be responsible for enforcement of the standards herein.

3) LAND USE. No lot shall be used except for single-family residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than a one single-family dwelling not to exceed two stories in height.

4) TYPE OF CONSTRUCTION. Each dwelling built upon any lot shall be of new construction erected on the site. No manufactured, modular, mobile, trailer or used homes may be placed on any lot.

5) CONSTRUCTION DEADLINE: All homes shall be completed within (12) months after commencement of construction. Each lot shall be sodded or seeded within three (3) months of occupancy, weather permitting, or during the first planting season after occupancy.

6) TEMPORARY STRUCTURES. No structure of a temporary character (e.g. trailer, basement, shack, garage, barn, or other outbuilding) shall be used on any lot at any time as a residence, either temporarily or permanent. Evidence of temporary character would be a structure built on skids or which rests upon a wood floor without foundation or concrete slab.

7) OUTBUILDINGS. Storage buildings or outbuildings shall be permitted, but such building must be constructed with siding and roofing materials similar in appearance and quality as the residence and must be located in the backyard as close to the rear lot line as the local zoning ordinance allows. All outbuildings must be built on a concrete slab, not on skids or a wood floor. No storage building or outbuilding may be greater than twenty (20) feet by twenty-six (26) feet in size with a maximum wall height of ten (10) feet.

8) ARCHITECTURAL CONTROLS.

A. All house plans must be approved by the AQC prior to digging.

B. Dwelling Size. The minimum size of the finished living area above grade, exclusive of basements, garages, decks, porches and three-season porches, shall be:

Lots 1-3, Block 1 and Lots 1-5, Block 2

Rambler 1,450 ft<sup>2</sup>

Two-Story 1,800 ft<sup>2</sup> above grade (900 main floor)

Multi Level (3- or 4-level) 1,450 ft<sup>2</sup>

Bi-Level/Split-Entry Are permitted subject to review of the AQC and the requirement of a minimum 1,300 ft<sup>2</sup> above grade.

Lots 4-18, Block 1

Rambler 1,450 ft<sup>2</sup>

Two-Story 1,800 ft<sup>2</sup>

Multi Level (3- or 4-level) 1,450 ft<sup>2</sup>

Other style houses Must receive specific case-by-case written approval by the AQC.

C. Lots 8,9,10 and 11 of Block 1 must also comply with the rules and regulations of the City of Dodge Center Shoreland Management Ordinance.

D. All house plans must be approved by the AQC prior to digging.

E. Every residence shall have a minimum of a two (2) car attached garage.

F. All houses and garages must have a minimum of 100 square feet (combined) of accent brick, stone, or cultured stone on the side facing the street.

G. All houses must have a roof pitch of at least 6/12.

H. Certain exceptions to size or other criteria for architectural design may be granted by the AQC on a case-by-case decision.

9) STORAGE OF VEHICLES. Automobiles and single axel trucks less than 11,000 gross vehicle weight may park on the driveway only. No lot owner or resident of any dwelling shall keep or store outside of a building, for himself or others, items such as boats, campers, trailers, recreational vehicles, mobile homes, motor homes, snowmobiles, inoperable automobiles, race cars, off-road vehicles, and the like for any period of time exceeding fourteen (14) days of the year and must otherwise be stored inside the garage or outbuilding.

10) FENCES. All fences must be of wood or rustic materials compatible with the surrounding area. A chain link or metal fence may be erected, only if approved in writing by owners of adjacent lots and the AQC.

11) DRIVEWAYS. A minimum of 18 feet in width of driveway extending from the garage to the curb must be surfaced with concrete.

12) NO NOXIOUS ACTIVITY. No noxious or offensive activities shall be conducted on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No materials shall be stored or kept on or in front of said lot except for the purpose of immediate incorporation into a structure on said lot.

13) ANIMALS. No animals of any kind shall be raised, bred or kept on any lot, except that domestic dogs, cats, or other household pets may kept, provided that they are not kept for any commercial purposes and are housed in the main dwelling, garage, or in a kennel.

14) SIGNS. No sign of any kind shall be displayed to the public view on any lot except one non-flashing professional sign of not more than six square feet advertising the property for sale or rent, or a sign used by builders to advertise the property during the construction and sale period.

