

(319) 351-2028
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{00625236}

WHEREAS, Developer has designated Lot 108, only, for a zero lot line residences (the “Zero Lot Line Lot”), and Lots 88 through 107, both inclusive, and Lots 109 through 116, both inclusive, for single family residences (the “Single Family Lot” or the “Single Family Lots”);

WHEREAS, Paragraph 28 of the Covenants provides Developer with the power and authority to subject additional property to the Covenants by written instrument filed in the records of the Johnson County, Iowa; and

WHEREAS, the undersigned Developer is the owner of the Real Estate and wishes to subject the Real Estate to said Covenants.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

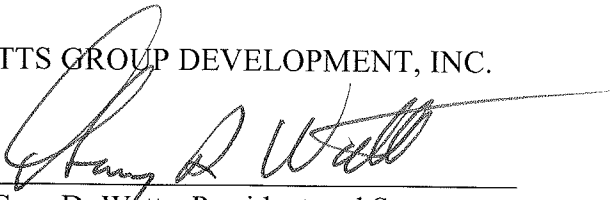
1. For the benefit of the current and future owner(s) of the Real Estate, the undersigned owner(s) of the Real Estate hereby unconditionally subject the Real Estate and the present and future owners thereof to the *Protective Covenants and Restrictions of Trail Ridge Estates – Part 1A*, recorded December 1, 2022, in Book 6444, at Page 612, as amended by the *First Amendment to Protective Covenants and Restrictions*, recorded July 10, 2023, in Book 6496, at Page 330, all in records of the Recorder of Johnson County, Iowa;

2. Residence Size Requirements. No dwelling shall be erected on the Zero Lot Line Lot having an above-ground floor living area of less than one thousand (1,000) square feet in the case of a one (1) story structure or a multi-level, one and one-half (1½) story structure or less than one thousand four hundred (1,400) square feet in the case of a two (2) story structure. No dwelling shall be erected on Lot 115 having an above-ground floor living area of less than one thousand two hundred (1,200) square feet in the case of a one (1) story structure or a multi-level, one and one-half (1 ½) story structure, or less than one thousand six hundred (1,600) feet in the case of a two (2) story structure. No dwelling shall be erected on Lots 88 through 107, both inclusive, Lots 109 through 114, both inclusive, and Lot 116 having an above-ground floor living area of less than one thousand four hundred (1,400) square feet in the case of a one (1) story structure or a multi-level, one and one-half (1 ½) story structure, or less than one thousand seven hundred (1,700) square feet in the case of a two (2) story structure. All garages must be located on the high side elevation of the Lot unless Developer approves in writing an alternative location. Garages, breezeways, screened porches, decks or third story square footage shall not be considered as above-ground floor living area.

3. This Agreement to subject the Real Estate to the Covenants does not otherwise affect any of the terms or conditions contained in the Covenants.

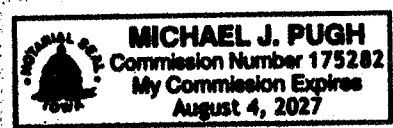
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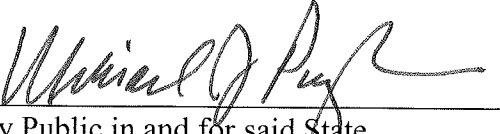
IN WITNESS WHEREOF, the undersigned hereto has duly executed this Submission of Trail Ridge Estates – Part 3A to Protective Covenants and Restrictions of Trail Ridge Estates – Part 1A, Solon, Johnson County, as of this ____ day of October, 2025.

WATTS GROUP DEVELOPMENT, INC.
By: 
Gary D. Watts, President and Secretary

STATE OF IOWA)
) ss:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 2nd day of October, 2025, by Gary D. Watts, as President and Secretary of Watts Group Development, Inc.




Notary Public in and for said State
My commission expires: