BK: 6698 PG: 333
Recorded: 10/6/2025 at 2:50:43.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Kim Painter RECORDER
Johnson County, Iowa

Prepared by and after recording return to:
Michael J. Pugh | 425 E. Oakdale Blvd., Suite 201 | (319) 351-2028
Pugh Hagan Prahm PLC | Coralville, IA 52241 | Fax: (319) 351-1102

SUBMISSION OF TRAIL RIDGE ESTATES – PART 3B TO PROTECTIVE COVENANTS AND RESTRICTIONS OF TRAIL RIDGE ESTATES – PART 1A, SOLON, JOHNSON COUNTY, IOWA

This instrument submits the following described real estate to the *Protective Covenants and Restrictions 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 (collectively the "Covenants"):

Lots 117 through 132, both inclusive, Outlot "P" and Outlot "T", Trail Ridge Estates – Part 3B, according to the plat thereof recorded in Book 69, Pages 58, Plat Records of Johnson County, Iowa.

(the "Real Estate"); and

WHEREAS, Watts Group Development, Inc., an Iowa corporation (referred to herein as "Developer" or "Owner") is the titleholder of all lots in the subdivision to Solon, Johnson County, Iowa, known as TRAIL RIDGE ESTATES – PART 3B (the "Subdivision"), the final plat for the Subdivision being recorded in the office of the County Recorder of Johnson County, Iowa, at Plat Book 69, Page 58 (the "Final Plat"); and

WHEREAS, the Final Plat contains Lots 117 through 132, both inclusive (the "Lot" or "Lots") upon which residential homes may be constructed; and

WHEREAS, the Subdivision is also comprised of Outlot "P" and Outlot "T" (the "Outlots") and Lot "A." Outlot "P" is open space for stormwater management and will be conveyed to the Trail Ridge Homeowners Association (the "Association") for the Association to own and maintain. Outlot "T" a/k/a O.L. "T" has been dedicated and conveyed to the public for sidewalk purposes. Lot "A" has been dedicated and conveyed to the public for road purposes; and

WHEREAS, Developer has designated Lots 117 through 132, both inclusive, for single family residences (the "Single Family Lot" or the "Single Family Lots"); and

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 Lots 117 through 126, both inclusive, having an above-ground floor living area of less than one thousand two hundred fifty (1,250) 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 127 through 132, both inclusive, 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.

[Signature Page Follows.]

IN WITNESS WHEREOF, the undersigned hereto has duly executed this Submission of Trail Ridge Estates – Part 3B 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.

MICHAEL J. PUGH
Commission Number 175282
My Commission Expires
August 4, 2027

_____
Notary Public in and for said State
My commission expires: