

BK: 11522 PG: 11086
Recorded: 10/6/2023 at 12:14:18.0 PM
County Recording Fee: \$57.00
Iowa E-Filing Fee: \$4.06
Combined Fee: \$61.06
Revenue Tax:
CAROLYN SIEBRECHT, RECORDER
Linn County, Iowa
Unique Doc ID: 2754813

Prepared by and after recording return to:

Michael J. Pugh
Pugh Hagan Prahm PLC

425 E. Oakdale Blvd., Suite 201
Coralville, Iowa

(319) 351-2028
Facsimile (319) 351-1102

PROTECTIVE COVENANTS AND RESTRICTIONS
OF
FOUNDERS GROVE – PART ONE
ELY, IOWA

The undersigned, being the owners of all lots in the subdivision to Ely, Linn County, Iowa, known as Founders Grove – Part One (“Subdivision”), the plat for the Subdivision being recorded in office of the County Recorder of Linn County, Iowa, at Plat Book 11522, Page 8717, for the mutual benefit of those persons who may purchase any of the lots in the Subdivision now owned by the undersigned, hereby impose the following Protective Covenants and Restrictions (“Covenants”) on each lot in the Subdivision, which shall be binding upon all the present and future owners of each and every parcel of ground in the Subdivision as covenants running with the land and with such force and effect as if contained in each subsequent conveyance of land. For purposes of these Covenants, Founders Grove, LLC shall be considered the “Developer”.

ARTICLE I – USE AND BUILDING RESTRICTIONS

1. Lots 1 through 15, 90 through 95, and 122 through 123 shall be used only for single-family residential purposes (collectively, the “Single-Family Lots”). Lots 50 through 63 shall be used only for two-family residential purposes (collectively, the “Zero Lot Line Lots”). Except as the context may otherwise require, any reference in these Covenants to a “lot” or “lots” shall mean any or all, respectively, of the Single-Family Lots and the Zero Lot Line Lots, without distinction. No structure shall be erected on any lot other than a single-family or two-family dwelling not exceeding two (2) stories, or two (2) stories and an exposed basement to the side or rear, and an attached garage with a minimum of two (2) and a maximum of four (4) car capacity.

2. The following provisions shall be applicable to construction on the Subdivision lots:

a. No lot shall be subdivided. This provision shall not prevent a conveyance of a portion of one lot to the abutting owner of another so long as said conveyance does not result in an additional building lot being created thereby.

b. No building shall be erected on any Single-Family Lot having an above grade living area of less than one thousand two hundred (1,200) square feet in the case of a one (1) story structure, nor less than one thousand six hundred (1,600) square feet in the case of a one and one-half (1-1/2) or two (2) story structure. Multi-level homes shall contain a minimum total of one thousand six hundred (1,600) finished square feet and shall be permitted only upon the express prior written approval of the Developer.

c. No building shall be erected on any Zero Lot Line having an above grade living area of less than one thousand (1,000) square feet in the case of a one (1) story structure, nor less than one thousand five hundred (1,500) square feet in the case of a one and one-half (1-1/2) or two (2) story structure. Multi-level homes shall contain a minimum total of one thousand five hundred (1,500) finished square feet and shall be permitted only upon the express prior approval of the Developer.

d. Garages, breezeways, screened porches, open porches, decks or third story square footage shall not be considered as ground floor or above grade living.

e. No trailer, mobile home, basement, tent, shack, garage, barn or other outbuilding erected on any Lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary nature be used as a residence nor shall any building previously occupied be moved upon any Lot.

f. No building shall be constructed on any lot nearer than twenty-five feet (25') from the front lot line nor thirty feet (30') from the rear lot line. Each Single-Family Lot shall maintain minimum side yards of eight feet (8'), and each Zero Lot Line shall maintain minimum side yards of ten feet (10'), with any corner lot maintaining a minimum corner side yard of fifteen feet (15'). In addition to the foregoing, all applicable provisions of the Ely, Iowa zoning ordinances shall be observed. With prior written approval from the Developer, an owner may apply with the City of Ely, Iowa ("City"), for variances to said building setbacks where unusual terrain features or unusual circumstances exist.

g. The top of the foundation of the dwelling on each Lot must be six (6) inches minimum, and thirty-six (36) inches maximum, above the top of the street curb at the center of the Lot. Notwithstanding any of the foregoing, the Developer, may, in its sole discretion, approved in writing any request for a variance in the top of the foundation of any dwelling. All building elevations, including requirements for walk-out or conventional basements, must be approved by the Developer. The installation of walk-out basements will be permitted only if, in the absolute discretion of the Developer, the same will not adversely affect surface water drainage or the continuity of topography within the Subdivision.

h. Exterior front surfaces of the dwellings shall be constructed of at least twenty percent (20%) brick or stone with the remaining front exterior material to be approved by the Developer. All siding materials, including final color selections, shall be approved by the Developer in writing. T-1-11 siding is only permitted if approved in writing by the Developer. Other materials may be approved in writing by the Developer. Notwithstanding any of the foregoing, the Developer may, in its sole discretion, approve in writing any request for a variance in the construction of exterior building siding.

i. All dwelling roofs shall be surfaced with a fiberglass asphalt shingle with lifetime limited transferable warranty, or with such other material as approved by the Developer. All dwelling roofs must have a minimum pitch of 4/12 (i.e., 4" of rise for each 12" of run); provided, however, that the foregoing minimum pitch requirement does not apply to shed roofs, dormers or crickets. The building plans submitted for approval will show the roof pitch. Other materials and an alternative minimum roof pitch may be approved in writing by the Developer prior to commencement of construction.

j. Prior to any construction, two (2) sets of plans and specifications for the proposed structures shall be submitted to the Developer or its designee for approval. In addition to plans and specifications for the structure, the submitted material shall show the location and type of fences, parking areas, plantings, landscaping, and other relevant matters including the location on the lot of all proposed improvements (plot plan), the materials to be used and the exterior color scheme proposed. The submitted material shall also set forth a time schedule for construction of improvements, and in no event will plans and specifications be approved by the Developer when the proposed construction will take longer than twelve (12) months. In the event any proposed construction is not commenced within one (1) year from the date said plans and specifications have been approved, said approval shall lapse, and it shall be the responsibility of the lot owner to re-apply for approval prior to the commencement of construction. The Developer or its designee shall approve or disapprove the submitted material within a period of ten (10) days after receipt of all of the above documentation and in the event of disapproval, shall specify the exact reasons to enable the applicant to correct the material in order to obtain approval. Disapproval shall be for substantial cause, it being the intent of this review process to permit improvements that will enhance the aesthetics of the Subdivision and maintain or improve property values.

k. All driveways, vehicle parking areas and walkways will be constructed of concrete or, if approved in advance by the Developer, brick and will be completed within the twelve (12) month period set forth in the immediately preceding paragraph. All sidewalks must comply with the City of Ely regulations.

l. No fences will be installed unless the same are polycovered black chain link fence construction four (4) feet in height. No fence will extend along any boundaries of the front yard of any lot. No fence shall extend closer to the front of the dwelling home than the furthest rear corner of said dwelling. Swimming pools must be below ground level and located in the rear yard and shall be bordered by a five (5) to six (6) feet high poly-covered black chain link fence. The Developer may waive all or any portion of this provision where the fences to be installed would be located in the wooded portions of a lot or for other good reason. Such waiver shall be in writing. All fences must comply with the City of Ely regulations.

m. During the course of construction, the building contractors and lot owners shall keep mud, dirt, debris and building materials off of all Subdivision roads and other building lots.

n. Each lot owner will plant, at a minimum, one or more deciduous trees (with at least one deciduous tree being planted in the front yard) with a minimum trunk diameter of two (2) inches of the following types: *Betula nigra* (River Birch); all Lindens; all maples

except silver maple; all oak; and thornless honey locust or other species approved by the Developer. Said trees shall be planted by the owner within one hundred eighty (180) days from the date an occupancy permit is issued for the property. It is the intent of the Developer to encourage and support shading in this Subdivision.

o. Each dwelling shall have an attached garage with a capacity of two (2) cars at minimum and four (4) cars at maximum. All garages must be located on the high side elevation of the lot unless the Developer approves in writing an alternate location. The garage must be serviced by a concrete driveway from the existing public street and by an inside entrance to the garage. No driveway may be located within five (5) feet of any side yard boundary line.

p. The initial exterior color of the dwelling shall be subject to the approval of the Developer.

q. A-frames, premanufactured or dome houses will not be permitted in the Subdivision.

r. Except for wooded areas of the lot behind or to the rear of the dwelling, the back yard shall be fine graded and seeded or sodded. The front and side yards and the parking area between the front yard and the paved street shall be sodded except where the sidewalks may be located.

s. Foundation or basement walls may not be exposed on the front elevation of any improvements built on a lot. Any portion of such walls that may be above grade must be backfilled with dirt and then properly retained with appropriate landscaping retaining wall materials. The Developer may approve in writing other materials to cover or screen any exposed concrete or concrete block basement or foundation walls.

t. Dog runs must be located contiguous to and extend no further than the back side of the dwellings. Dog runs shall not be larger than 120 square feet. Materials used for fencing and landscaping must be in compliance with paragraph I(2)(1) above, except that the fence height may extend to six (6) feet.

u. Other than applicable requirements of the Ely Zoning Ordinances and the Developer's Agreement entered into with the City in connection with the approval of the Subdivision, the Developer may, in writing, waive or consent to variances in any of the preceding building regulations and requirements described herein, provided that the Developer in its sole and absolute discretion determines such variance is consistent with the general purposes of the Declaration or otherwise deems that there are practical difficulties or particular hardships evidenced by the owner desiring such variance. In the event of such variance, said waiver or consent shall not be construed as being applicable to any other lot owner.

v. Solar collectors shall be allowed on the rear rooftops of dwellings only. Solar collectors shall not be mounted or placed anywhere on a lot or on a structure, except the rooftop at the rear of the dwelling. Prior to installation of solar collectors, plans and specifications (including location) shall be submitted in the manner set forth in Article I,

Paragraph 2(j), and no solar collectors shall be installed without prior approval pursuant to Article I, Paragraph 2(j).

w. All of the Lots shall be known, described, and used solely as single family or two family residential purposes as provided herein. Accessory buildings shall be allowed only if approved in writing by the Developer. Accessory buildings shall be of the same design as the dwelling located on the respective Lot. The accessory building shall not exceed twelve (12) feet in height, and the total floor area of the accessory building shall not exceed two hundred (200) square feet. No home occupation or profession shall be conducted in any dwelling or accessory building located in the Subdivision. This shall not be construed to prohibit home offices in any dwelling.

x. The owners of each Lot, vacant or improved, shall keep his or her Lot free of weeds and debris

3. The following restrictions shall be applicable to the use of Subdivision lots:

a. No act constituting a nuisance as defined under the provisions of Chapter 657, Code of Iowa, or the common law of Iowa, shall be permitted, and the restrictions pertaining to acts within a county in said Code chapter shall be applicable to this Subdivision.

b. Vegetable gardens may be maintained only in the rear yard of a lot.

c. No animals, livestock or poultry shall be raised or kept within the Subdivision except for usual household pets, provided the same are not kept or maintained for commercial purposes. Pets shall be managed in such a way that they do not interfere with the quiet enjoyment of property by other lot owners. Pets which continue to make loud noises, damage shrubs or other flora, or attack other pets or people shall be considered a nuisance. All dogs located off the owner's premises shall be leashed.

d. Motor vehicles used by residents shall be parked in areas designated in the building plans as parking areas. There shall be provided on each lot sufficient off-street parking area including drive way for the parking of at least two (2) automobiles, which area shall be surfaced. No motor vehicle shall be parked on the street of the Subdivision overnight or at any time in any manner which would interfere with the flow of traffic. All campers, trailers, boats, recreational vehicles, snowmobiles, ATV's and golfcarts shall be stored within a garage or at such other enclosed place where such items are not visible from the street.

e. No lot shall contain an above-ground swimming pool or a tree house.

f. No satellite dish (except for a satellite dish no larger than two (2) feet in diameter attached to the roof of the house or garage), radio tower, or antenna shall be located on any lot. Satellite dishes will be prohibited in any front or side yard and shall not be visible from the street.

g. All construction shall be completed within one (1) year from the date of commencement. The owner of any building damaged by fire or act of God shall within ninety (90) days thereof, commence restoration or reconstruction of said dwelling, and work shall be completed within one (1) year from the date of destruction.

4. A perpetual easement for utility purposes is reserved on a portion of each lot as designated on the final Subdivision plat. No improvements shall be placed within the easement rights-of-way which in any manner interfere with the installation and maintenance of the utilities within the easement rights-of-way.

A perpetual easement is hereby granted in favor of MidAmerican Energy Company, Linn County REC, CenturyLink, South Slope Cooperative Communications, and the City of Ely upon, over and under, along and across the areas marked on the plat of the Subdivision as “utility easement”. Each of said utilities shall have the right to install, lay, construct, reconstruct, renew, operate, maintain, and remove conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, anchors, crossarms, electric lines, insulators, and other equipment or appurtenances for the purpose of serving the Subdivision and other property with electricity, gas, communication, and cable service; the right to trim, cut down and remove such trees, brush, saplings, and bushes that may interfere with the proper construction, maintenance, operation, or removal of said facilities, equipment and appurtenances; and the right of ingress and egress for all of the purposes aforesaid. No permanent dwellings or trees shall be placed on the areas so designated for utility easement, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or the rights herein reserved.

ARTICLE II – ZERO LOT LINE RULES AND REGULATIONS (LOTS 50 THROUGH 63)

1. The common wall connecting the two laterally attached dwelling units shall be a party wall and the owner of each dwelling unit shall have the right to use said wall jointly with the owner of the other dwelling unit as provided by Iowa law, subject to the terms of this Article II.

2. Except as otherwise provided herein, all elements, including but not limited to utilities, water, sanitary sewer, storm sewer, and driveways, shall be separate utilities and the owner of a dwelling unit shall have no right to use said elements jointly with the owner of the other dwelling unit.

3. Each Zero Lot Line dwelling unit is subject to a reciprocal easement, extending five (5) feet on either side of the common boundary line for utilities, for the benefit of the Zero Lot Line dwelling unit with which it shares a common wall.

4. If the common wall or any element therein is damaged or destroyed or requires maintenance, repair, or replacement for any reason, the owner of each dwelling unit shall be jointly and severally liable for the cost of such maintenance, repair or replacement, except that if repair, replacement, or restoration is required because of the sole negligent or willful act or omission of the owner of one of the dwelling units, the cost thereof shall be at such owner’s sole expense; provided, however, any sum received from insurance coverage shall first be applied to such repair, replacement, or restoration. The owner of a dwelling unit may seek indemnification or contribution from any party responsible for damage or destruction.

5. The owner of a dwelling unit shall not alter or change the common wall (interior decorations excepted) or any of the pipes or conduits located therein without the express permission of the owner of the other dwelling unit.

6. The owner of each dwelling unit shall bear the expense of any repairs or replacement of the roof covering his dwelling unit. Each owner shall make all necessary repairs and replacements of his dwelling unit at his own expense in order to maintain the interior, exterior, and structural portions of the dwelling unit in good condition. The following provisions shall govern exterior repairs or replacement:

a. The owner of a dwelling unit may replace exterior components of his dwelling unit with similar components of the same design and color but may not, either in the course of ordinary replacement, remodeling, or restoration after damage or destruction, employ different siding, roofing material, or a different color scheme, for the components of the dwelling unit (including but not limited to the exterior doors and garage door), without first obtaining the written consent of the owner of the attached dwelling unit, which consent may only be given if the variation in siding, roofing material, or color scheme is adopted by the owner of the other dwelling unit and if such variation satisfies other restrictive covenants of record.

b. If any dispute arises concerning a change of siding, roofing materials, or color scheme, either lot owner may submit the dispute to arbitration as provided in Paragraph III (8).

7. The owner of each dwelling unit shall insure his or her dwelling unit for one hundred percent (100%) replacement value and the proceeds of such policy shall be used to repair, replace, or restore the damaged premises to the same condition that existed before the loss. The owner of each dwelling unit shall coordinate his or her insurance policy on the premises with the owner of the other dwelling unit in order to assure there is adequate coverage for the unit and all other appurtenant common aspects, including, but not limited to the common wall, utilities, water, sanitary sewers, storm sewers, easements, and the driveway. The owner of each dwelling unit shall be insured to the extent of his or her interest in a dwelling unit and any common aspects and should be named as an additional insured on any corresponding insurance policy to be maintained by the owner of the other dwelling unit in accordance with this Paragraph 7. In addition, the mortgagee of each dwelling unit, if any, shall be designated as an insured to the extent of its interest in the dwelling unit, that portion of the insurance proceeds required to replace or repair said common wall or other common aspects shall be paid over to the mortgagee of each respective dwelling unit and shall be distributed by the mortgagee as required to make the repairs or replacement to the premises.

8. If the common wall is destroyed or damaged by fire or other casualty or by physical deterioration, any owner may restore it, and shall have an easement over the other dwelling unit for purposes of making such restoration and the owner of the other dwelling unit shall contribute to the cost of restoration thereof on an equal basis, without prejudice, however, to the right of any owner to call for a larger contribution from the other owner under any rule of law regarding liability for acts or omissions.

9. If any portions of a dwelling unit shall actually encroach upon the adjoining dwelling unit, or if any such encroachment shall hereafter arise because of settling or shifting of the building or other cause, there shall be deemed to be an easement in favor of the owner of the encroaching dwelling unit to the extent of such encroachment so long as the same shall exist.

10. If any repairs, installation, or other work is required in the external utility easement area described in the Article II, the area shall be returned to the condition prior to such work at the expense of the owner(s) of the dwelling unit(s) benefited by the work. The owner(s) of the dwelling units benefited by the work shall be responsible for the cost of such work, and the cost of repairing damage to the utilities in the easement area and to the dwelling units. All work shall be done in workmanlike fashion by appropriately licensed personnel. The owner of a dwelling unit may seek indemnification or contribution from any party for the cost of the work.

11. The owner of each dwelling unit agrees to indemnify and hold harmless the owner of the other dwelling unit for any mechanic's liens arising from work done or materials supplied to make repairs or replacements for which said owner is responsible.

ARTICLE III – GENERAL COVENANTS

1. These restrictive covenants shall not be binding upon any lot in the Subdivision so long as title thereto remains in Founders Grove, LLC.

2. The approval, waiver, or consent required or permitted of the Developer under the terms of these Covenants shall be exercised by Founders Grove, LLC, or such person or entity as it may designate in writing.

3. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them for twenty-one (21) years. These covenants may be extended for additional terms of twenty-one (21) years any time during the current term by any lot owner filing a Verified Claim with the Linn County Recorder, at any time prior to the expiration of the then current term in accordance with the requirements of Section 614.24, Code of Iowa, or its successor. Pursuant to Section 614.25, Code of Iowa, the filing of such Verified Claim shall cause these covenants to be extended for an additional twenty-one (21) year term from the date of such filing. A used in these Covenants, "person" shall mean and include any individual natural person and any limited liability company, partnership, corporation, trust or other type of legal entity.

4. If the parties hereto or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein during their existence as provided for in Paragraph III (3), it shall be lawful for any other person or persons owning any other lot in said development or Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent said person or persons from so doing or to recover damages (including reasonable attorneys fees and court costs), or other dues for such violation.

5. Invalidation of any one of these Covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

6. Each lot and dwelling unit owner shall automatically become a member of Founders Grove Homeowner's Association ("Association") and shall be subject to assessment to carry out the purposes of the Association. Each lot or dwelling unit, regardless of the number of owners of said lot or dwelling unit, shall be entitled to one (1) vote in matters over which the Association has control. The Association is organized and shall operate for the purpose of owning, maintaining, controlling, and managing the common areas and stormwater management facilities serving the Subdivision and future phases of Founders Grove subdivision, whether now existing or later created, including, but not limited to all Outlots in Founders Grove subdivision, development signs and associated landscaping for the entirety of Founders Grove subdivision, and any other common area serving Founders Grove subdivision and all future parts and phases of Founders Grove subdivision. The Developer, at its discretion, may convey title to one or more of the common areas of the Founders Grove subdivision to the Association.

The Association shall also have the right to enforce any of the protective covenants and restrictions set forth herein as well as to represent the interests of lot owners to issues affecting development of surrounding areas and maintaining the quality of environment and quality of life within the Founders Grove subdivision.

The assessments, together with interest, costs, and reasonable attorney's fees required for collection of past due assessments shall be a charge on the land and shall be a continuing lien upon the lot against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the owner of such property at the time when the assessment falls due. The personal obligation for delinquent assessments shall not pass to any successors in title unless expressly assumed by such successor, but the lien therefore shall remain until foreclosed or released.

7. Each lot owner and the Association shall at all times comply with the Stormwater Detention Easement recorded with the Final Plat of the subdivision of Founders Grove, Part One, and with any stormwater management easements recorded with the final plat(s) of future parts of the Founders Grove subdivision (collectively, the "Stormwater Management Easements"). The stormwater detention basin located on Outlot "A" of Founders Grove, Part One subdivision shall be used to accommodate the stormwater for the Founders Grove subdivision (including additional parts and phases) as described in the Stormwater Management Easements. The Association shall be responsible for certain costs and responsibilities associated with the Stormwater Management Easements.

8. In the event a dispute arises with respect to these Covenants, then the issue shall, at the election of either party to such dispute, be submitted to arbitration. In such event, each side shall appoint one (1) arbitrator and the two (2) arbitrators shall agree upon the decision; in case the two arbitrators cannot agree, they shall select a third (3rd) arbitrator who shall be a competent, reputable attorney at law, licensed to practice in the State of Iowa, and the three (3) arbitrators, when duly appointed, shall hear the evidence of the witnesses and do all things fully and completely to enable them to make a fair and complete settlement and decision on all matter in arbitration. Each side shall

appoint an arbitrator within five (5) business days after an election is made to submit the dispute to arbitration and thereafter the arbitrators shall, if necessary, appoint a third arbitrator within thirty (30) days thereafter and render a decision within seven (7) days after the hearing. Once the decision is reached, that decision shall be final and binding upon the parties. The cost of such arbitration shall be shared equally by the parties.

9. The owner of any lot subject to these protective covenants assumes, by acceptance of a deed for the lot, the Developer's obligations with respect to such lot for: (i) soil erosion control on such lot from and after the delivery of the deed; and (ii) installation of sidewalks or trails as required by the City of Ely, if not already installed by the Developer. Such owner shall cooperate with the Developer in obtaining a transfer of any soil erosion control NPDES, CSR or other governmental permit with respect to soil erosion, wetland, and other environmental laws, to such owner or the cancellation or other termination of the permit currently in the name of the Developer or its affiliate, and the reissuance of a permit in the name of such owner. At any time required by the Developer, any party accepting a deed for any lot or part thereof shall execute the appropriate documentation required by the Iowa Department of Natural Resources, the City of Ely, or other governmental body to release the Developer from responsibility for executing a soil erosion plan (including monitoring and record keeping), as it applies to the lot for the period of time after the delivery of a deed for such lot, and to release the Developer from any other obligation for environmental matters for the period of time after delivery of a deed. Any party that accepts a deed for any lot or part thereof who fails to cooperate with the Developer, fails to execute documentation to relieve the Developer from responsibility for soil erosion or fails to comply with the lawful requirements for control of soil erosion shall be obligated to hold the Developer harmless from all liability, costs, and expense, including reasonable attorney fees, arising from such failure by such party.

10. The owner(s) of each lot shall be responsible to maintaining all the sidewalks abutting their respective lot. All maintenance and repair obligations shall be in accordance with the ordinances of the City of Ely.

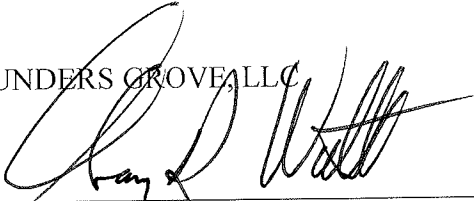
11. These Covenants may be amended from time to time with the written consent of the owners of at least two-thirds (66.67%) of the lots within all parts or phases of Founders Grove subdivision located in Ely, Iowa, which have been final platted, at the time of the amendment. Said amendment shall be executed in writing and signed by the owners of at least two-thirds (66.67%) of the lots within all parts of phases of Founders Grove subdivision and the same shall be filed of record in the office of the Linn County Recorder. Notwithstanding the above, these covenants may be amended by the Developer at any time as long as Developer owns any Lot, without the prior approval of any other Lot owner

12. Notwithstanding anything herein to the contrary, for so long as the Developer owns any lot within the Subdivision, the Developer may in its discretion submit any future parts or phases of Founders Grove subdivision to these Covenants.

[Signature Page to Follow]

Dated this 29 day of September, 2023.

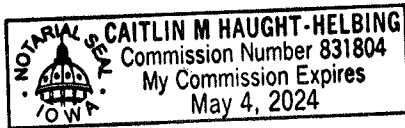
FOUNDERS GROVE, LLC

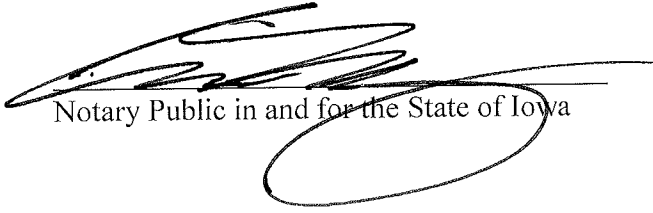
By: 

Gary D. Watts, Manager

STATE OF IOWA, JOHNSON COUNTY) ss:

This instrument was acknowledged before me on this 29 day of September, 2023, by Gary D. Watts, as Manager of Founders Grove, LLC.




Notary Public in and for the State of Iowa