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Polk County Iowa  
JULIE M. HAGGERTY RECORDER  
File# 2017-00030550  
BK 16679 PG 443-457

RETURN TO:

Prepared By and Return To: Jennifer L. Drake, 699 Walnut Street, Suite 2000, Des Moines, Iowa 50309 (515) 558-0146

SPACE ABOVE THIS LINE FOR RECORDER

**DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS  
AND RESTRICTIONS APPLICABLE TO HIDDEN VALLEY ESTATES**

**THIS DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS APPLICABLE TO HIDDEN VALLEY ESTATES** is made this 25<sup>th</sup> day of September, 2017, by HIDDEN VALLEY ESTATES, LLC, an Iowa limited liability company ("Declarant").

**RECITALS:**

**WHEREAS**, Declarant, concurrently herewith, has subdivided, developed and platted Hidden Valley Estates Plat 1 in the City of Johnston, Polk County, Iowa ("Hidden Valley Estates"), and is the owner of Lots 1 – 13 and Outlots 1A – 7A of Hidden Valley Estates Plat 1, (the "Lots"); and

**WHEREAS**, Declarant is desirous of establishing certain covenants, conditions, easements and restrictions for the benefit of the owners of the Lots.

**NOW, THEREFORE**, Declarant hereby publishes and declares that the Lots shall be held, sold and conveyed subject to the following covenants, conditions, easements and restrictions, all of which are for the purpose of enhancing and protecting the value and desirability of the Lots, and all of which shall run with the land and shall be a burden upon and a benefit to, any an all parties acquiring or owning any right, title or interest in any part of the Lots, and their heirs, successors, assigns, grantees, executors, administrators and devisees.

**I. DEFINITIONS**

A. **"Association"** shall mean the Hidden Valley Estates I Owners Association, Inc. a non-profit corporation organized pursuant to Chapter 504A of the Code of Iowa, and its successors and assigns.

B. **"Board"** shall mean the Board of Directors of the Association duly elected in accordance with the Articles of Incorporation and Bylaws of the Association.

C. **"City"** shall mean the City of Johnston, Iowa.

D. **“Declarant”** shall mean Hidden Valley Estates, LLC and its successors and assigns.

E. **“Lot”** shall mean and refer to Lots 1 – 13 and Outlots 1A – 7A of Hidden Valley Estates Plat 1, as shown on the recorded plat.

F. **“Owner”** shall mean a person the person or persons who from time to time collectively hold the entire fee title to a Lot, including sellers under executory contracts of sale (but shall not include any person or entity who holds such tee title merely as security for a loan, unless and until such person has succeeded to ownership by enforcement of its remedies under such security instruments).

G. Words and phrases in this Declaration shall be construed as in the singular or plural number, unless the context permits only one such manner.

## II. DESIGNATION OF USE

The use of all Lots shall be limited to single-family residential use with not more than one single-family dwelling on each Lot, and may be developed only with other uses of land or structures customarily incidental and subordinate to the single-family residential use as permitted by the City of Johnston Zoning Ordinance, unless such uses or structures are otherwise regulated or prohibited by this Declaration. No full-time or part-time business activity may be conducted on any Lot or in any building or structure on any Lot, except to the extent of a home occupation permitted by the City of Johnston Zoning Ordinance, and except that home builders may maintain model homes during construction, and Declarant may maintain a sales office during its development and sales of the Lots in Hidden Valley Estates.

A. No building or structure of a temporary character and no trailer, basement, tent, shack, garage or outbuilding shall be used at any time as a residential dwelling on any Lot, either temporarily or permanently.

B. No trailer, boat, camper, motor home, or truck rated larger than 3/4 ton or other movable or temporary structure or enclosure shall be maintained or parked on any Lot or street within public view in excess of seven (7) consecutive days and no more than two (2) times per year.

C. No mobile home or Manufactured Homes as defined in the Code of Iowa shall be placed on or erected on any Lot.

D. No noxious or offensive activity or odors shall be permitted on or to escape from any Lot, nor shall anything be done thereon which is or may become an annoyance or nuisance, either temporarily or permanently.

E. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats and other common household pets may be kept so long as they are not kept, bred or maintained for commercial purposes. In no event however, shall more than two dogs be maintained on any one lot at any one time. Dogs must be tied or fenced or kept in a dog run, which dog run must meet the requirements of paragraph J of Article III.

### **III. DESIGN AND CONSTRUCTION**

A. In order to preserve the general design for the development of the whole of Hidden Valley Estates, no structure or other improvement, or addition thereto, shall be erected upon any Lot unless the plan, design, building materials and location thereof shall have been first approved by the Declarant or such person or persons designated by the Declarant for this purpose. Approval of such plans shall not be unreasonably withheld.

B. All building structures or improvements of any kind must be completed within 12 months of the commencement date of construction.

C. No building shall be erected on any Lot nearer than the building setback lines as shown on the recorded plat.

D. No building or structure shall be constructed, altered or maintained on any Lot unless it has a driveway running from a street to the dwelling, which must be of sufficient area to park at least two cars entirely off the street right-of-way. All driveways shall be constructed of concrete surfacing.

E. All dwellings must be situated on a Lot so as to accommodate the construction of a three-car attached garage.

F. The exterior of any dwelling, garage or outbuilding located on any Lot shall be finished in an earth tone conservative color design that will blend well with the abutting subdivisions. A minimum of fifty percent (50%) of the front elevation of the dwelling on each Lot, not including the area made up of doors and windows, shall be covered with a brick or stone veneer. All siding must be a 50-year concrete board (commonly referred to as "Hardie Plank" or "James Hardie Siding").

In addition to the foregoing, all areas of exposed concrete, concrete block or tile foundations shall be either painted to blend with the exterior wall finishes, or covered with brick or stone veneer or the equivalent. Steel and vinyl siding is not permitted.

G. All roof material shall be slate, cedar shakes, or composition shingles. Composition shingles shall be architectural grade, with a minimum thirty-year (30) warranty. Shingle colors shall be muted earth tones and be compatible with and complimentary to the exterior materials and colors of the building structures. Any other type or style of roof must be approved by the Declarant.

H. All dwellings shall contain a minimum square footage of living space exclusive of attached garages, breezeways, and porches as follows:

1. One-story dwellings must have a minimum of 1,700 square feet of finished floor area directly under roof.

2. One and one-half story dwellings must have a finished floor area of at least 2,400 square feet.

3. Two-story dwellings must have a finished floor area of at least 2,400 square feet.

I. Utility buildings, storage sheds or other similar structures shall be permitted; provided that the exterior and the roof of any such structure shall be constructed of the same material, have the same color and appearance as the residential dwelling on the same Lot and are located only in rear yards and provided that no such structure shall be larger than 120 square feet. No such structure shall be located closer than twenty feet (20') from any Lot line, unless the Declarant has specifically approved the structure and location.

J. A dog run shall not be permitted on any Lot unless: (i) it is located at the rear of and adjacent to the house or garage and extends toward the rear of the Lot from that portion of the house or garage which is the closest to the rear Lot line; (ii) it is entirely enclosed with a fence in compliance with Article IV of this Declaration; and (iii) and is screened from public view with landscape plantings or hedges. Any dog house constructed on a Lot shall not exceed twenty (20) square feet in area, shall be constructed of the same material and have the same color and appearance as the residential dwelling, and shall be located in the rear yard of a Lot and must be directly adjacent to the home.

#### IV. LANDSCAPING AND FENCES

A. Within thirty (30) days of completion of the dwelling on a Lot, the Lot shall be fully sodded, except where the topography, conservancy districts, creek slopes or tree cover does not make sodding practical. If weather conditions make the time requirement for sodding impossible to comply with, Declarant shall establish a reasonable period of time for compliance.

B. Within thirty (30) days of completion of a dwelling on a Lot, a minimum of two (2) trees must be planted on the Lot having a diameter measuring at least two inches (2") measured two (2) feet vertically from the ground level. The party purchasing the Lot from the Declarant shall be responsible for planting these trees and cannot transfer said responsibility to party who first occupies the dwelling as a residence. Notwithstanding the foregoing, if for any reason a tree is removed from the Lot, it must be immediately replaced according to the specification of this Paragraph B.

C. No fences shall be permitted upon any Lot except as follows:

1. No fence shall exceed six (6) feet in height and shall be constructed of wood or black vinyl coated chain link or as otherwise approved by Declarant. The fence fabric or fence screening material shall be mounted on the exterior face of the fence posts or fence framing.

2. No fence shall be constructed forward of the dwelling's back building line, and shall not be constructed within a drainage easement area without the prior written consent of the City.

3. Pool fences shall be landscaped and screened with shrubs and bushes.

4. **Notwithstanding the foregoing, no fence shall be constructed in the stream buffer easement areas or storm water detention areas shown on the final plat without the prior written consent of the Declarant or the Association.**

## **V. SATELLITE DISHES, ANTENNAS, POLES**

A. Satellite dishes or parabolic devices in excess of twenty inches (20") in diameter used to receive television or other signals from satellites shall not be permitted. The satellite dish or parabolic device shall be mounted on the rear elevation of the dwelling or garage, or the rear half of the side elevation only. In no event shall a satellite dish or parabolic device be mounted on the front elevation or the front half of a side elevation.

B. No exterior towers or antennae of any kind shall be constructed, modified or permitted on the ground of any Lot or on any dwelling, garage or other permitted structure. All antennae shall be concealed with the attic space of the dwelling or garage.

C. No light pole shall be used or placed upon any Lot that extends more than ten feet (10') above grade, except those to light a tennis court. All light poles shall be of a residential design and shall be position on a Lot in a manner that will avoid direct lighting onto adjoining Lots. In no event shall a light pole be located any closer than twenty feet (20') from any property line.

## **VI. MISCELLANEOUS RESTRICTIONS**

A. No sign of any kind or description shall be placed, exposed to view or permitted to remain on any Lot or any street adjacent thereto, except: (i) street markers, traffic signs and other signs displayed by the City or other governmental units; (ii) signs which have been approved by the Declarant or its authorized agent not exceeding 144 square inches in area upon which there shall only be exhibited the street number or name, or both, of the resident; and (iii) a customary sign (one per Lot) advertising a dwelling for sale, not exceeding 1296 square inches in area. In the event that any sign, other than those described above, shall be placed or exposed to view on any of the Lots restricted hereby, the officers or agents of the Declarant are hereby given the right to enter upon those Lots and remove said signs. Real estate signs by the Declarant will be permitted until such development is completed. Declarant reserves the right to install entrance and directional signs with respect to Hidden Valley Estates, at locations and of design determined by the Declarant, and in a manner consistent with the ordinances of the City.

B. No trash receptacles, garbage cans or recycling bins shall be permitted to be placed outside a dwelling or garage except as is necessary for regular collection.

C. Only below-ground swimming pools shall be permitted on a Lot, which shall be located in the rear yard and shall be screened by a privacy fence or hedge. No above-ground swimming pools are allowed.

D. All utilities, including trunk and service lines for telephone, electricity and cable television, shall be constructed and located underground. No private wells or septic systems shall be permitted on any Lot. distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.

## **VII. EASEMENTS**

A. Certain perpetual easements are reserved as shown on the recorded plat of Hidden Valley Estates, and/or as may be granted to the City by the Declarant and filed of record in the Office

of the Polk County Recorder. The owner or occupant of a Lot shall, at their own expense, keep and preserve that portion of the easement within their Lot in good repair and condition, and shall neither erect nor permit erection of any building, structure or fences of any kind within the easement which might interfere in any way with the use of such easement.

B. Declarant may establish entrance features and a sign identifying the Hidden Valley Estates development pursuant to the following:

(a) Any signs shall be for purposes of identifying the Hidden Valley Estates development, and shall conform to the ordinances, rules, and regulations of the City. If any irrigation system or lighting is installed by the Declarant within the easement areas, the charge for such service(s) shall be separately metered or otherwise separately billed by the utility entity furnishing such service(s), and charged to the Association.

(b) The Declarant may install the initial signs and landscaping features within the easement areas, if any, and the Association shall maintain, operate and replace all signs, entrance features, landscaping within the easement areas, if any.

(c) Neither the Declarant nor the Association shall locate any such signage, entrance features, or landscaping in a manner to obstruct any vision triangles that overlap a portion of such easement areas, if any.

(d) The Owner of the Lot upon which an easement area is located shall not make any modifications or improvements to any such easement area without the consent of the Declarant or Association. Notwithstanding the foregoing, the Owner of any Lot that contains a surface water detention basin easement area will be responsible for the general mowing and upkeep of the Lot and easement area. The Association will be responsible for any repair or maintenance needed to the storm water detention basins.

(e) **No fence may be constructed within any of the easement areas without the prior written consent of the Declarant or the Association.**

### **VIII. SIDEWALKS**

The purchaser of a Lot shall, at the purchaser's expense, install public sidewalks in accordance with specifications of the City upon the earlier of the date the dwelling is built upon the Lot, or within one year of purchase of the Lot from the Declarant.

### **IX. MAINTENANCE OF LOTS AND SURFACE WATER**

A. The owner or person in possession of each Lot, whether vacant or improved, shall keep the same well maintained, groomed and mowed, free of uncut weeds, rubbish, garbage and debris. Damaged or dead trees and shrubbery will be trimmed out or removed. Failing this, the Owner agrees that upon receipt of written notice from the Declarant to mow or cut such vegetation, trim or remove damaged trees or shrubbery, and/or remove such debris within ten (10) days, the Owner will be subject to a combination of remedies recognized at law or equity.

B. Vegetation is conservancy easements, flowage easements, creek channels, drainage ways and/or timbered areas shall not become overgrown with weeds, but may be planted in ground-cover species appropriate to the topography and land form.

C. The topography of Hidden Valley Estates is such that surface water may flow from certain Lots onto other Lots. In regard to all matters concerning surface water, each Lot shall be subject to such easements as may exist for the flowage of surface water under the laws of the State of Iowa, as may be in effect from time to time, and all Owners shall have such rights and obligations with respect thereto as may be provided by such law.

## ARTICLE X.

### HIDDEN VALLEY ESTATES OWNERS ASSOCIATION

A. Duties of the Association. The Association, through its Board of Directors, shall have the right, power and authority to provide for the enforcement of this Declaration; to perform all maintenance, repair, reconstruction, restoration, and replacement of the improvements made by the Declarant within the easement areas pursuant to Article VIII; to levy, collect, and have jurisdiction, control and possession of assessments as hereinafter provided; and, to enter into contracts, including contracts for insurance, as may be necessary or desirable to carry out the provisions of this Declaration.

B. Membership and Voting Rights.

1. Every Owner of a Lot shall be a member of the Association. Membership shall be appurtenant to the ownership of a Lot and shall be indivisible from such ownership. Ownership of a Lot shall be the sole qualification for membership. Notwithstanding the foregoing, the owners of Outlots shall not be entitled to an additional vote.

2. There shall be appurtenant to each Lot one vote in the Association. When more than one person holds an interest in any such Lot, the vote for such Lot shall be exercised as they among themselves determine, but in no event shall the vote be split with respect to any such Lot. In the event that the owners of a Lot fail to determine how to cast any vote, no vote shall be cast for said Lot.

3. **Notwithstanding any other provision of this Declaration, Declarant shall be the sole voting Member of the Association for so long as it holds title to any Lot, or until Declarant waives, in writing, its right to be the sole voting Member. As such sole voting Member, Declarant shall have the right to elect all Directors of the Association and to cast all votes as it deems appropriate. Each Owner by acceptance of a deed to a Lot shall be deemed to have released Declarant from all claims with respect to actions taken or not taken while Declarant controls the Association.**

4. The Association shall suspend the voting rights of a member for a period during which any assessment against said member's Lot remains unpaid.

C. Board of Directors. The Board of Directors shall manage the affairs of the Association. The members of the Association entitled to vote shall elect the Board of Directors of the Association as prescribed by the Association's Bylaws.

D. Assessments.

1. Each Owner of a Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree, to pay to the Association assessments as provided in this Declaration. The assessments levied by the Association and any other charges against the Owner of a Lot set forth elsewhere in this Declaration, together with interest, costs and reasonable attorney's fees shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment or charge is made senior to all liens except the first mortgage of record, any ad valorem taxes, and any special assessments levied by the City. Such assessment or charge, together with interest, costs and reasonable attorney's fees shall also be the personal obligation of the person who was the Owner of the Lot at the time when the assessment or charge fell due. The personal obligation for delinquent assessments or charges shall not pass to said Owner's successor in title unless expressly assumed by them.

2. The assessments levied by the Association shall be used exclusively to carry out the duties of the Association as set forth above, including, but not limited to, payment of legal liabilities or obligations of the Association and all fees, costs, expenses and attorney fees in connection therewith.

3. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment to an Owner shall be \$250.00. From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than twenty-five percent (25%) above the assessment rate for the previous year without a vote of the membership of the Association.

4. In addition to the annual assessment authorized above, the Association may levy a special assessment if necessary to finance or perform any of its stated duties under this Declaration, provided that any such special assessment shall have the assent of two-thirds (2/3) of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose.

5. Written notice of any meeting called for the purpose of taking any action authorized under paragraphs 3 and 4 above, shall be sent to all members not less than five (5) days nor more than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast thirty percent (30%) of all the votes of the membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

6. The general annual assessment provided for in paragraph 3 above, shall commence as to each respective Lot on the first day of the month following the conveyance by the Declarant of a Lot, and shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors of the Association shall fix the amount of such general annual assessments at least



thirty (30) days in advance of each annual assessment period. Written notice of such assessments shall be sent to every member of the Association subject thereto. The due dates shall be established by the Board of Directors of the Association, and the general annual assessments may be collected in equal annual, semi-annual, quarterly, or monthly installments at the discretion of the Board of Directors.

**NOTWITHSTANDING THE FOREGOING, LOTS OWNED BY THE DECLARANT THAT DO NOT HAVE COMPLETED LIVING UNITS CONSTRUCTED THEREON AND COMPLETED LIVING UNITS OWNED BY THE DECLARANT THAT ARE NOT SOLD, LEASED OR OCCUPIED OR THAT ARE USED AS MODEL UNITS OR SALES OFFICES SHALL BE EXEMPT FROM THE ASSESSMENTS DESCRIBED HEREIN.**

7. Every assessment shall become due and payable within thirty (30) days after notice is given as hereinabove provided, unless the assessment by its own terms provides for payment in monthly, quarterly or semi-annual installments, in which case each such payment shall be due as stated in such notice. From and after the date when said payment is due, it shall bear interest at the rate of twenty percent (20%) per annum or at the highest rate allowed by Iowa law, whichever is higher, until paid. Such payment and interest shall constitute a lien upon the Lot, and said lien shall continue in full force and effect until the assessment is fully paid. At any time after the passage of the resolution levying an assessment and its entry in its minutes, the Board may, in addition, execute and acknowledge with respect to any Lot and cause same to be recorded in the Recorder's Office for Polk County, Iowa, and the Board may, upon payment, cancel or release any assessable property from the liability of assessment (as shown by recorded instrument) by executing, acknowledging and recording (at expense of the Owner of the property affected) a release of such assessment with respect to any Lot affected. Notwithstanding any other provision herein, the Association may bring an action at law against the Owner personally obligated to pay such assessment, or foreclose the lien against the Lot in the manner provided for foreclosure of a mortgage, or both, there shall be added to the amount of such assessment, the cost of preparation, and filing the petition in such action including reasonable attorney's fees.

8. If any Lot subject to a lien created by this Declaration shall be subject to the lien of a first mortgage of record: (i) the foreclosure of any lien created by this Declaration shall not operate to affect or impair the lien of such mortgage; and (ii) the foreclosure of the lien of such mortgage or the acceptance of a deed in lieu of the foreclosure by the mortgagee, shall not operate to affect or impair the lien except the liens for assessments, if any, as shall have come due up to the expiration of the applicable redemption period and issuance of the sheriff's deed resulting from a decree of foreclosure or the appointment of a receiver in foreclosure proceedings or the acceptance of the deed in lieu of foreclosure. Such assessments shall be subordinate to the lien of the mortgage, with the foreclosure-purchaser and purchasers therefrom taking title free of the lien of such assessments. All such assessments shall be deemed to be an expense of the Association, and the Association shall have the right to collect said sums from the defaulting Owner personally.

9. The Association shall, upon request, and for a reasonable charge, furnish a statement signed by an authorized representative of the Association setting forth whether the assessments owing by a member have been paid. A properly executed statement of the Association as to the status of assessments is binding upon the Association as of the date of its issuance.

## **XI. EXECUTIVE COMMITTEE**

A. Establishment/Function. The Declarant's Executive Committee, (the "Executive Committee") is hereby established. The Executive Committee shall consist of the Managers of the Declarant or the designee(s) of such Manager or Managers. The functions of the Committee shall be to interpret and apply these Covenants, Conditions, Easements and Restrictions and to review building plans as described herein during the time the property is being developed. These Covenants, Conditions, Easements and Restrictions may also be enforced by the Association or any affected Lot Owner.

B. Meetings/Quorum and Vote. The Executive Committee shall meet a reasonably convenient time and place within ten (10) days after receiving the request of any interested party. One-half of the members of the Committee shall constitute a quorum. A majority vote of the Executive Committee members present (assuming a quorum is present) shall be sufficient for Committee action and decision.

C. Election of Replacement Committee. If the Executive Committee should be discontinued, Declarant shall designate the Association as the entity that will carry out the duties of the Executive Committee.

D. Executive Committee Procedure.

1. Design review by the Executive Committee is intended to protect and enhance the distinctive character and natural attractiveness of the Hidden Valley Estates development. All buildings, structures or appurtenances thereto, to be erected, constructed, established, altered or enlarged within the property must be reviewed and approved by the Executive Committee as described herein.
2. The Executive Committee shall consider and approve or disapprove the materials required to be submitted pursuant to these Covenants, Conditions, Easements and Restrictions.
3. Prior to the change of any building's exterior character by remodeling or alteration, the Owner or his or her designated agent, shall secure the written approval of the executive Committee.

## **XII. REVIEW AND APPROVAL OF PLANS**

A. Plans and Specifications to be Submitted for Approval.

1. If requested by the Executive Committee, final site plan documents drawn to scale outlining the following must be submitted for review and approval prior to the commencement of any construction on a Lot:

- a. Property legal description with scale and arrow on plan showing North;
- b. Building locations including setback dimensions;

- c. Driveways and sidewalks;
  - d. Special features, such as fencing, lighting, underground utilities and mechanical equipment;
  - e. Contour lines or slope of drainage;
  - f. Landscaping plan, submitted prior to installations;
  - g. Size, height, type and color of any sign; and
  - h. Parking areas, points of access, as well as any easements for access and means of screening.
2. If requested by the Executive Committee, final building plans and specifications outlining the following must be submitted for review and approval prior to the commencement of any construction on a Lot:
- a. Floor plans, exterior elevations and sections;
  - b. Square footage of buildings;
  - c. Exterior colors and material samples for exposed exterior materials; and
  - d. Perspective rendering or photo, if available.

### **XIII. COVENANT ENFORCEMENT/GENERAL PROVISIONS**

A. Specific Enforcement Of Restrictions. All Owners of Lot covenant and agree, by acceptance of a deed to such Lot, whether or not it shall be so expressed in such deed, that monetary damages may not provide adequate compensation for the breach of the restrictions and covenants contained in this Declaration and that this Declaration may be specifically enforced by Declarant, the City, the Board, or an adversely affected Lot Owner.

B. Attorneys Fees. In the event it shall be necessary to secure the services of an attorney to enforce the provisions of this Declaration, then the fee of such attorney, and all other costs in connection with the enforcement of this Declaration shall be the obligation of the Owner of the Lot which is the subject of such enforcement action, unless such Owner is found not to have violated any provision of this Declaration.

C. Covenants Binding and Running with The Land. Each of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration shall be binding upon and inure to the benefit of Declarant, the Association, and the Owners of each Lot, and their successors and assigns and all parties and persons claiming under any of them, and shall be deemed covenants that run with the land, and shall continue for the applicable periods specified in this Declaration.

It is the intent that, notwithstanding anything in the Code of Iowa to the contrary, all of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration shall be covenants running with the land for the full period specified in this Declaration without further action by either Declarant, the Association, or any Owner of any Lot in Hidden Valley Estates. However, in the event that Section 614.24 of the Code Iowa, as the same may be amended or replaced, may require that a verified claim be filed in the Office of the Recorder for Polk County, Iowa prior to the twenty-first anniversary of the date of this Declaration or the twenty-first anniversary of the last filing of such verified claim in order to continue all or some of the covenants of this Declaration, including, but not limited to, any covenant, term, provision or restriction that is or may be considered a use restriction, reversion or right of reverter, in effect throughout the applicable periods specified in this Declaration, then:

1. the Association, or any or all of the Owners of the Lots, acting jointly or severally, shall file all verified claims necessary to keep all of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration throughout the applicable periods specified in this Declaration;

2. a verified claim filed by the Association or any Owner of a Lot in Hidden Valley Estates shall be valid and binding upon the Association and all the then Owners of Lots in Hidden Valley Estates, and their successors and assigns, with the same effect as if executed by all such persons, and in order to facilitate filing of any verified claim required to so continue all or any of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration throughout the applicable periods specified in this Declaration in full force and effect, the Association and each Owner of a Lot is hereby irrevocably appointed the attorney-in-fact for all of the other Interested Parties for the purpose of filing any such verified claim.

D. Duration. Any easements granted in or pursuant to this Declaration, and any other provisions of this Declaration to the extent applicable to such easements, and any other covenants, indentures, restrictions and reservations of this Declaration that are reasonably or necessarily incidental to the benefit or burden of such easement rights, including any rights of assessment or for liens for the payment of costs associated therewith, shall continue in perpetuity, unless sooner modified or terminated as provided in this Declaration.

Except as provided in the preceding paragraphs of this Article, the covenants, conditions, restrictions and easements in this Declaration are to run with the land and shall be binding upon all parties and all persons claiming under them for an initial period of twenty-one years after the date they are recorded in the Polk County Recorder's Office, and shall automatically renew for successive terms of ten (10) years each, unless sooner modified or terminated as provided in paragraph C of this Article.

E. Amendment of This Declaration. This Declaration may be amended in writing by an instrument signed and filed of record in the Office of the Polk County, Iowa Recorder, by at least fifty percent (50%) of the Lot owners if the Declarant does not own a Lot; provided, however, not of the rights or duties of Declarant reserved or set out hereunder may be amended or changed without Declarant's prior written approval. Notwithstanding the foregoing, the Declarant retains the right to

amend this Declaration without the approval of the Lot Owners so long as Declarant has an ownership interest in any Lot.

F. Severability. In the event any provision of this Declaration is held invalid, illegal, or unenforceable, in whole or in part, the remaining provisions of this Declaration shall not be affected thereby and shall continue to be valid and enforceable and if, for any reason, a court finds that any provision of this Declaration is invalid, illegal or unenforceable as written or applied, but that by limiting such provision it would become valid, legal and enforceable, then such provision shall be deemed to be written or applied and shall be construed and enforced as so limited.

G. Captions. The captions of the articles, sections and any paragraphs, of this Declaration, or the lack thereof, are for convenience only and shall not be considered nor referenced in resolving questions of interpretation and construction of this Declaration.

H. Notice to Mortgagees. The Association, upon request, shall provide written notification to any lender holding a first mortgage upon any Lot specifying the defaults of the Owner of such Lot, if any, in the performance of such Owner's obligations under this Declaration, the Articles of Incorporation or Bylaws of the Association or any other applicable documents which default has not been cured within sixty (60) days.

I. Outlots. Outlots 1A – 7A of Hidden Valley Estates Plat 1, (the "Outlots"), shall be subject to the foregoing covenants, conditions, restrictions and easements contained herein. It is the intent of the Declarant to sell the Outlots to adjacent property owners and as such, owners of the Outlots shall not be entitled to an additional vote in the Association. Likewise, the Association shall not assess the Outlots annual or special assessments as though they are a separate and distinct Lot.

#### **XIV. ADDITION AND REMOVAL OF PROPERTY**

A. Additional Common Area. Declarant shall have the right at any time to convey additional Common Area to the Association from time to time within the Property. Nothing in this section, however, shall be deemed to be an obligation on the part of the Declarant to convey additional Common Areas to the Association in the future. The Association shall be obligated to accept any additional Common Areas so conveyed by Declarant and to hold and maintain the additional Common Areas pursuant to the terms of this Declaration.

B. Subjecting Additional Land to Declaration. Declarant shall have the irrevocable right to subject additional land to the terms of this Declaration at any time in the future without the consent of the Association or Owners. The additional and shall be automatically subject to the applicable terms and conditions of this Declaration and Owners of Lots within the additional land shall automatically become Members of the Association in the same fashion as described in this Declaration and shall be subject to the same applicable terms, conditions, duties and assessments as described in this Declaration. Declarant shall signify the addition of land by filing and amendment to this Declaration with the Recorder of Polk County, Iowa. No approval of the Association or any other person shall be necessary.

C. Removing Land from Operation of Declaration. Declarant shall have the right now and in the future to remove any portion of the Property from the operation of this Declaration

provided that the portion so removed has not yet been platted into additional lots and a plat for that portion has not been filed of recorder with the Auditor of Polk County, Iowa. Declarant shall signify this removal by filing an amendment to this Declaration with the Recorder of Polk County, Iowa. No approval of the Association or any other persona shall be necessary.

IN WITNESS WHEREOF, Hidden Valley Estates, LLC has caused this Declaration to be executed this 26<sup>th</sup> day of September, 2017.

**HIDDEN VALLEY ESTATES, LLC, Declarant**

By: \_\_\_\_\_

Mike Gentile, Manager

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF POLK                )

On this 26<sup>th</sup> day of September, 2017, before me, a Notary Public in and for the State of Iowa, personally appeared Mike Gentile to me personally known, who, being by me duly sworn, did say he is a Manager of Hidden Valley Estates, LLC, an Iowa limited liability company.



\_\_\_\_\_  
Jennifer Drake Notary Public

## CONSENT TO BUILDING RESTRICTIONS AND PROTECTIVE COVENANTS

The undersigned, Charter Bank, is the holder of a mortgage filed May 17, 2017 in Book 16482 Page 910 of the Polk County Records, which mortgage is a lien on the Lots. The undersigned hereby consents to the submission of said Lots to the restrictions, covenants and easements set forth above.

Dated this 28<sup>th</sup> day of August, 2017

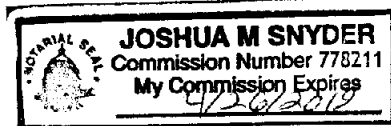
### CHARTER BANK

By: [Signature]

JP Pearson (name)  
Senior Vice President (title)

STATE OF IOWA                    )  
  )       ss:  
COUNTY OF POLK                )

On this 29<sup>th</sup> day of August, 2017, before me, a Notary Public in and for the State of Iowa, personally appeared JP Pearson, to me personally known, who being by me duly sworn, did say that the person is the Senior Vice President of Charter Bank.



[Signature]  
Joshua M Snyder Notary Public