

INSTRUMENT PREPARED BY:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010

**RESTRICTIVE COVENANTS AND REGULATIONS FOR
PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA**

WHEREAS, the undersigned are the owners of Lots One (1) through Twenty-eight (28) ("Lot" or the "Lots") contained in Prairie Valley Subdivision First Addition, Story County, Iowa (the "Subdivision"); and

WHEREAS, all of the Lots shall be developed as residential lots and governed by these restrictive covenants and regulations; and

WHEREAS, for their own protection and for the benefit of subsequent owners of said Lots within said Subdivision, the said owner desires to restrict the use thereof in certain particulars;

NOW, THEREFORE, the parties hereto, in consideration of the covenants and agreements contained herein, by these presents, covenant, bargain and agree for themselves for their successors and assigns, as follows:

1. All Lots shall be known and described as residential lots and shall not be improved, used, or occupied for other than private single-family residential purposes.
2. All owners of Lots shall be members of Prairie Valley Property Owners Association, Inc. (the "Association"). The Association shall be governed by Bylaws and other organizational documents that set forth the duties and obligations of such owners with respect to the ownership of Lots within the Subdivision, including, but not limited to, the terms and provisions of the Outlot Use Restrictions and Management/Ownership Agreement (the "Management Agreement") (the Management Agreement is incorporated herein by this reference as if fully set forth) of even date herewith related to the Subdivision and applicable provisions within the County Code of Ordinances (as that term is defined herein) specifically related to development within a GB-C Greenbelt-Conservation District.

All outlots within the Subdivision that are owned by the Association (collectively the "Outlots" and individually, an "Outlot") and all lots within the Subdivision dedicated and conveyed to Story County, Iowa (the "County") as part of the platting of the Subdivision (collectively, the "County Lots" and individually, a "County Lot") that