

Building Restrictions and Protective Covenants for Country Club West / Country Club Woods

Most Country Club West and Country Club Woods plats have identical covenants, but check the covenants associated with your specific plat to be sure.

Design and Construction:

- No mobile home or manufactured homes as defined in the Code of Iowa shall be placed on or erected on any Lot.
- No building shall be erected on any Lot nearer than the building setback lines as shown on the recorded plat.
- 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.
- All dwellings must have, at a minimum, double attached or double basement garages.
- Any dog run, trash receptacle, tool shed or other structure of like nature shall be properly screened by reasonable shrubbery or decorative fence or both.
- All building structures or improvements of any kind must be completed within 12 months of the commencement date of construction.
- No above-ground (or non-permanent swimming pools) shall be permitted on any Lot.

Temporary Structures:

- 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.

Recreational Vehicles and Boats (Clarified by a Board vote in 2003):

- No recreational vehicle, boat, trailer or the like shall be parked so that such vehicle or boat is visible from the street or adjacent Lots for more than 7 days in a calendar year.

Rubbish Containers:

- No rubbish container shall be visible from the street except on pick-up day and one day before and one day after pick-up day.

Utilities:

- All utility connection facilities and services shall be under ground. No individual water supply system or individual sewage disposal system shall be permitted on any Lot.

Towers and Antennas (Clarified by a Board vote in 2003):

- No television, radio, microwave or other communications antenna, tower or receiver, including satellite dishes shall be allowed on any Lot or on any building constructed on a Lot, except a freestanding antenna, tower or receiver not to exceed six feet in height and two feet in diameter or width, shall be allowed in the rear yard of a Lot provided the same is screened from the neighboring residences and streets by landscaping or fences or both. (Clarification) - Satellite dishes less than two feet in diameter and 3 feet high can be attached to residence, but should be placed on the rear of the house.

Nuisances:

- 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.

Livestock and Poultry Prohibited:

- No animal, livestock, or poultry or 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.

Landscaping and sightlines:

- Following construction of the residential dwelling on any Lot, the front yard, side yard and rear yard shall be fully sodded.
- No hedge or shrub planting which obstructs sightlines at elevations between two and ten feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and the line connecting them at points twenty-five feet from the intersection of the street lines, or in the case of a rounded property within the triangular area formed from the intersection of the street property line with the edge of a driveway. No trees shall be permitted to remain within such distances of such intersection unless the foliage line is maintained a sufficient height to prevent obstruction of such sightlines.

Easements:

- Certain perpetual easements are reserved as shown on the recorded plat. 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.

Sidewalks:

- The purchaser of a Lot shall, at the purchaser's expense, install public sidewalks in accordance with specifications of the City of Clive. The installation and construction of the sidewalks shall incur within one year following the purchase of Lot from Grantor.

Fences:

- No fence over two feet in height shall be constructed or maintained in the front yard of any Lot and, in the case of a corner Lot with two or more adjoining public streets, no fence over two feet in height shall be constructed or maintained in the area between the building setback line as shown on the recorded plat and the public right of way. No chain link fence, snow fence or temporary fence of any kind shall be permitted on any Lot.

Weed Control:

- The owner or person in possession of each Lot, whether vacant or improved, shall keep the same free of debris and shall keep the same mowed so that the grass and plantings do not exceed six inches in height. Each owner agrees that after written notice given by certified mail to such owner or person in possession by any property owner owning property within 500 feet of such Lot, such weeds shall be cut and/or such debris shall be removed within 15 days, failing which the property owner giving such notice may enter upon the property to cut or cause to be cut such weeds, or to remove or cause to be removed such debris, and shall have a right of action against the owner of such lot for collection of the cost thereof.