



# LOT PRICE SHEET

Call 319.846.5540 or

Email: [Lots@ialots.com](mailto:Lots@ialots.com) for more information

## Heartland Heights Third Addition - Fairfax

Lot	Price	Lot Style**		Lot	Price	Lot Style**
118	Sale Pend.	Daylight		145	Sale Pend.	Walkout
119	Sale Pend.	Daylight		146	\$87,900	Daylight
120	Sale Pend.	Daylight		147	\$87,900	Daylight
121	Sale Pend.	Daylight		148	\$87,900	Daylight
122	Sale Pend.	Daylight		149	\$87,900	Daylight
123	Sale Pend.	Walkout		150	\$87,900	Daylight
124	Sale Pend.	Walkout		151	\$89,900	Daylight
125	Sale Pend.	Walkout		152	\$89,900	Daylight
126	Sale Pend.	Walkout		153	\$89,900	Walkout
127	Sale Pend.	Walkout		154	\$89,900	Walkout
129	Sale Pend.	Walkout		155	\$87,900	Walkout
130	Sale Pend.	Full Basement		156	\$87,900	Walkout
131	Sale Pend.	Daylight		157	\$87,900	Walkout
132	Sale Pend.	Daylight		159	\$87,900	Walkout
133	Sale Pend.	Daylight		160	\$92,900	Full Basement
134	Sale Pend.	Daylight		161	\$92,900	Daylight
141	Sale Pend.	Walkout		162	\$92,900	Daylight
142	Sale Pend.	Walkout		163	\$92,900	Daylight
143	Sale Pend.	Walkout		164	\$92,900	Daylight
				165	\$92,900	Daylight
				166	\$92,900	Walkout
				167	\$92,900	Walkout
				168	\$92,900	Walkout
				169	\$92,900	Walkout
				170	\$92,900	Walkout
				171	\$92,900	Walkout

On Hold/Sale Pending

Lot Prices and Availability Subject To Change Without Notice



If you have interest in a lot marked "ON HOLD", please contact us to check the availability. \*\*Lot Style MUST be verified by homeowner or homebuilder based on home plans.

HEARTLAND  
HEIGHTS



# SERVICE PROVIDERS

Contact Each Service Provider Directly

## Building Permits, Sewer, Water & Garbage/Recycling Services:



300 80th St. Court  
P.O. Box 337  
Fairfax, IA 52228  
Phone: 319-846-2204  
Fax: 319-846-3480  
Website: [cityoffairfax.org](http://cityoffairfax.org)

## Natural Gas Service:



Customer Inquiries  
P.O. Box 4350  
Davenport, IA 52808  
Phone: 888-427-5632  
Website: [midamericanenergy.com](http://midamericanenergy.com)

## Electric Service:



5695 REC Drive  
P.O. Box 69  
Marion, IA 52302  
Phone: 319-377-1587  
Website: [linncountyrec.com](http://linncountyrec.com)

## Schools:



401 76th Avenue SW  
Cedar Rapids, IA 52404  
Phone: 319-848-5200  
Website: [prairiepride.org](http://prairiepride.org)

## Telephone, Fiber Optic Internet, Cable TV Service & Webmail:



980 North Front St.  
P.O. Box 19  
North Liberty, IA 52317  
Phone: 319-626-2211  
Website: [southslope.com](http://southslope.com)

## U.S. Mail Service:



1930 Wiley Blvd. SW  
Cedar Rapids, IA 52404  
Phone: 319-396-5392  
Website: [usps.com](http://usps.com)

Call to arrange the pickup of your keys at the Wiley Station.  
Cluster Box Units are located on the north side of Heartland St.

## RESTRICTIVE COVENANTS

**THE UNDERSIGNED**, being the Owners in fee (hereinafter referred to as “Developer”) of Lots 123 through 171 inclusive, “Heartland Heights Third Addition in the City of Fairfax, Linn County, Iowa”, in order to establish and maintain the residential character of each of said Lots, do hereby covenant and agree with persons who purchase said Lots or any one of several of said Lots, or any right, title or interest herein of any nature whatsoever, regardless of the use of said Lots is restricted and the sale of said Lots 123 through 171 inclusive are subject to the following covenants:

1. All Lots described herein shall be known, described and used as residential Lots with one single family dwelling not to exceed two stories in height and two or three car garages. The Developer shall sell all Lots in the development for single family dwelling Lots. There shall be no detached garages on Lots 123 through 171, inclusive, but there may be one detached structure per Lot for a storage building not to exceed one hundred and eighty (180) square feet in area and only one story in height. Any detached structure shall be of the same design and architectural character as the house. No metal buildings of any kind shall be placed on or erected anywhere on any of the above said Lots. All buildings placed upon lots require a building permit from the City of Fairfax, Iowa.
2. It is the intention and purpose of these covenants to assure that all dwellings will be of high quality, design, workmanship and materials.
3. No modular home or log home shall be placed on any of the Lots herein.
4. All houses shall be built on site and be of similar architectural design and character as the rest of the residential buildings in the subdivision.
5. No building shall be erected on any residential building Lot nearer than twenty-five (25) feet from the front Lot line; nor nearer than eight (8) foot to any side Lot line; nor nearer than twenty-five (25) feet from any rear Lot line. On corner Lots, no building shall be erected on any residential building Lot nearer than twenty-five (25) feet from the front, rear and street side Lot line and eight (8) foot from interior side Lot line. For Lots on which a residence could face two streets, all setback dimensions shall be determined by the way the house sits on the Lot and by City ordinance. Also on corner Lots, nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of three and ten feet above the centerline grades of the intersecting streets in an area bounded by the street lines of such corner Lots and a line joining points along said street lines fifty feet from the point of the intersection. Building lines shown on the final plat approved by the City Council of Fairfax on the 28<sup>th</sup> day of June, 2022, shall control if different from the foregoing.
6. So long as the Developer is the legal titleholder to any lot within the Heartland Heights Third Addition, no structure of any kind shall be erected on any lot unless the plans therefore are first approved in writing by a designated representative of Iowa Lot Development, LLC, its successors and assigns. The designs and locations of the buildings on said lots in said addition shall not violate any of the restrictions

herein contained. No dwelling on adjoining lot shall be constructed having similar exterior fronts, styling or design which would cause them to appear to be duplicates of the same structure. After the Developer has sold Lots 123 through 171 in this development, it shall be the responsibility of the individual lot owners to enforce these provisions of the Covenants.

No dwelling on any lot shall have a living space exclusive of garage of less than:

- i. For lots 123 – 145 inclusive, as shown on the approved plat:
  - i. In the case of a one-story ranch, one thousand two hundred fifty (1,250) square feet.
  - ii. In the case of a split level, split foyer, or two-story structure, one thousand five hundred (1,500) square feet.
- ii. For lots 146 – 171, inclusive, as shown on the approved plat:
  - i. In the case of a one-story ranch, one thousand five hundred (1,500) square feet.
  - ii. In the case of a split level, split foyer, or two-story structure, one thousand eight hundred (1,800) square feet.

In any case, each building shall have a brick or stone exterior that will cover at least 20% of the front of the dwelling, including any attached garage.

7. No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any part of the property and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. The owner of each Lot, whether vacant or improved, shall mow the grass at reasonable times during the growing season and shall keep said Lot or Lots free of weeds and debris. All Lot Owners shall maintain the exterior of their homes in a neat and slightly manner.
8. No CB antenna, TV antenna or other building accessory shall be erected, altered or placed which is more than ten feet above the highest point of the building to which it is attached. There shall be no more than one antenna per Lot without prior, written approval from the Developer. All antennas shall require approval from the City of Fairfax, Iowa.
9. Satellite dishes shall be located to not be clearly visible from a street in the Addition. A satellite dish shall have a maximum diameter of twenty-four inches. There shall be no more than one satellite dish per Lot without prior, written approval of Developer.
10. No obnoxious or offensive trade shall be carried upon on any Lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
11. The Builder or Lot Owner who constructs a residential structure of any type on any Lot in this subdivision shall be responsible for all sidewalks, sidewalk pedestrian ramps and sidewalk turning spaces as required by city ordinances or the Development Agreement with the City of Fairfax dated June 28, 2022. Said sidewalks shall be a minimum of five feet in width of concrete construction. The Lot Owner shall be responsible for the Maintenance (including snow removal), repair and replacement of all 5-foot-wide sidewalks, sidewalk pedestrian ramps, and sidewalk landings located within the public street rights of way adjacent to each Lot within Heartland Heights Third Addition.
12. A perpetual easement is reserved over the front, side and/or rear Lot lines and along said Lot lines as shown by the recorded plat for drainage, utility installation, access

- and maintenance and/or sidewalks. There shall be no fences, buildings, large plantings, or other obstructions upon or under the property covered by these easements, so that drainage is not restricted and access is available to any equipment necessary for construction, reconstruction, or maintenance of utilities and/or sidewalks located on said easement. All easements reserved are set forth on the final plat approved by the City of Fairfax, Iowa on the 28<sup>th</sup> of June, 2022.
13. The Private Drainage Easements shall be owned and maintained by the individual Lot owner. The City of Fairfax, Iowa shall own and maintain the storm sewer facilities (storm sewer, intakes, and/or storm manholes) located within the 20' Storm Sewer Easements located along the sides of Lots 134, 135, 140, 141, 150, 151, 154, 155, 163, 164, 167, and 168. The Lot Owner shall allow the City and the City's representative access to these public storm sewer facilities to maintain, repair and reconstruct these storm sewer facilities. All storm water drainage easements reserved are set forth on the final plat approved by the City of Fairfax, Iowa on the 28<sup>th</sup> of June, 2022.
  14. The Lot Owner shall own and maintain the storm water drainage swale located within the Private Drainage Easement, which shall convey the 100-year storm event overland through the back of Lot 123 through Lot 128, through the back of Lot 131 through Lot 144, through the back of Lot 147 through Lot 158 and through the back of Lot 161 through Lot 170. The Lot Owner agrees not to restrict the overland conveyance of the 100-year storm event through these drainage swales. No changes to said swales shall be made by the Lot Owner without prior written consent of the City of Fairfax, Iowa.
  15. Prior to the issuance of a Final or Temporary Certificate of Occupancy by the City of Fairfax for Lots 123 through 128; Lots 131 through 144; Lots 147 through 158; and Lots 161 through 170 all inclusive, the Lot Owner shall provide certification by a civil engineer, licensed in the State of Iowa, verifying that the runoff from the 100-year storm event can be conveyed through and/or adjacent to the proposed development on these Lots without damage to the building structures on these Lots. The Minimum Low Opening information is provided on Plan Sheets C2.1 and C2.2 on the approved "Drawings of Proposed Public Improvements for Heartland Heights Third Addition in the City of Fairfax, Linn County, Iowa", Signed and Sealed on March 16, 2022.
  16. Access to Lot 129 shall be restricted to Bridgewood Drive only. No direct access to Beverly Road from Lot 129 shall be allowed. Access to Lots 130 and 145 shall be restricted to Cardinal Drive only. No direct access to Beverly Road from Lots 130 or 145 shall be allowed. Access to Lots 146 and 159 shall be restricted to Deerfield Drive only. No direct access to Beverly Road from Lots 146 or 159 shall be allowed. Access to Lots 160 and 171 shall be restricted to Eagleview Drive only. No direct access to Beverly Road from Lots 160 or 171 shall be allowed.
  17. All structures placed on said Lots shall be of new materials.
  18. Development is receiving mail service from the United States Postal Service (USPS) using "cluster boxes". Each Lot Owner shall be responsible for maintaining their assigned cluster mailbox. Lot Owner will be given all keys to mailbox from USPS and buyer will be responsible for those keys. If lost or stolen, it shall be the responsibility of the Lot Owner to have their lock and keys

replaced. Lot Owner will pass keys and responsibility to future Lot Owners of said property. If mail cluster station should ever have to be replaced or repaired, each user shall share replacement or repair costs evenly among Lot Owners assigned to cluster box.

19. No trucks or other commercial vehicles rated larger than one-ton pickups or any trailers shall be maintained or parked outdoors overnight for any purpose in this addition. The Builder/Developer shall be able to maintain and park such vehicles until such time as the buildings and improvements in the development are completed.
20. No recreational vehicles, campers, boats and motor homes can be stored or parked in front of dwelling for longer than thirty-six (36) hours. However, the above-described vehicles may be parked or stored on adjoining concrete pads on the side of the house where the garage is located. No residence shall have more than one drive leading to a garage or for parking vehicles.
21. No inoperable, dismantled, or wrecked motor vehicles, automobiles, trailers, boats or any other vehicles or machinery or parts thereof, including scrap metals or other scrap materials shall be permitted to be upon or remain upon any part of the property within the addition.
22. Any outdoor pet facilities shall require the prior approval of the Fairfax City Council. It is understood that any pet making a continual disturbance is subject to the nuisance ordinances of the City of Fairfax, Iowa.
23. No Lot shall be subdivided.
24. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 2042, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of majority of the then owners of said Lots it is agreed to change the said covenants in whole or in part.
25. The record owners in fee simple of the residential Lots in the Addition may revoke, modify, amend, or supplement, in whole or in part, any or all the covenants and conditions contained in this Declaration and may release the real estate, or any part thereof, from the covenants, but only at the following time and in the following manner:
  - a. Any such change or changes after the full development of the Addition and prior to a date twenty-one years after the recording of this Declaration shall require the approval of 60% of the Lot Owners of all the Lots in the Addition.
  - b. Any such modification shall be effective only if expressed in a written instrument or instruments executed and acknowledged by each of the consenting Lot Owners and recorded in the Office of the Recorder of Linn County, Iowa. Upon and after the effective date of any such change or changes, the change or changes shall be binding upon all persons, firms and corporations then owning property in the Addition and shall run with the land and bind all persons claiming by, through or under any one or more of them.
  - c. Until all Lots within the subdivision are sold, the Developer may revoke, modify, amend, or supplement these Restrictive Covenants without the consent of any other Lot Owners in the subdivision.

- d. Notwithstanding the above, any such change or changes shall require the consent of the Developer if it is the legal titleholder to any Lot in said Addition.
  - e. Any legal titleholder to a Lot covered by these restrictive covenants covered shall be entitled to seek the enforcement of these restrictive covenants in the Linn County District Court.
26. If the undersigned, or their heirs, successors or assigns, including any succeeding Lot Owners, shall violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any other of said Lots 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 to prevent such party from so doing or to recover damages or other dues from such violation.
27. 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.

Dated at Fairfax, Iowa, this 12<sup>th</sup> day of July, 2022.

IOWA LOT DEVELOPMENT, LLC

  
 \_\_\_\_\_  
 Bruce G. Sevig, Member-Manager

  
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 Shane A. Schrader, Member-Manager

STATE OF IOWA            )  
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 COUNTY OF LINN        )

On this 12<sup>th</sup> day of July, 2022, before me, the undersigned, a Notary Public, personally appeared Bruce G. Sevig and Shane A. Schrader, to me personally known, who being by me duly sworn, did say that these persons are the Member-Managers of said Iowa Lot Development, LLC, that no seal has been procured by the said limited liability company and that said instrument was signed on behalf of the said Iowa Lot Development, LLC, by authority of its Members and the said Bruce G. Sevig and Shane A. Schrader acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.

  
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 NOTARY PUBLIC - STATE OF IOWA

