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County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3608

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, Iowa 50644, Tel: 319-334-3704

Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave., Suite 4, Independence, Iowa 50644

**FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS FOR LAKE
POINTE ESTATES SECOND SUBDIVISION**

THIS FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS FOR LAKE POINTE ESTATES SECOND SUBDIVISION is made this 30th day of December 2025, by and between DM Cove, LLC, an Iowa limited liability company, Justin C. Boies and Alyssa C. Boies, husband and wife, and Kenneth Kositzky and Jenna Kositzky, husband and wife ("Collectively "Members of the Association").

WHEREAS, the Members of the Association represent 100% of the owners of the Lots located in Lake Pointe Estates Second Subdivision legally described as:

Lake Pointe Estates Second Subdivision, A Subdivision of Lot B of Lake Pointe Estates, part of the NE ¼ of the SE ¼ and part of the NW ¼ of the SE ¼, Section 30, T88N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2022, Page 1401.

WHEREAS, the original Declaration of Restrictive Covenants for Lake Pointe Estates Second Subdivision provide that the Restrictive Covenants can be amended by a seventy-five (75%) vote of the Members of the Association.

NOW THEREFORE IT IS HEREBY AGREED by and between the Members of the Association as follows:

1. The Members of the Association wish to amend Section 2 of the Declaration of Restrictive Covenants for Lake Pointe Estates Second Subdivision, filed May 11, 2022, in Bk. 2022 Pg. 1500, in the records of the Delaware County, Iowa Recorder.

2. Section 2 shall be amended and restated as follows:

"2. Application. These restrictive covenants shall apply to all lots within the Subdivision except Lot F."

3. All other provisions of the Declaration of Restrictive Covenants for the Declaration of Restrictive Covenants for Lake Pointe Estates Second Subdivision shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day and year first above written.

Owner of Lot 202 and Lot F

DM Cove. LLC



Chad Mormann, Manager

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me on December 26, 2025, by Chad Mormann, Manager of DM Cove, LLC.




Signature of Notary Public

Owners of Lot 200

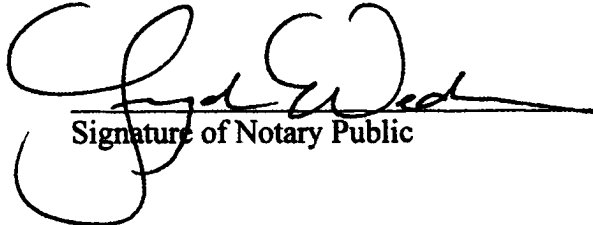

Justin C. Boies


Alyssa C. Boies


STATE OF IOWA, COUNTY OF Delaware :

This record was acknowledged before me on this 23 day of December 2025, by Justin C. Boies and Alyssa C. Boies, husband and wife.




Signature of Notary Public

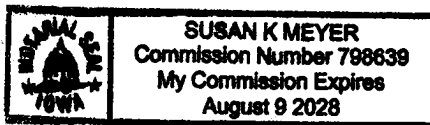
Owners of Lot 201

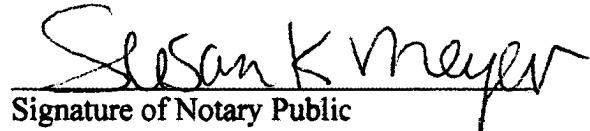

Kenneth Kositzky


Jenna Kositzky

STATE OF IOWA, COUNTY OF Delaware:

This record was acknowledged before me on this 26 day of December, 2025, by Kenneth Kositzky and Jenna Kositzky, husband and wife.




Signature of Notary Public

Owner of Lot 202 and Lot F

DM Cove, LLC




Jeff Domeyer, Manager

STATE OF IOWA, COUNTY OF DELAWARE :

This record was acknowledged before me on December 23 2025, by Jeff Domeyer, Manager of DM Cove, LLC.





Signature of Notary Public