

COVERED BRIDGE ESTS LOTS 1-46
7-76-27
18-76-27
12-76-28
13-76-28

BK: 2020 PG: 617
Recorded: 2/27/2020 at 2:51:52.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Prepared By, and When Recorded, Return To:
Julie A. Buenzow, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700, Des Moines, IA
50309-8004, Phone: (515) 246-5856

**SECOND AMENDMENT TO THE
AMENDED AND SUBSTITUTED DECLARATION OF COVENANTS
FOR COVERED BRIDGE ESTATES**

This Second Amendment to the Amended and Substituted Declaration of Covenants for Covered Bridge Estates (hereinafter referred to as the "First Amendment") is made this 12th day of February, 2020 by Covered Bridge Estates Homeowners Association (the "Association").

RECITALS:

A. The Association entered into that certain Amended and Substituted Declaration of Covenants for Covered Bridge Estates dated May 16, 2015 and filed May 18, 2015 in Book 2015 at Page 1291 in the Office of the Madison County Recorder, and a First Amendment to the Amended and Substituted Declaration of Covenants for Covered Bridge Estates dated May 3, 2016 and filed May 18, 2016 in Book 2016 at Page 1324 in the Office of the Madison County Recorder (hereinafter collectively referred to as the "Declaration), said Declaration affecting and concerning the real property legally described as:

**Lots 1 through 46, inclusive, of Covered Bridge Estates, an Official Plat, in
Madison County, Iowa (the "Property");**

B. The Association desires and the Members of the Association have approved various amendments to the Declaration.

NOW, THEREFORE, the Association and its Members agree and declare that the Declaration shall be amended as follows:

1. Article V, Paragraph 13 (concerning driveway lights and light posts) is hereby deleted in its entirety.

2. Article XI (Weed Control) is hereby deleted in its entirety and substituted with the following language:

"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, and failing this, agrees that after written notice, given by certified mail from the Association, the weeds shall be cut, the lawn mowed and such debris shall be removed within fifteen (15) days, failing which the Association may enter upon the property to cut weeds, mow, or cause debris to be removed and shall have a \$200 per month (for each month in violation) lien and cause of action against the owner of the Lot for collection and the reasonable cost thereof."

3. Article IV, Paragraph 8 is hereby amended to add the following language at the conclusion of the current text "The Association will begin the lien process once assessments are delinquent by twelve (12) months or more, by sending written notice and allowing the Lot owner thirty (30) days to pay all dues and assessments then owing, plus interest."

4. Article V, Paragraph 15, is hereby deleted in its entirety and substituted with the following language:

"Lot Owners shall not store equipment (unless being used during the construction process of lot owners' home), movable buildings, trash, or junk on open lots or anything else the Association deems as being stored on open lots or dwellings. A certified notice will be sent by the Association giving the lot owner thirty (30) days to remove the violating item. The Association reserves the right to assess \$200 per month for said violation."

5. The undersigned officers of the Association hereby certify that the foregoing Amendments to the Declaration were approved and ratified pursuant to the requirements of Article XV of the Declaration and the Bylaws of the Association.

COVERED BRIDGE ESTATES HOMEOWNER'S ASSOCIATION

By: Betsy Letterberg
Name: Betsy Letterberg
Title: President

Dated: 2/12, 2020

By: Mindy Cochran
Name: Mindy Cochran
Title: Vice President

Dated: 2/12, 2020

By: Nathan Miller
Name: Nathan Miller
Title: Secretary/Treasurer

Dated: 2/12, 2020

STATE OF IOWA, COUNTY OF Iowa) ss:

This record was acknowledged before me this 12 day of February, 2020, by
Betsy Zetlerberg as President of Covered Bridge Estates
Homeowner's Association.

Rachel Eller
Signature of Notary Public

STATE OF IOWA, COUNTY OF Iowa) ss:

This record was acknowledged before me this 12 day of February, 2020, by
Mindy Cochran as Vice President of Covered Bridge Estates
Homeowner's Association.

Rachel Eller
Signature of Notary Public

STATE OF IOWA, COUNTY OF Iowa) ss:

This record was acknowledged before me this 12 day of February, 2020, by
Nathan Miller as Secretary/Treasurer of Covered Bridge Estates
Homeowner's Association.

Rachel Eller
Signature of Notary Public

