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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Return to and Prepared by: Trevor J. Heimbaugh, PO Box 230, Winterset, IA 50273; Phone: 515-462-3731

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
PATTERSON HILLS SUBDIVISION
MADISON COUNTY, IOWA**

This Second Amendment to Declaration of Covenants, Conditions and Restrictions for Patterson Hills Subdivision is made and entered into by Declarants of Patterson Hills Subdivision.

WHEREAS the Declaration of Covenants, Conditions and Restrictions for Patterson Hills Subdivision was recorded as part of the subdivision proceedings of Patterson Hills Subdivision, Madison County, Iowa, in Book 2026, Page 1332 of the Recorder's Office of Madison County, Iowa, on May 12, 2026.

WHEREAS Declarant desire to amend said Declaration of Covenants, Conditions and Restrictions.

NOW THEREFORE, said Declaration of Covenants, Conditions and Restrictions for Patterson Hills Subdivision is hereby amended as follows:

1. Section 3 of Article III is hereby stricken and replaced with the following:

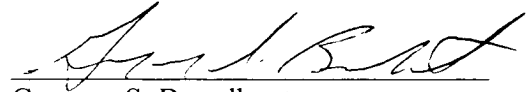
This Declaration may be amended, modified, or terminated only upon the unanimous written consent of the Declarant, the Owner(s) of Lot 1 of Patterson Hills Subdivision, and the Owner(s) of Lot 2 of Patterson Hills Subdivision. The Declarant shall have one vote, the Owner(s) of Lot 1 shall collectively have one vote, and the Owner(s) of Lot 2 shall collectively have one vote.

The Declarant's voting right shall continue only so long as the Declarant owns the real property adjoining Patterson Hills Subdivision. Upon the Declarant's transfer of all such adjoining property, the Declarant's voting right shall terminate. Thereafter, any amendment, modification, or termination of this Declaration shall require the unanimous written consent of the Owner(s) of Lot 1 and the Owner(s) of Lot 2.

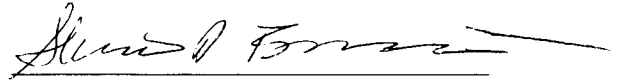
Any amendment, modification, or termination of this Declaration must be in writing and recorded in the Office of the Recorder of Madison County, Iowa.

2. In all other respects, said Covenants, Conditions, and Restrictions for Patterson Hills Subdivision, Madison County, Iowa, are ratified and confirmed.

Dated this 31 day of August 2026.



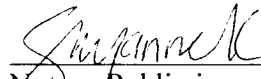
Gregory S. Broadbent



Sherri D. Broadbent

STATE OF IOWA :
: SS
COUNTY OF MADISON :

On the 31 day of August, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory S. Broadbent and Sherri D. Broadbent, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Notary Public in and for the State of Iowa

