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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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**COVENANT AND AGREEMENT TO
HOLD PROPERTY AS ONE PARCEL**

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067,
Phone: (515) 462-4912

Taxpayer Information: (name and complete address)

Michael Pedersen and Michele M. Pedersen, 170 Christopher Avenue, Waukee, IA 50263

✓ **Return Document To:** (name and complete address)

John E. Casper, 223 East Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Grantors:

Michael Pedersen
Michele M. Pedersen

Grantees:

Michael Pedersen
Michele M. Pedersen

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that Michael Pedersen and Michele M. Pedersen, Husband and Wife, (hereafter Owner) is the owner of real property in Madison County, Iowa, that is legally described as follows:

Lots Twenty-two (22) and Twenty-three (23) of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (½) of the Northwest Quarter (¼), South Half (½) of the Northeast Quarter (¼), Northeast Quarter (¼) of the Southwest Quarter (¼), and the North Half (½) of the Southeast Quarter (¼) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

as recorded with the Madison County Recorder on May 18, 2012 in Book 2012, at Page 1460.

The Owner agrees and covenants with the Madison County, Iowa that the above legally described properties shall be held hereafter as one (1) parcel and no portion at anytime in the future shall be sold separately or held by the record title holder for any purpose other than as a single rural estate subdivision lot.

This Covenant and Agreement is executed for the purpose of creating, establishing and declaring a single building lot on this property and a single rural estates subdivision lot of record as thereby and hereafter regulated by the Madison County Zoning Ordinance as that Code may now or hereafter provide.

The Owner acknowledges and agrees under the Declaration of Association of the Polo Pointe Homeowners Association, L.C., as amended, (hereafter the Declaration) for the purposes of any current or future Common Expense Allocation and Special Assessments as provided in the Declaration that the single lot as herein created shall be responsible for and pay a double assessment for these purposes only. The Owners acknowledge and agree this Agreement is not intended to avoid any liability for such Association expenses by the establishment of one (1) rural estate subdivision lot of record.

The Polo Pointe Homeowners Association, L.C. (hereafter the Association) executes this Agreement only insofar as this Agreement may affect the Declaration.

This Covenant and Agreement shall run with all of the above-described land and shall be binding upon the Owner, and future owners, encumbrances, their successors, heirs and assignees, and shall continue in effect until released by the authority of Madison County, Iowa upon written submittal of request, applicable fees and evidence that this Covenant and Agreement is no longer required by law.

Dated at Winterset, Iowa on the 23rd day of August, 2012.

MADISON COUNTY, IOWA

By: [Signature]
Jeff Nichol, Zoning Administrator

By: [Signature]
Michael Pedersen, Owner

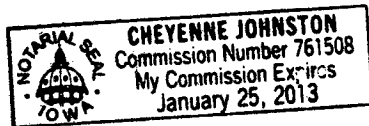
By: [Signature]
Michele M. Pedersen, Owner

POLO POINTE HOMEOWNERS ASSOCIATION, L.C.

By: [Signature]
Kevin Anderson, President

STATE OF IOWA)
) ss
COUNTY OF MADISON)

Signed and sworn to (or affirmed) before me on August 15, 2012 by Michael Pedersen and Michele M. Pedersen.



[Signature]
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss
COUNTY OF MADISON)

This instrument was acknowledged before me on August 23, 2012 by Jeff Nichol as the Zoning Administrator for Madison County, Iowa.

[Signature]
Notary Public in and for the State of Iowa

