



Document 2016 1324

Book 2016 Page 1324 Type 06 039 Pages 3
Date 5/18/2016 Time 2:07:09PM
Rec Amt \$17.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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✓ **Prepared By, and When Recorded, Return To:**

Chet A. Mellema, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700, Des Moines, IA
50309-8004, Phone: (515) 246-5822

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

This First Amendment to the Amended and Substituted Declaration of Covenants for Covered Bridge Estates (hereinafter referred to as the "First Amendment") is made this 3rd day of May, 2016 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 (hereinafter 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 II, Paragraph 1, subparagraph (d) is hereby deleted in its entirety and the following language shall be added as the new Article II, Paragraph 1, subparagraph (d): "Notwithstanding anything else herein to the contrary, the Association shall have no responsibility or liability of any kind whatsoever for the maintenance and repair of the road locally known as 175th Court."

2. Article I, Paragraph 2 (the definition of Building Plot) is hereby deleted in its entirety and the following language shall be added as the new Article I, Paragraph 2: "Intentionally omitted."

3. Article I, Paragraph 10 is hereby amended so that the language "Building Plot" is deleted in its entirety and substituted with the language "Lot" therein.

4. Article III, Paragraph 2 is hereby amended so that each occurrence of the phrase "Building Plot" is deleted in its entirety and substituted with the language "Lot" therein.

5. Article V, Paragraphs 1, 4, 5, and 8 are hereby amended so that each occurrence of the phrase "Building Plot" is deleted in its entirety and substituted with the language "Lot" therein.

6. Articles VI, VII and IX are hereby amended so that each occurrence of the phrase "Building Plot" is deleted in its entirety and substituted with the language "Lot" therein.

7. 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: [Signature]
Name: Kevin Johnson
Title: President

Dated: 5-3, 2016

By: [Signature]
Name: Nathan Miller
Title: Secretary / Treasurer

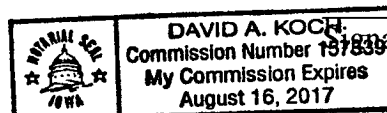
Dated: 5/5, 2016

By: [Signature]
Name: Travis Nedved
Title: Vice President

Dated: 5-10, 2016

STATE OF IOWA, COUNTY OF Madison ss:

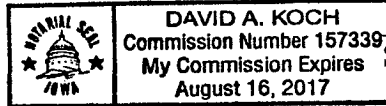
This record was acknowledged before me this 3rd day of May, 2016, by Kevin Johnson as President of Covered Bridge Estates Homeowner's Association.



[Signature]
Notary Public

STATE OF IOWA, COUNTY OF Madison) ss:

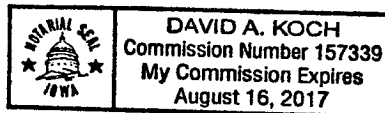
This record was acknowledged before me this 5th day of May, 2016, by
Nathan Milbrus Sec - Treasurer of Covered Bridge Estates
Homeowner's Association.



[Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison) ss:

This record was acknowledged before me this 16th day of May, 2016, by
Travis Nedel as Vice President of Covered Bridge Estates
Homeowner's Association.



[Signature]
Signature of Notary Public