Ron Hon
1648 185th St.
Manchester IA
52057

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DELAWARE COUNTY IOWA
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DEBORAH L PEYTON
DELAWARE CO RECORDER
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Thomas J. Hanson 401 East Main Street Manchester 927-5920

AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND GRANTS OF
RIDGEWAY ACRES SUBDIVISION
Manchester, Delaware County, Iowa

The Declarants (also referred to herein as Developers) are the owners of the real estate located in Delaware County, Iowa, known as Ridgeway Acres Subdivision. The developers previously filed of record a Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Grants of Ridgeway Acres Subdivision, recorded in Book 7 Plats, Page 208 of the records of the Delaware County Recorder. The undersigned developers hereby amend the original Declaration as follows:

1. Section 1-B of Article II under General Restrictions is hereby deleted and the following Section 1-B is substituted therefor:

B. No structures shall be erected on any residential lot other than one single family dwelling with a garage sufficient for the automobiles used privately by the resident members of the family residing in the dwelling. The eves of said garage shall have a height no greater than eight feet. One unattached patio or gazebo shall be permitted, one unattached garage being no more than two stalls and not exceeding 24 feet by 24 feet in size conforming to the residence placed on the premises shall be permitted, but no prefabricated structure shall be allowed.

2. Section 1-I of Article II under General Restrictions is hereby deleted and the following Section 1-I is substituted therefor:

I. No animals of any kind shall be raised, bred and kept on any lot property, with exception that dogs, cats or other ordinary household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose. No outside pets of

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any kind shall be permitted. No outside structure may be erected on any lot for the housing of any animals domesticated or otherwise except one conforming doghouse and one small kennel not larger than 4 feet by 6 feet shall be permitted so long as it is kept clean.

3. Section 1-S of Article II under General Restrictions is hereby deleted and the following Section 1-S is substituted therefor:

S. All United States Postal Service mailboxes, media delivery boxes or other such receptacles shall be located at the entrance to the premises.

Dated this 22nd day of July, 1998.

RIDGEWAY ACRES SUBDIVISION

Ronald H. Hon
Ronald H. Hon

Carma M. Hon
Carma M. Hon
Owners of Ridgeway Subdivision

Subscribed and sworn to before me by Ronald H. Hon and Carma M. Hon, this 22nd day of July, 1998.



Vonda Billhorn
Notary Public In & For The
State Of Iowa
Vonda Billhorn

EXHIBIT A

Legal Description of Property Platted as Ridgeway Acres Subdivision

"RIDGEWAY ACRES" being a subdivision of part of the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4) and part of the Northeast Quarter of the Southwest Quarter (NE1/4-SW1/4) of Section Nineteen (19), Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa, consisting of Lot One (1) through Lot Four (4) thereof containing 1.62 acres, 1.25 acres, 1.25 acres, and 1.25 acres, respectively, more or less. The boundary of said "RIDGEWAY ACRES" is more particularly described by metes and bounds as follows:

Commencing at the South 1/4 Corner of Section 19, Township 89 North, Range 5 West of the 5th P.M.; thence N 89°-03'-42" W, 1301.69 feet along the south line of the SW1/4 of said Section 19; thence N 00°-33'-39" E, 2667.98 feet to the northwest corner of the NE1/4-SW1/4 of said Section 19 which is the Point of Beginning; thence N 00°-33'-39" E, 182.40 feet along the west line of the SE1/4-NW1/4 of said Section 19; thence N 74°-08'-37" E, 896.33 feet along the centerline of a county highway; thence S 15°-51'-23" E, 250.00 feet; thence S 74°-08'-37" W, 970.00 feet; thence N 00°-33'-39" E, 78.22 feet along the west line of the NE1/4-SW1/4 of said Section 19 to the Point of Beginning. Said described parcel contains a total of 5.37 acres, more or less. The south line of the SW1/4 of Section 19, T89N, R5W is assumed to bear N 89°-03'-42" W.