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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

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**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS**

Recorder's Cover Sheet

Preparer Information:

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Larry L. Hughes, PO Box 305, Norwalk, IA 50211

Grantors:

See Page 2

Grantees:

See Page 2

Legal Description:

See Page 2

Document or instrument number if applicable:

**AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS**

**LAKESHORE ESTATES, PLAT I
MADISON COUNTY, IOWA**

Terra Tender, Inc., hereby amends the Declaration of Covenants, Conditions and Restrictions for Lakeshore Estates, Plat I, Madison County, Iowa, located in the West Half of the Northwest Quarter and the East Half of the Northeast Quarter of Section 16, Township 77 North, Range 26 of the West of the 5th P.M. as shown in the Subdivision proceedings recorded in Book 2008, Page 2636 of the Recorder's Office of Madison County, Iowa, as follows:

1. Section 4 of Article I of the Covenants, Conditions and Restrictions is hereby stricken, and the following substituted in lieu thereof:

Section 4. "Common Area" shall mean and refer to the roadway as shown on the Plat, including the improvements thereon for the common use and enjoyment of the owners. The common area shall also be all portions of paving, rock roads, and utilities located in the common area.

All lot owners in Lakeshore Estates, and owners of Parcel D, E, F, G and H adjacent to the north boundary line of Lakeshore Estates, Plat I, will have rights to use the lake as long as they are in good standing with the Homeowners' Association fee requirements. An easement for ingress and egress, to and from the dam, and lake area, is hereby granted to the lot owners and owners of the parcels described above, over and across an easement area described as follows:

Commencing at the Northeast Corner of Lot 10 and running thence Westerly to the dam and lake, thence South 175 Feet, thence Easterly to the East line of Lot 10, thence North 175 Feet to the point of beginning, AND Commencing at the Southeast Corner of Lot 4 and running thence Westerly to the dam and lake, thence North 175', thence Easterly to the East line of Lot 4, thence South 175' to the Point of Beginning of Lakeshore Estates, Plat I.

Non lake-front lot owners shall not have access to the lake, except over and across the easement area, and shall not use the lake frontage of lot owners other than on the easement area.

No gas motors will be allowed on boats on the lake, a three horse electric trilling motor is allowed.

2. In all other respects, said Covenants, Conditions and Restrictions for Lakeshore Estates, Plat I, Madison County, Iowa, are ratified and confirmed.

3. Terra Tender, Inc., is the owner of more than 75% of the lots of Lakeshore Estates; therefore, this Amendment is permitted by Article X, Section 3, of the Covenants, Restrictions and Conditions.

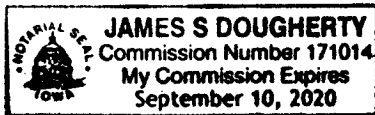
Dated: October 14th, 2019.

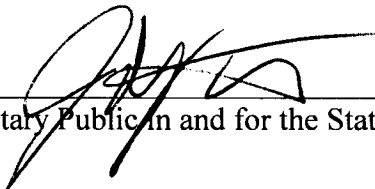
TERRA TENDER, INC.

By Larry L. Hughes, Pres.
Larry L. Hughes, President

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 14th day of October, 2019, by Larry L. Hughes, President of Terra Tender, Inc.




Notary Public in and for the State of Iowa