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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 ½ W Jefferson, PO Box 230, Winterset, IA 50273,
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Taxpayer Information: Lakeshore Estate Homeowners Association, 3084 120th St, Cumming,
Iowa, 50061

Return Document To: Kyle Weber, 101 ½ W Jefferson, Winterset, IA 50273, Phone: (515)
462-3731

Grantors: See Page 2

Grantees: See Page 2

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Return to and Prepared by: Kyle A. Weber, PO Box 230, Winterset, IA 50273; Ph#: 515-462-3731

**THIRD AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
LAKESHORE ESTATES PLAT NO. 1
MADISON COUNTY, IOWA**

This Third Amendment to Declaration of Covenants, Conditions and Restrictions for Lakeshore Estates Plat No. 1 is made and entered into by 75% or more of the Lot Owners of Lakeshore Estates Plat No. 1.

WHEREAS the Declaration of Covenants, Conditions and Restrictions for Lakeshore Estates Plat No. 1 was recorded as part of the subdivision proceedings of Lakeshore Estates Plat No. 1, Madison County, Iowa, in Book 2008, Page 2636 of the Recorder's Office of Madison County, Iowa, on August 28, 2008.

WHEREAS the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Lakeshore Estates Plat No. 1 was recorded in Book 2023, Page 658 of the Recorder's Office of Madison County, Iowa on April 5, 2023.

WHEREAS 75% or more of all Lot Owners desire to amend said Declaration of Covenants, Conditions and Restrictions.

WHEREAS a vote was taken of the Lot Owners by Lakeshore Estates Association, Inc. in a special meeting and 75% or more of the Lot Owners approved the Amendment.

NOW THEREFORE, said Declaration of Covenants, Conditions and Restrictions for Lakeshore Estates Plat No. 1 is hereby amended as follows:

1. Section 2 of Article VII is hereby amended to allow chickens and shall read as follows:

Section 2. Use of Properties

(K) Horses or calves are allowed, in reasonable numbers of each lot. No hogs or potentially dangerous exotic animals are allowed. The maximum number of chickens allowed shall be twelve. Roosters shall not be allowed. Structures housing or containing approved animals shall be subject to a 50-foot setback from neighboring HOA property lines.

All other subsections in Section 2, Article VII are unchanged and remain in full effect.

- 2. "Declarant" now means the number of lot owners in Lakeshore Estates Plat No. 1 required to amend the Declaration of Covenants, Conditions, and Restrictions for Lakeshore Estates Plat No. 1, Madison County, Iowa.
- 3. In all other respects, said Covenants, Conditions, and Restrictions for Lakeshore Estates, Plat No. 1, Madison County, Iowa, and its Amendments are ratified and confirmed.

Dated this 21 day of March 2024.

Nicole Banegas
 Nicole Banegas, President of the
 Lakeshore Estates Owners'
 Association

STATE OF IOWA :
 : SS
 COUNTY OF warren :

On the 21 day of March, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Nicole Banegas, President of the Lakeshore Estates Owners' Association, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Heather Glosser
 Notary Public in and for the State of Iowa

