

**AMENDMENT TO COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
KIPPY RIDGE ESTATES**

This Amendment to Covenants, Conditions and Restrictions for Kippy Ridge Estates is made and entered into by and between Thomas D. Bass and Carol A. Bass, husband and wife, Declarant.

WHEREAS the Declaration of Covenants, Conditions and Restrictions for Kippy Ridge Estates was recorded as part of the subdivision proceedings of Kippy Ridge Estates, Madison County, Iowa, in Book 2004, Page 2593 of the Recorder's Office of Madison County, Iowa, on June 4, 2004.

WHEREAS Declarant desires to amend said Declaration of Covenants, Conditions and Restrictions.

NOW THEREFORE, said Declaration of Covenants, Conditions and Restrictions for Kippy Ridge Estates is hereby amended as follows:

1. Section 4 of Article II is hereby amended to read as follows:

There shall be located on each Parcel sold a single-family residence of at least fifteen hundred (1500) square feet living area, not including basement or walk-out basement, and no other use shall be allowed except single-family residency. No structure shall be erected on any Parcel except a single-family residential dwelling structure including an attached garage and one accessory building provided that such building may not be erected in excess of 1000 square feet of area. **No construction shall start on any such dwelling or building until plans have been approved by the Declarant.** No mobile homes or double-wide homes shall be erected or placed on any of the lots, plats or Parcels included in the real estate described above. No trailer, basement, tent, shack, garage, barn or other accessory building on the Parcel shall at anytime be used as a residence, temporarily or permanently; nor, shall any residence of a temporary character be permitted. The titleholder of each lot, tract or Parcel shall keep his lot or lots free of weeds and debris and shall not engage in any activity which is a nuisance.

2. In all other respects said Declaration of Covenants, Conditions and Restrictions for Kippy Ridge Estates is hereby ratified and confirmed.

Dated this 25th day of July, 2008.

DECLARANT

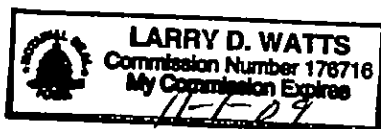
Thomas D. Bass
Thomas D. Bass

Carol Ann Bass
Carol Ann Bass

STATE OF IOWA :
:SS
COUNTY OF MADISON :

On this 25 day of July, 2008, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Thomas D. Bass and Carol Ann Bass, to me known to me personally known, who being by me duly sworn, did say that they are the persons named in the within and foregoing instrument, and that the instrument was executed by them as their voluntary act and deed.

Larry D. Watts
Notary Public in and for the State of Iowa



**AMENDMENT TO COVENANTS, CONDITIONS
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Recorder's Cover Sheet

Preparer Information:

Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273 515/462-3731

Taxpayer Information:

✓ **Return Address**

Jerrold B. Oliver, PO BOX , Winterset, IA 50273 515/462-3731

Grantors:

See Page 2

Grantees:

See Page 2

Legal Description: See Page 2

Document or instrument number if applicable: