



Document 2017 218

Book 2017 Page 218 Type 06 044 Pages 4

Date 1/19/2017 Time 9:37:25AM

Rec Amt \$22.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR GUYE WOODS OVERLOOK SUBDIVISION
Recorder's Cover Sheet**

Preparer Information: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
(515) 462-3731

Taxpayer Information: James L. Thalacker, PO Box 541, Winterset, IA 50273

Return Address: James L. Thalacker, PO Box 541, Winterset, IA 50273

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 FOR GUYE WOODS OVERLOOK SUBDIVISION**

WHEREAS, a Declaration of Covenants, Conditions and Restrictions for Guye Woods Overlook Subdivision was recorded as part of subdivision proceedings for Guye Woods Overlook Subdivision, which subdivision proceedings were recorded on June 21, 2005, in Book 2005, Page 2772 of the Recorder's Office of Madison County, Iowa.

WHEREAS, Declarants shown in the Covenants, Conditions and Restrictions, are defined as James L. Thalacker and Sara Thalacker.

WHEREAS, Declarants have the right to amend said Covenants, Conditions and Restrictions for Guye Woods Overlook Subdivision.

NOW THEREFORE, Declarations of Covenants, Conditions and Restrictions for Guye Woods Overlook is hereby amended as follows:

1. Section 4 of Article II of said Covenants, Conditions and Restrictions is hereby amended to read as follows:

Section 4. Residences.

There shall be located on each Lot 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 Lot except a single-family residential dwelling structure, a one to three car garage, and certain accessory buildings proved that accessory buildings, other than garages, may not be erected in excess of twenty-five hundred (2500) square feet of area. No construction shall start on any such dwelling 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 Lots included in the real estate described above. No trailer, basement, tent, shack, garage, barn or other accessory building on the Lot 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 Lot shall keep his lot or lots free of weeds and debris and shall not engage in any activity which is a nuisance.

A mobile home may be used for temporary occupancy for the first six months of ownership of a lot by a lot owner with the approval of the Association or declarant may use a mobile home for occupancy on any lot for a period not to exceed six months.

2. Section 6 of Article II concerning underground wiring is hereby deleted.

STATE OF IOWA :
 :SS
MADISON COUNTY :

This instrument was acknowledged before me on this 19 day of January, 2017, by Sara Thalacker.



Sarah M. Cowman
Notary Public in and for the State of Iowa