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Kind: AMEND TO RESTRICT COVENANTS
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Fee Amt: \$12.00 Page 1 of 2
Dubuque County Iowa
Kathy Flynn Thurlow Recorder

File **2014-00006532**

Prepared by & Return to: Stephen J. Juergens, 151 W. 8th St., Suite 200, Dubuque, Iowa 52001, Phone (563) 556-4011

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

Re: Lots 1 through 32 and Lot A of Block 5 of Thunder Ridge Estates
in Section 2, Township 88 North, Range 1 East of the 5th P.M., in
Dubuque County, Iowa, according to the recorded plat thereof.

The undersigned, constituting the record owner of the above-described property in the County of Dubuque, State of Iowa, does hereby amend the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded on May 22, 2014 as Instrument No. 2014-5234 of the records of the Dubuque County Recorder, as follows:

1. That effective with the date of the filing of this Amendment, ARTICLE VIII (GENERAL RESTRICTIONS) SECTION 2 (SUBDIVISION OF LOTS), is deleted and the following is substituted in lieu thereof:

“SECTION 2. SUBDIVISION OF LOTS. For purposes of this Section only, the term “Lot” shall mean only a “Single-Family Lot” as defined in ARTICLE I, SECTION 7. This Section shall not prohibit Declarant from subdividing any or all of Lots 29, 30, and A into Single-Family Lots, and/or Common Areas. This Section shall not prohibit a successor-in-interest of Declarant to Lot 29 from subdividing Lot 29 once into two (2) Single-Family lots. This Section shall not prohibit a successor-in-interest of Declarant to Lot 30 from subdividing Lot 30 once into two (2) Single-Family Lots. No other Lot shall be subdivided or re-subdivided to make smaller Lots. This restriction shall not prevent an owner of two (2) or more contiguous Lots from building one (1) Dwelling Unit on more than one (1) adjoining platted Lots or two (2) Dwelling Units on three (3) or more adjoining platted Lots as shown on the plat of the Properties; provided, such owner or owners replat said Lots following all platting procedures required under the ordinances of the County of Dubuque and the statutes of the State of Iowa, to the end that said Lots are combined and only one (1) Dwelling Unit is erected on each such replatted Lot.”

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2. That except as provided in Paragraph 1 hereof, in all other respects, the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded as Instrument No. 2014-5234 is ratified and confirmed and shall remain in full force and effect.

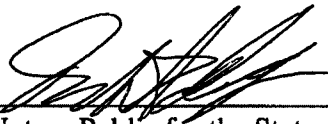
Dated this 19th day of June, 2014.

ROYAL OAKS DEVELOPMENT CORPORATION

By: 
A. J. Spiegel, President and Secretary

STATE OF IOWA)
) ss:
DUBUQUE COUNTY)

On this 19th day of June, 2014, before me, a Notary Public in and for said State of Iowa, personally appeared A. J. Spiegel, to me personally known who being by me duly sworn did say that he is the President and Secretary, respectively, of ROYAL OAKS DEVELOPMENT CORPORATION, and that said Amendment to Declaration of Covenants, Conditions and Restrictions was signed on behalf of said corporation by authority of its Board of Directors; and that the said President and Secretary, respectively, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.


Notary Public for the State of Iowa

