

**FIRST AMENDMENT
TO
RESTRICTIVE COVENANTS
OF LIMESTONE ESTATES SUBDIVISION
IN MADISON COUNTY, IOWA**

I, Donald J. Lynch, a single person, is now the fee simple owner and record titleholder of the following-described real estate:

A parcel of land in the West Half (W2) of the Southeast Quarter (SE3) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the South Quarter Corner of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence North 00102' 45" East 1,325.91 feet to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section Twenty-five (25); thence continuing North 00102' 45" East 996.61 feet; thence South 89107' 42" East 1073.23 feet; thence South 02133' 14" East 371.41 feet; thence South 47134' 20" West 43.01 feet; thence South 86113' 47" West 105.08 feet; thence South 021 13' 28" East 106.00 feet; thence South 86155' 59" East 97.30 feet; thence South 01145' 07" West 471.16 feet to the North line of the Southwest Quarter of the Southeast Quarter of said Section Twenty-five (25); thence South 89131' 06" East 280.70 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 00141' 37" East 1,327.85 feet to the Southeast Corner of said Southwest Quarter of the Southeast Quarter; thence North 89126' 44" West 1,338.61 feet to the Point of Beginning. Said parcel contains 64.464 Acres including 3.247 Acres of County Road Right-of-Way,

which has now been subdivided under the laws of the State of Iowa and of Madison County, Iowa and is now also legally described as:

Lots 1,2,3,4,5,6,7,8,9,and 10 of Limestone Estates located in the West Half (2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77), Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

The original Restrictive Covenants were dated January 19, 2005 and filed for record on January 20, 2005 in the Madison County Recorder's Office in Record Book 2005 at Page 264. The undersigned owner does hereby impose and subject this real estate to this First Amendment to the Restrictive Covenants as follows:

1. Paragraph One (1) of the Restrictive Covenants be and is hereby amended to provide as follows:

1. All subdivision lots (hereafter parcels) shall be used only for single-family residential purposes. All house plans including blueprints, floor plans and

construction specifications shall be first approved by the undersigned or his successor or assign prior to the commencement of any construction activity on the project. The residential dwelling structure shall be at least one thousand four hundred (1400) square feet in habitable, finished living area within the dwelling not limited to the main entry level, but excluding from this minimum area that portion of the structure used as a basement or as an unfinished portion of the structure. Each residence shall have an attached garage with sufficient square footage to hold at least two (2) mid-sized automobiles. No mobile homes of any kind at any time shall be erected or placed on any of said parcels. Modular homes and manufactures homes shall be permitted to be erected or placed on these parcels, but all residential dwelling structures shall have a concrete foundation with a full basement. For the purpose of this Restrictive Covenants the following definitions shall apply.

a. *Mobile home* means any vehicle without motive power used or so manufactured or constructed as to permit it being used as a conveyance upon the public streets and highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons.

b. *Modular home* means a factory-built structure which is manufactured to be used as a place of human habitation, is constructed to comply with the Iowa state building code for modular factory-built structures, and must display the seal issued by the estate building code commissioner.

c. *Manufactured home* means a factory-built structure used as a place for human habitation, but which is not constructed to equipped with a permanent hitch or other devise allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles.

No hog confinement, nursery or finishing structure, cattle finishing structure, poultry laying or raising houses shall be erected on any of the above described parcels.

2. Except as expressly modified by this instrument, the Restrictive Covenants, dated January 19, 2005, referenced above, be and are hereby ratified, confirmed and approved in all respects.

Dated this 7th day of February, 2005.

Donald J. Lynch

STATE OF IOWA :
 : ss
MADISON COUNTY :

On this 7th day of February, 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Donald J. Lynch, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged the same as his voluntary act and deed.

Notary Public in and for the State of Iowa