

BK: 5880 PG: 809
Recorded: 2/27/2019 at 2:40:09.0 PM
County Recording Fee: \$167.00
Iowa E-Filing Fee: \$6.11
Combined Fee: \$173.11
Revenue Tax:
Kim Painter RECORDER
Johnson County, Iowa

Prepared by and after recording return to:

Michael J. Pugh
Pugh Hagan Prahm PLC

425 E. Oakdale Blvd., Suite 201
Coralville, Iowa 52241

(319) 351-2028
facsimile (319) 351-1102

AMENDED AND RESTATED PROTECTIVE COVENANTS AND RESTRICTIONS
OF
LONGFELLOW MANOR SUBDIVISION
IOWA CITY, JOHNSON COUNTY, IOWA

The undersigned, being owners of real property in the subdivision known as Longfellow Manor Subdivision, the Final Plat of which is recorded in Book 35, Page 274 of the Plat Records of Johnson County, Iowa ("Subdivision"), and representing at least 51% of the votes entitled to be cast by the owners of the real property in the Subdivision, for the mutual benefit of those persons who now own or may hereafter purchase any Lot, Zero Lot Line, or Condominium in said subdivision, hereby impose the following Protective Covenants and Restrictions on each lot, Zero Lot Line, and Condominium in said subdivision subject to these covenants, which shall be binding upon all the present and future owners of each and every parcel of ground in said subdivision as covenants running with the land and with such force and effect as if contained in each subsequent conveyance of land.

These Amended and Restated Protective and Restrictive Covenants shall replace in their entirety the Protective Covenants and Restrictions Longfellow Manor Development of Iowa City, Johnson County, Iowa, as recorded in Book 2285, at Page 240 of the Records of Johnson County, Iowa.

ARTICLE I – USE AND BUILDING RESTRICTIONS

1. All lots shall be used only for residential purposes. No structure shall be erected on lots 1-6 and 15 other than single family, zero lot line or two unit "duplex" residences. Any deviation from that use must be approved by the Association and conform with City zoning and building restrictions. Lots 7-14 and 16-20 may, subject to the approval of the Association and the City of Iowa City and in accordance with the zoning ordinances of Iowa City, be dedicated to a residential planned area development. A four-plex residential building has been erected, and will be permitted to remain, on Lot 8. Said four-plex (the "condominium") has been submitted to a condominium regime.

2. The following provisions shall be applicable to construction on the Subdivision lots:

a. No lot shall be subdivided. This provision shall not prevent a conveyance of a portion of one lot to the abutting owner of another so long as said conveyance does not result in an additional building lot being created thereby.

b. With respect to lots 1-6 and 15-20, no residential living unit shall be erected having a ground floor living area of less than eight hundred fifty (850) square feet in the case of a one (1) story structure, nor less than twelve hundred (1,200) square feet in the case of a two (2) story structure. Garages, breezeways, screened porches, open porches, decks, or third story square footage shall not be considered as ground floor area. Nothing contained in this paragraph shall prohibit the construction of two unit "duplex" residences or zero lot line single family residences in accordance with the City of Iowa City zoning ordinance.

c. No single-family dwelling shall be erected having a habitable living area of less than one thousand (1,000) square feet.

d. No temporary structure for living quarters shall be erected on any lot, and no trailer, mobile home, tent, shack, boat, unattached garage, barn or other outbuilding shall be placed upon any lot except as specifically provided in these Covenants.

e. No building shall be constructed nearer than twenty-five (25) feet nor more than thirty (30) feet, or as noted on final Subdivision plat, to the front lot line, or five (5) feet to any side lot line and all applicable provisions of the Iowa City, Iowa, zoning ordinances shall be observed. To the extent permitted by Iowa City ordinances, the Association may approve a side yard of less than five (5) feet.

f. No dog runs or fenced animal enclosures shall be allowed within the subdivision.

g. All building and foundation elevations, including requirements for walk-out or conventional basements must be approved by the Association prior to construction. The installation of walk-out basements will be permitted only if, in the absolute discretion of the Association, the same will not adversely affect surface water drainage or the continuity of topography within the Subdivision.

h. All driveways, vehicle parking area, and walkways will be constructed of concrete, and will be completed within twelve (12)-month period after the date said plans and specifications are been approved by the Association, as set forth herein. All sidewalks must be a minimum of four feet in width. No lot owner shall repair, replace or reconstruct any driveway within the Subdivision without the prior written consent of the Association.

i. During the course of construction, all building contractors shall keep mud, dirt, debris and building materials off of all Subdivision roads and other building lots.

j. There shall also be erected on each lot on Longfellow Place a poly-steel bollard (lamp post), style to be designated by the Association, as well as a mailbox with a New England base to be uniform with all other mailboxes in the Subdivision, as designated by the Association. Each

Zero Lot Owner on Longfellow place shall be responsible for maintaining and replacing the poly-steel bollard lamp post.

k. Any changes to the existing exterior color of any dwelling in the Subdivision shall be subject to the approval of the Association. A-frames, premanufactured, flat roof or dome houses will not be permitted. Split foyers will only be permitted upon the written approval of the Association.

l. No trees six (6) inches in diameter or larger will be removed from a lot without permission of the Association or such person or entity as it may designate in writing.

m. Storage sheds are not permitted.

n. No chain link fencing shall be allowed on any lot or lot perimeter. White vinyl decorative fencing may be permitted, but only upon the prior written consent of the Association, which shall be granted or withheld in its sole discretion. No fence will extend along any boundaries of the front yard. No fence shall extend closer to the front of the dwelling than the rear outside corner of said dwelling. No wire strand, wood, barb wire or woven wire fences shall be permitted. All fences must comply with the City of Iowa City regulations.

o. Prior to any construction, two (2) sets of plans and specifications for the proposed structure shall be submitted to the Association or its designee for approval. In addition to plans and specifications for structure, the applicant shall submit a site plan showing the location and type of fences, parking areas, plantings and landscaping, including the required trees and light post in the front yard, and other relevant matters. The location on the lot of all proposed improvements, the materials to be used and the exterior color scheme proposed shall be approved by the Association. The application shall also set forth a time schedule for construction of improvements, and in no event will an application be approved when the proposed construction will take longer than twelve months. The Association or its designee shall approve or disapprove the application within a period of ten (10) business days after receipt of all of the above documents. The Association or its designee shall have the right to refuse approval of any application for any reason which the Association or its designee, in its sole discretion, may deem to be in the best interest of the subdivision. In the event any proposed construction is not commenced within one (1) year from the date said plans and specifications have been approved by Association, said approval shall lapse and it shall be the responsibility of the Lot owner to re-apply for approval prior to the commencement of construction.

p. Other than applicable requirements of the Iowa City Zoning Ordinance and any agreement to which the City of Iowa City and the Association are a party in connection with the approval of the Subdivision, the Association may waive or consent to variances in any of the preceding building regulations to prevent hardship to or unintended results for any lot, zero lot line or condominium owner.

3. The following restrictions shall be applicable to the use of Subdivision lots:

a. No act constituting a nuisance as defined under the provisions of Chapter 657, Code of Iowa, or the common law of Iowa, shall be permitted, and the restrictions pertaining to acts within a county in said Code chapter shall be applicable to this Subdivision.

b. Vegetable gardens may be maintained only at the rear of a dwelling.

c. No animals, livestock or poultry shall be raised or kept within the subdivision except for usual household pets, provided the same are not kept or maintained for commercial purposes. Chickens are expressly prohibited. Pets shall be managed in such a way that they do not interfere with the quiet enjoyment of property by other lot, zero lot line or condominium owners. Pets which continue to make loud noises, damage shrubs or other flora, attack other pets or people shall be considered a nuisance. All dogs located off the owner's premises shall be leashed. All pet waste shall be immediately picked up and appropriately discarded.

d. Motor vehicles used by residents shall be parked in areas designated in the building plans as parking areas. There shall be provided on each lot for each living unit thereon off-street parking, including a driveway and garage, for the parking of at least two (2) automobiles, which area shall be surfaced. No motor vehicle shall be parked on Longfellow Court overnight or at any time in any manner which would interfere with the flow of traffic, snow removal or mail delivery; any vehicles parked in violation of this paragraph may be ticketed by Iowa City police, in addition to any remedies held by the Association. All campers, trailers, boats, recreational vehicles, or snowmobiles shall be stored within an existing garage.

e. No lot shall contain an above-ground swimming pool, tree house or trampoline. Also, no illuminated or electrical bug or insect killing device ("bug zapper") shall be located or allowed on any lot.

f. No satellite dish (except for a satellite dish no larger than two (2) feet in diameter attached to the rear facing roof of the house or garage), radio tower, antenna or outbuilding shall be located on any lot, without the prior written consent of the Association, to be given or withheld in the Association's sole discretion.

g. Yards shall be kept free of debris, toys, bicycles, pet waste, garbage, old tires, and similar items.

h. Outdoor lighting on a timing device shall be prohibited at the rear or sides of a dwelling. Lighting at the rear or sides of a dwelling shall not be left on for an extended period so as to minimize light pollution.

i. All construction shall be completed within one (1) year from the date of commencement. The owner of any building damaged by fire or act of nature shall within ninety (90) days thereof, commence restoration or reconstruction of said dwelling, and work shall be completed within one (1) year from the date of destruction.

j. Subject to the following conditions, a Lot, Zero Lot Line or Condominium may be rented or leased by the Owner, provided the entire dwelling is rented. No lease shall relieve the

Owner as against the Association and other Owners from any responsibility or liability imposed by these Covenants. The rental of a Lot, Zero Lot Line or Condominium shall be subject to the prior written approval of the Association's Board of Directors, provided, however, that any Owner renting or leasing a dwelling at the time of adoption of this these Covenants may continue leasing or renting such dwelling without Board of Directors' approval until the earlier of the following to occur: (i) the sale of the dwelling by the person(s) who are the Owner(s) at the time of the adoption of these Covenants; or (ii) the Owner(s) ceases to use the dwelling for rental or leasing purposes for more than three (3) consecutive months. The Board of Directors shall approve the renting or leasing of a dwelling provided the proportion of Lots, Zero Lot Lines and Condominiums units within the Subdivision being used for rental purposes does not exceed fifty percent (50%) of the total number of dwellings within the Subdivision.

4. A perpetual easement for utility purposes is reserved on a portion of each lot as designated on the final subdivision plat. No improvements shall be placed within the easement rights-of-way which in any manner interfere with the installation and maintenance of the utilities within the easement rights-of-way.

5. A perpetual easement is hereby granted in favor of private utility service providers and the City of Iowa City, Iowa, and their respective successors in interest and assigns, upon, over and under, along and across the areas marked on the plat of the subdivision as "utility easement". Each of said utilities shall have the right to install, lay, construct, reconstruct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, anchors, crossarms, electric lines, insulators and other equipment or appurtenances for the purpose of serving the subdivision and other property with electricity, gas, communication, and cable service; the right to trim, cut down and remove such trees, brush, saplings and bushes that may interfere with the proper construction, maintenance, operation or removal of said facilities, equipment and appurtenances; and the right of ingress and egress for all of the purposes aforesaid. No permanent improvements, fences or trees shall be placed on the areas so designated for utility easement, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights herein reserved.

6. Any strips of ground marked "Sanitary Sewer Easement," "Storm Sewer Easement," "Utility Easement," "Access Easement," "Overhead Power Easement," and/or "Drainage Easement," and shown on the Plat are hereby reserved for public and private utilities, for the installation and maintenance of poles, mains, sewers, drains, ducts, lines, wires and the like. The owners of lots shall take title subject to the easements hereby created and subject at all times to the rights or proper authorities to service the utilities and the easements hereby created. No permanent structure of any kind shall be built, erected or maintained on said easements except walkways and driveways.

7. Each of the Owners hereby grants to the Association a non-exclusive permanent easement for ingress and egress and right of access to the Maintenance Area as is reasonably necessary for purposes of fulfilling the Association's maintenance obligations hereunder.

ARTICLE II – OWNERS ASSOCIATION
LONGFELLOW MANOR SUBDIVISION

1. These definitions shall apply to these Covenants:

- a. “Association” shall mean and refer to Longfellow Manor Subdivision Owners Association, an incorporated association of Lot owners, subject to its Articles of Incorporation and By-laws.
- b. “Board of Directors” shall mean and refer to the Board of Directors of the Association.
- c. “Common Area” shall mean any and all real or personal property now or hereafter owned by the Association for the common use and enjoyment of the owners of the lots of the subdivision, including the Maintenance Area (as hereinafter defined) and the common area located within the cul-de-sac at the southern end of Longfellow Place, and any other common area for which the Association may assume responsibility to maintain and repair.
- d. “Condominium” shall mean the four-plex residential building erected on Lot 8, which has been submitted to a condominium regime.
- e. “Lot” or “Lots” shall refer to one or more lots, as applicable, as designated on the Plat for Subdivision, as hereinafter defined.
- f. “Maintenance Area” shall mean the Common Area and the area described as a twenty-foot (20.0’) access easement on the Plat commonly known as Longfellow Court. For purposes of snow removal and lawn care, Maintenance Area shall also include those areas of each Lot, Zero Lot Line or Condominiums subject to snow removal or lawn care.
- g. “Owner” shall mean and refer to 1) the record owner of a fee simple title or 2) a contract vendee, whether one or more persons or entities, of a Lot, Zero Lot Line, or Condominium within the subdivision, but excluding those having such interest merely as security for the performance of any obligation, such as mortgagees.
- h. “Plat” shall mean and refer collectively to the Final Plat of Longfellow Manor Subdivision, as recorded in the office of the Recorder of Johnson County, Iowa.
- i. “Subdivision” shall mean and refer collectively to Longfellow Manor Subdivision, according to the recorded Plats thereof.
- j. “Zero Lot Line” means those residential structures within the Subdivision consisting of two or more separately owned dwellings sharing a common wall adjoining the property line, excluding the Condominium.

2. Every Owner subject to these Protective Covenants and Restrictions shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot, Zero Lot Line or Condominium.

3. The Owners shall elect a Board of Directors of the Association as prescribed by the Association's Bylaws. The Board of Directors shall manage the affairs of the Association, including setting an annual Budget for the Association. When any action is required to be taken by the Association herein, it shall be taken by the Board of Directors, acting for the Association, unless expressly provided otherwise herein.

4. Each Lot shall be entitled to two (2) votes in the affairs of the Association. For any Lot on which a Zero Lot Line is located, the Owner of each such Zero Lot Line shall be entitled to cast one vote. The owner of the Condominium, through its association, shall be entitled to cast two (2) total votes. When more than one person holds an interest in any Lot, Zero Lot Line or Condominium, all such persons shall be members. The votes for such Lot, Zero Lot Line or Condominium shall be exercised as they among themselves determine, but in no event shall more than two votes be cast with respect to any Lot.

5. The Association shall be responsible for the repair, maintenance, preservation and landscaping (hereafter "maintenance") of the Maintenance Area, including snow removal and lawn care. Tree, shrub and garden maintenance is the sole responsibility of each Owner. The Association shall also have the right to enforce any Protective Covenant and Restriction.

6. In the event the need for maintenance of any portion of the Common Area and/or Maintenance Area is caused through the willful or negligent act of an Owner, his/her family, guests or invitees, as determined by the Board of Directors of the Association, the cost of such repairs or replacement shall be paid for by such negligent Owner or shall be added to and/or become an assessment against such Owner's Lot, zero lot line or condominium, as applicable.

7. The Association may purchase a master comprehensive public liability insurance policy to cover risks from its responsibilities hereunder in such amount or amounts as the Board of Directors shall deem appropriate from time to time. Such comprehensive public liability insurance policy shall cover the Association, its Board of Directors, any committee or organization of the Association or Board of Directors, all persons acting or who may come to act as agents or employees of any of the foregoing, all Owners and all other persons entitled to occupy any Lot. The Association shall also obtain any other insurance required by law to be maintained, and such other insurance as the Board of Directors shall from time to time deem necessary, advisable or appropriate.

8. Each Owner of any Lot, Zero Lot Line or Condominium within the Subdivision, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association 1) periodic assessments for routine maintenance of the Maintenance Area and/or Common Area; 2) special assessments, if any, for special maintenance of the Maintenance Area and/or Common Area and Association operating deficits, as the same may be established in accordance with these covenants and the Association's By-laws. The periodic and special assessments, together with interest, costs and reasonable attorney's fees required for collection of past due assessments shall be a charge on the land and shall be a continuing lien upon the Lot, Zero Lot Line or Condominium

against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the Owner of such property at the time when the assessment falls due. The personal obligation for delinquent assessments shall not pass to any successors in title unless expressly assumed by such successor, but the lien therefore shall remain until foreclosed or released.

9. The assessments levied by the Association shall be used for maintenance of the Maintenance Area and/or the Common Area and the operating expenses of the Association. Both periodic assessments and special assessments must be fixed at a uniform rate for all Lots, Zero Lot Lines and the Condominium and may be collected on a monthly or less frequent basis, at the discretion of the Association's Board of Directors.

10. The periodic assessment, including periodic dues or fees, shall be set annually by the Board of Directors. In addition to periodic assessments, the Association may levy a special assessment for the purpose of defraying, in whole or in part, the cost of special maintenance, or to cover operating deficits from prior or current periods. The periodic assessment shall be paid at least annually.

11. Adjustments to the periodic assessments shall commence on all Lots on the first day of the month following the Board of Directors approving such an adjustment or at such other later time as the Board of Directors may adopt when setting the adjustment. Written notice of a special assessment shall be sent by the Board to every Owner subject thereto. The due dates for all assessments shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate in recordable form signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate from the Association regarding the status of assessments for any Lot shall be binding upon the Association as of the date of its issuance.

12. If an assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of ten percent (10%) per annum; and the Association may bring an action at law against the Owner personally obligated to pay the same or to foreclose the lien against the Lot, Zero Lot Line or condominium (as applicable), or both, and in the event a judgment is obtained such judgment shall include interest on the assessment as above provided and reasonable attorney's fee to be fixed by the court, together with the costs of the action.

13. No Owner may waive or otherwise escape liability for the assessments provided for herein by abandonment of his/her Lot, Zero Lot Line or Condominium, as applicable.

14. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot, Zero Lot Line or condominium shall not affect the assessment lien. Provided, however, the sale or transfer of any Lot, Zero Lot Line or condominium pursuant to the foreclosure of any first mortgage on same (without the necessity of joining the Association in any such foreclosure action) or any proceedings or deed in lieu thereof shall extinguish the lien of all assessments becoming due prior to the date of such sale or transfer.

15. Except as provided in Section 12 of this Article or in the By-laws, the Board of Directors shall not impose a fine, suspend voting rights, or infringe upon any other rights of an Owner, member or

occupant for violations of restrictions, conditions, covenants, rules or regulations unless and until the following procedure is completed:

a. Written demand to cease and desist an alleged violation shall be served on the alleged violator specifying the alleged violation, the action required to abate the violation, and a time period no less than ten days during which the violation may be abated without further sanction, if such violation is a continuing one or a statement that any further violation of the same nature may result in the imposition of sanction after notice if the violation is not continuing.

b. Within 12 months of such demand, if the violation continues past the period stated in the demand for abatement without penalty, or if a violation of the same kind subsequently occurs, the Board of Directors shall serve the violator with written notice of a hearing to be held by the Board. The notice shall serve the violator with written notice of a hearing to be held by the Board of Directors. The notice shall contain the nature of the alleged violation, the time and place of the hearing, which shall not be less than ten days from the giving of the notice, an invitation to attend the hearing and produce any statement, evidence, and witnesses on his or her behalf, and the proposed sanction to be imposed.

c. Hearing. The hearing shall be held in executive session pursuant to the notice affording the Owner, member or occupant a reasonable opportunity to be heard. Prior to the effectiveness of any sanction, proof of notice and the invitation to be heard shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice together with a statement of the date and manner of delivery is entered by the officer or Director who delivered such notice. The notice requirement shall be deemed satisfied if a violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction imposed, if any. The Owner, member or occupant subject to the procedure and hearing set forth herein shall have the right to present evidence (the formal rules of evidence shall not apply to the hearing) and to be represented by counsel at his or her own expense.

ARTICLE III – GENERAL COVENANTS

1. Unless otherwise expressly stated herein, any approval required of the Association under the terms of these Protective Covenants and Restrictions shall be exercised in writing by such person or entity as the Association may designate in writing.

2. The restrictions of these Protective Covenants and Restrictions shall remain in effect and shall inure to the benefit of and be enforceable by the undersigned, their successors, beneficiaries, devisees, heirs or assigns, for a period of twenty-one (21) years from the date hereof. These covenants may be extended for additional terms of twenty-one (21) years any time during the current term by any claimant filing a verified claim with the Johnson County Recorder, at any time prior to the expiration of the then current term in accordance with the requirements of Section 614.24, Code of Iowa, or its successor. Pursuant to Section 614.25, Code of Iowa, the filing of such verified claim shall cause these covenants to be extended for an additional twenty-one (21) term from the date of such filing

3. If the parties hereto or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein during their existence as provided for in these

Protective Covenants and Restrictions, it shall be lawful for any other person or persons owning any other lot in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent said person or persons from so doing or for recovery of damages or other dues for such violation. The prevailing party in any such action shall be entitled to recover its costs, expenses and reasonable attorney's fees from the other party.

4. Invalidation of any one or more of these Protective Covenants and Restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

5. The Owner of any Lot, Zero Lot Line or Condominium subject to these Protective Covenants and Restrictions assumes, by execution of these Protective Covenants and Restrictions and/or acceptance of a Deed for the Lot, Zero Lot Line or Condominium (as applicable), any prior owner's obligations with respect to such Lot, Zero Lot Line or Condominium for: (i) soil erosion control on such lot from and after the delivery of the Deed; and (ii) installation of sidewalks or trails as required by the City of Iowa City, if not already installed by the Association. Such Owner shall cooperate with Association in obtaining a transfer of any soil erosion control NPDES, CSR or other governmental permit with respect to soil erosion, wetland and other environmental laws, to such Owner or the cancellation or other termination of the permit currently in the name of Association or its affiliate, and the reissuance of a permit in the name of such Owner. At any time required by Association, any party accepting a Deed for any Lot, Zero Lot Line or Condominium or part thereof shall execute the appropriate documentation required by the Iowa Department of Natural Resources, the City of Iowa City, Iowa, or other governmental body to release Association from responsibility for executing a soil erosion plan (including monitoring and record keeping) as it applies to the lot for the period of time after the delivery of a Deed for such Lot, Zero Lot Line or Condominium, and to release Association from any other obligation for environmental matters for the period of time after delivery of a Deed. Any party that accepts a Deed for any Lot, Zero Lot Line, Condominium or part thereof who fails to cooperate with Association, fails to execute documentation to relieve Association from responsibility for soil erosion or fails to comply with the lawful requirements for control of soil erosion shall be obligated to hold Association harmless from all liability, costs and expense, including reasonable attorney fees, arising from such failure by such party.

6. These Protective Covenants and Restrictions may be amended from time to time with the written consent of at least fifty-one percent (51%) of the votes entitled to be cast by owners of the Lots, Zero Lot Lines and Condominium in the Longfellow Manor subdivision. Any such amendment shall be filed of record in the office of the Johnson County Recorder.

[The remainder of this page is intentionally blank. Signatures follow]

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 22 day of JAN, 2018

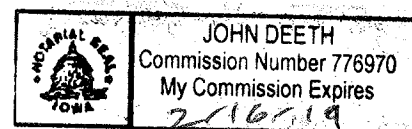
Gurucharan Pal
Guru Pal

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 1 (Unit 801)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 22 day of Jan, 2018, by Guru
Pal.

John Deeth
Notary Public in and for the State of Iowa



[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 19 day of November, 2017

Jesse A. Lain

Jesse A. Lain

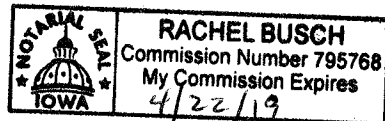
Lisa D. Lain

Lisa D. Lain

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 20 (Unit 802B)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 27 day of November, 2017, by Jesse
A. Lain and Lisa D. Lain.



Rachel K. Busch
Notary Public in and for the State of Iowa

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 29 day of November, 2017



*Sue Thomas signature
witnessed and notarized.*

Sue Thomas
~~Martha Huffman~~
Sue Thomas

~~Robert D. Huffman~~

~~ROBERT D. AND MARTHA A. HUFFMAN
TRUST DATED SEPTEMBER 17, 1993~~

By: _____
~~Robert D. Huffman, Trustee~~

By: _____
~~Martha A. Huffman, Trustee~~

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 19 (Unit 810)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this _____ day of _____, 2017, by
Robert D. Huffman and Martha A. Huffman.

Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this _____ day of _____, 2017, by
Robert D. Huffman and Martha A. Huffman, Trustees of the Robert D. and Martha A. Huffman Trust
dated September 17, 1993.

Notary Public in and for the State of Iowa

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 13 day of Nov., 2017

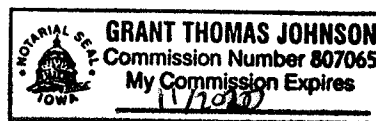
Lois J. Watson
Lois J. Watson

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 2 (Unit 811)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 13th day of November, 2017, by Lois
J. Watson.

Grant Johnson
Notary Public in and for the State of Iowa



[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 13th day of November, 2017

Susan I. McCabe
Susan I. McCabe

Linda M. Duffy
Linda M. Duffy

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 19 (Unit 812)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 13 day of Nov., 2017, by Susan
I. McCabe and Linda M. Duffy.



Sheila Wootton
Notary Public in and for the State of Iowa

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

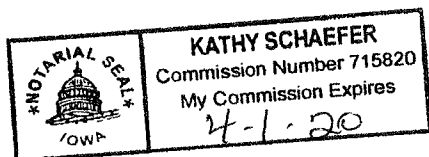
DATED this 15 day of November, 2017

Catherine Z. Shaw
Catherine Z. Shaw

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 2 (Unit 813)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 15th day of NOV, 2017, by
Catherine Z. Shaw.



Kathy Schaefer
Notary Public in and for the State of Iowa

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

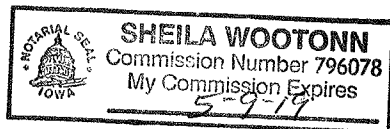
DATED this 17 day of November, 2017

Marianne R. Weiss
Marianne R. Weiss

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 18 (Unit 820)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 17 day of Nov., 2017, by
Marianne R. Weiss.



Sheila Wootton
Notary Public in and for the State of Iowa

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 12 day of December, 2017

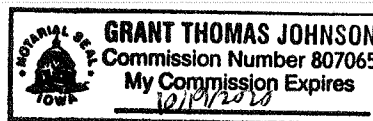
Darris L Goerd
Darris Goerd
Phyllis A Goerd
Phyllis A. Goerd

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 3 (Unit 821)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 12 day of December, 2017, by Darris
Goerd and Phyllis A. Goerd.

Grant Johnson
Notary Public in and for the State of Iowa



[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

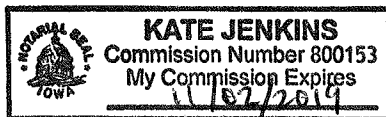
DATED this 7 day of November, 2017

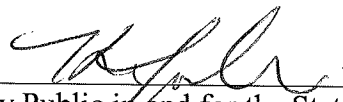

Laurie A. Schrum

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 3 (Unit 823)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

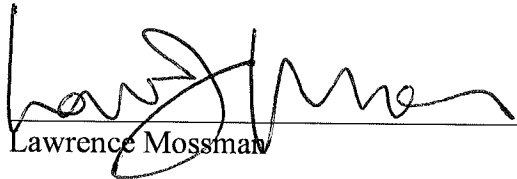
This instrument was acknowledged before me on this 7th day of November, 2017, by Laurie
A. Schrum.




Notary Public in and for the State of Iowa

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

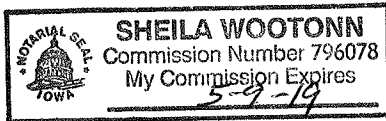
DATED this 27 day of November, 2017

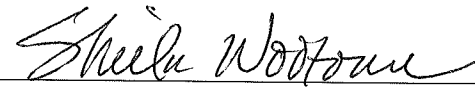

Lawrence Mossman

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 17 (Unit 832B)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 27 day of November, 2017, by
Lawrence Mossman.




Notary Public in and for the State of Iowa

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Longfellow Manor Subdivision]

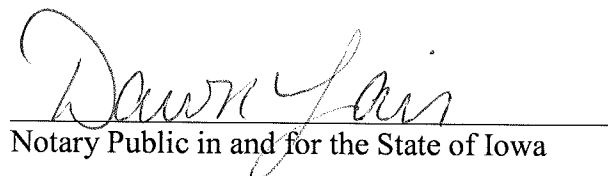
DATED this 20 day of November, 2017

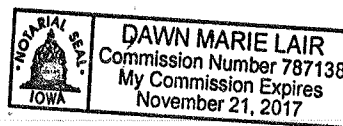

Karmen R. Berger

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 4 (Unit 833)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 20 day of November, 2017, by
Karmen R. Berger.


Notary Public in and for the State of Iowa



[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 9 day of November, 2017

Thomas A. Pedersen

Thomas A. Pedersen

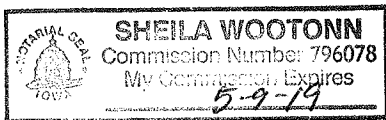
Annie Rowley Pedersen

Annie Rowley Pedersen

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 16 (Unit 840)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 9 day of Nov., 2017, by
Thomas A. Pedersen and Annie Rowley Pedersen.

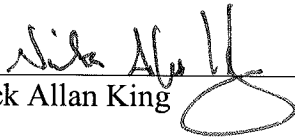


Sheila Wootton

Notary Public in and for the State of Iowa

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 1 day of Dec, 2017

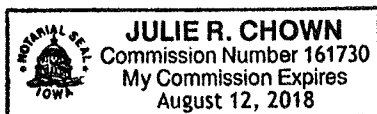


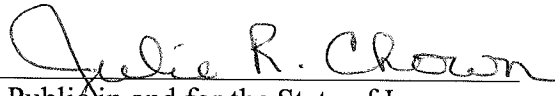
Nick Allan King

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 5 (845)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 1st day of Dec., 2017, by Nick
Allan King.





Notary Public in and for the State of Iowa

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 6th day of November, 2017

Delores A. Zahradnek
Delores A. Zahradnek

Leroy C. Zahradnek
Leroy C. Zahradnek

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 15 (Unit 850)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 6th day of November, 2017, by
Delores A. Zahradnek and Leroy C. Zahradnek.



[Signature]
Notary Public in and for the State of Iowa

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 15 day of November, 2017

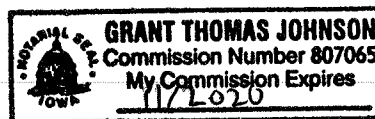
Joan Gilpin
Joan Gilpin

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 14 (Empty Lot)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 15 day of Nov., 2017, by Joan
Gilpin.

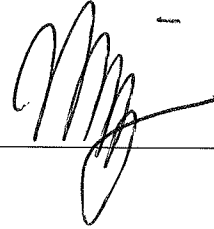
Grant Thomas Johnson
Notary Public in and for the State of Iowa



[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 15 day of November 2017

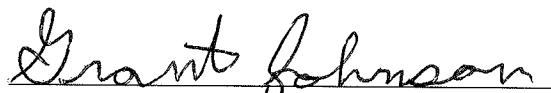
Victoria A. Gilpin

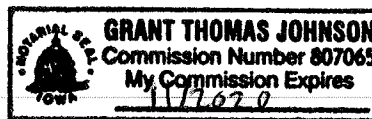


Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 15 (Unit 852)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 15 day of Nov., 2017, by
Victoria A. Gilpin.

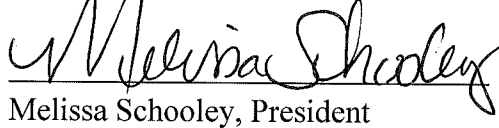

Notary Public in and for the State of Iowa



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Longfellow Manor Subdivision]

DATED this 12th day of December, 2017

THE HOUSING FELLOWSHIP F/K/A GREATER
IOWA CITY HOUSING FELLOWSHIP


Melissa Schooley, President

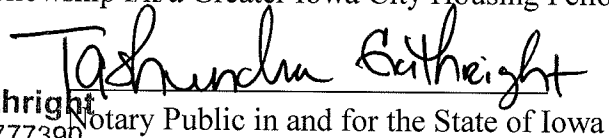
Owner of the Following Lots, Zero Lot Lines or
Condominiums: Lot 6 (Units 857 and 859)
Lot 8 (Units 939 and 941)
Lot 9 (Units 963 and 965)
Lot 20 (Unit 800A)

STATE OF IOWA)
COUNTY OF JOHNSON)ss.

This instrument was acknowledged before me on this 12th day of December, 2017, by
Melissa Schooley, President of The Housing Fellowship f/k/a Greater Iowa City Housing Fellowship.



Tashundra Gathright
Commission No. 777390
My Commission Expires
March 12, 2019


Notary Public in and for the State of Iowa

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 14th day of November, 2017

Daniel H. Greenwald

Daniel H. Greenwald

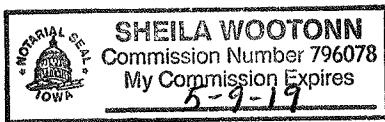
Janet K. Greenwald

Janet K. Greenwald

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 7 (Unit 919)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 14 day of Nov., 2017, by Daniel
H. Greenwald and Janet K. Greenwald.

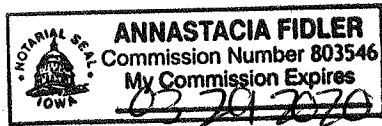


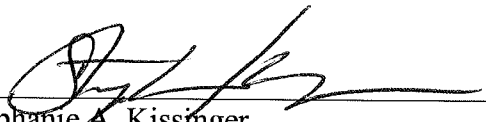
Sheila Wootton

Notary Public in and for the State of Iowa

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 13th day of November, 2017




Stephanie A. Kissinger

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 13 (Unit 920)

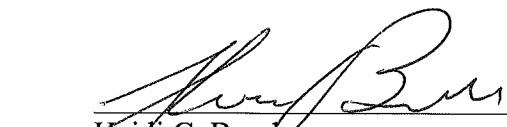
STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

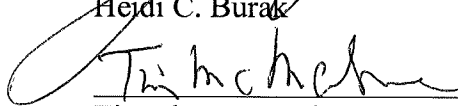
This instrument was acknowledged before me on this 13th day of November, 2017, by
Stephanie A. Kissinger.


Notary Public in and for the State of Iowa

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 18 day of November, 2017

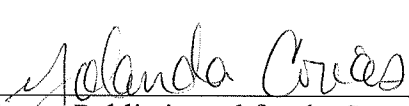

Heidi C. Burak

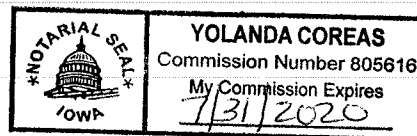

Timothy R. ~~Burak~~
mahon

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 7 (Unit 921)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 18 day of Nov, 2017, by Heidi
C. Burak and Timothy R. Burak.


Notary Public in and for the State of Iowa



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Longfellow Manor Subdivision]

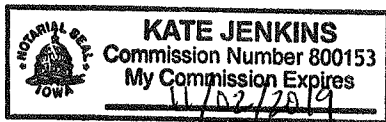
DATED this 26 day of October, 2017

Karen Sue Wilcox
Karen Sue Wilcox

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 7 (Units 923 and 925)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

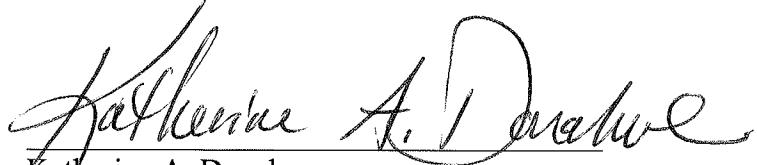
This instrument was acknowledged before me on this 26 day of October, 2017, by Karen Sue Wilcox.



[Signature]
Notary Public in and for the State of Iowa

[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

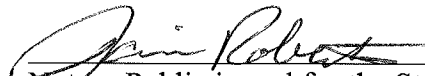
DATED this 10th day of November, 2017

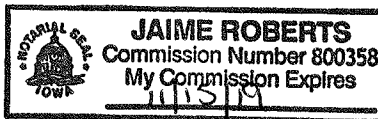

Katherine A. Donahue

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 11 (Units 960)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

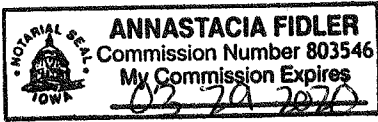
This instrument was acknowledged before me on this 10th day of November 2017, by
Katherine A. Donahue.


Notary Public in and for the State of Iowa



[Signature Page to Amended and Restated Protective Covenants and Restrictions –
Longfellow Manor Subdivision]

DATED this 1st day of December, 2017



Matthew M. Peters
Matthew M. Peters

Owner of the Following Lot, Zero Lot Line or
Condominium: Lot 10 (Units 985)

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 1st day of December, 2017, by
Matthew M. Peters.

Annastacia Fidler
Notary Public in and for the State of Iowa