BK: 6457 PG: 461
Recorded: 2/9/2023 at 1:34:19.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax:
Kim Painter RECORDER
Johnson County, Iowa

Prepared By & Return to: James D. Houghton, 568 Highway 1 West, Iowa City, IA 52246 ~ (319) 351-8600

FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS

WHEREAS, on the 21st day of August 2020, Blue Sky Developers, Inc., an Iowa corporation, recorded certain Protective Covenants and Restrictions covering the following described real estate situated in Coralville, Johnson County, Iowa, to wit:

Lots 1A-7A, 11A-20A and 23A-26A, in the Replat of a portion of Summit Hills, Johnson County, Iowa, according to the plat thereof recorded in Book 34, Page 90, Plat Records of Johnson County, Iowa.

AND

Lots 10-18 and 109-112 in Summit Hills, originally Johnson County, now Coralville, according to the plat thereof recorded in Book 2, Page 81, Plat Records of Johnson County, Iowa.

Further including any of the aforementioned lots that have or may have plat of surveys done which change the legal descriptions to identify the lots as auditor parcels.

WHEREAS, paragraph 15 of the covenants provides that the covenants may be amended from time-to-time with the written consent of the owners of at least two-thirds (66.67%) of the Lots covered by these covenants; and

WHEREAS, the parties hereto, representing the owners of more than two-thirds (66.67%) of the above-described lots now desire to change paragraph 2 and paragraph 3(c) of said covenants as hereinafter provided.

NOW THEREFORE, it is agreed as follows:

1. Paragraph 2 of said Protective Covenants is hereby stricken and the following inserted in lieu thereof:

2. All single family dwellings shall have an attached garage for at least two (2) cars, but not to exceed three (3) cars, with a concrete or paving stone driveway of at least eighteen (18) feet to width. Accessory buildings may be constructed as allowed by these City Codes, EXCEPT for sheds.

2. Paragraph 3(c) of said Protective Covenants is hereby stricken and the following inserted in lieu thereof:

(c) No trailer, mobile home, tent, boat, unattached garage, barn or shed (temporary or permanent) shall be placed upon any lot except as specifically provided in these covenants.

Dated this 8th day of February 2023

Able, L.L.C., an Iowa limited liability company

By: _____
Robert B. Thomas, Manager

Lots owned: Lots 12, 48, 109, 110, 111, 112, 1A, 2A, 3A, 4A, 5A, 6A, 7A, Auditor's Parcel 2020098 (Lot 11A), Auditor's Parcel 2020099 (Lot 12A), 13A, Auditor's Parcel 2020094 (Lot 14A), Auditor's Parcel 2020095 (Lot 15A), Auditor's Parcel 2020096 (Lot 16A), Auditor's Parcel 2020097 (Lot 17A), 18A, 19A, 20A, Auditor's Parcel 2020103 (Lot 21A) and Auditor's Parcel 2020102 (Lot 22A).

Blue Sky Developers, Inc., an Iowa corporation

By: _____
Robert B. Thomas, President & Secretary

Lots owned: Lot 10.

STATE OF IOWA, COUNTY OF JOHNSON

This record was acknowledged before me this 8th day of February 2023, by Robert B. Thomas, as Manager of Able, L.L.C.

JAMES D HOUGHTON
Commission Number 120562
MY COMMISSION EXPIRES
MAY 7, 2023

_____
Signature of Notary Public

STATE OF IOWA, COUNTY OF JOHNSON

This record was acknowledged before me this 8th day of February, 2023, by Robert B. Thomas, as President and Secretary of Blue Sky Developers, Inc.

Signature of Notary Public

JAMES D HOUGHTON
Commission Number 120562
MY COMMISSION EXPIRES
MAY 7, 2023