

1418-493

AMENDMENTS AND ADDITIONS TO RESTRICTIONS AND COVENANTS

Comes now Axel C. Kjeldgaard and Dorothy A. Kjeldgaard, husband and wife, and do hereby state that they are the owners of Kjeldgaard's Subdivision, a part of the NE 1/4 NW 1/4 NE 1/4 of Section 9, Township 74-North, Range 43 West of the 5th P.M., in Pottawattamie County, Iowa, and do hereby create and establish the same Restrictions as those dated April 18, 1965, in Book 1389, Page 177, except that Paragraph 2 of the Restrictions and Covenants above referred to shall be amended to read as follows:

2. No building shall be erected on a residential building lot nearer than 20 feet nor further than 30 feet from the front lot line, nor nearer than 7 feet to any side lot line. The side line restriction shall not apply to a garage located on the rear one-quarter of a lot, except that on corner lots, no structure shall be permitted nearer than 10 feet to the side street line.

Paragraph 3 of the Restrictions and Covenants above referred to shall be amended to read as follows:

3. No building shall be erected on a lot unless the design and location is in harmony with existing structures and locations in the tract, and does not violate any protective covenants. In any case, no dwelling shall be permitted on any lot having a ground floor square foot area of less than 1000 square feet in the case of a one story structure, nor less than 800 square feet in the case of a one and one-half or two story structure; said dimension to be exclusive of attached garage or covered patio.

In addition thereto, Paragraph 11 shall be added to the Restrictions and Covenants to read as follows:

11. No more than one horse and no more than one dog shall be allowed on any residential building lot.

As to all other Restrictions and Covenants they shall remain

COMPARED

the same.

Dated this 9<sup>th</sup> day of June, 1966.

Axel C. Kjeldgaard  
Axel C. Kjeldgaard

Dorothy A. Kjeldgaard  
Dorothy A. Kjeldgaard

Subscribed and sworn to before me by Axel C. Kjeldgaard and  
Dorothy A. Kjeldgaard this 9<sup>th</sup> day of June, 1966.

Robert C. Heithoff  
Notary Public.  
Robert C. Heithoff

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