

UNRECORDED

5534 *100*  
*90.00*

STATE OF IOWA, Pottawattamie County  
Filed for record the 13 day of Nov  
1985 at 8 o'clock A M and recorded  
in book 97 page 16344  
*John Sciortino*  
By *George [unclear]* Registrar  
Deputy

FIRST AMENDMENT  
TO THE  
DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
COTTAGE ROW REPLAT,  
A SUBDIVISION IN  
THE CITY OF COUNCIL BLUFFS, IOWA

The undersigned, being all of the Class A members of the Cottage Row Replat Home Owners Association (there no longer being a Class B membership which ceased on January 1, 1988), do hereby unanimously amend their original Declaration of Covenants, Conditions and Restrictions which was executed on February 5, 1985 and recorded on February 15, 1985, in Book 85, Page 15718, by deleting therefrom the entire Section 12 of ARTICLE FIVE thereof and substituting in its place the following new Section 12:

ARTICLE FIVE

Section 12. Lots 1A and 1B shall be considered together in determining the propriety of obtaining a building permit for any structure thereon, and Lot 1B may be owned and built upon separately from Lot 1A only if Lot 1B contains one dwelling unit of a duplex townhome and Lot 1A contains the other dwelling unit of the duplex townhome, and likewise for Lots 2A and 2B, Lots 2C and 2D, Lots 3A and 3B, Lots 3C and 3D, Lots 4A and 4B, Lots 5A and 5B, Lots 6A and 6B, Lots 7A and 7B, Lots 8A and 8B, and Lots 9A and 9B; nothing in this paragraph shall be construed as prohibiting a single-family home upon Lots 1A and 1B joined together under common ownership (which is expressly permitted), and likewise for Lots 2A and 2B, Lots 2C and 2D, Lots 3A and 3B, Lots 3C and 3D, Lots 4A and 4B, Lots 5A and 5B, Lots 6A and 6B,

COMPUTED

Lots 7A and 7B, Lots 8A and 8B, and Lots 9A and 9B.

Richard R. Hawkes  
RICHARD R. HAWKES

Elaine J. Hawkes  
ELAINE J. HAWKES

ACKNOWLEDGEMENT

STATE OF IOWA, COUNTY OF POTTAWATTAMIE) SS:

On this 8th day of November, 1990, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Richard R. Hawkes and Elaine J. Hawkes, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



John P. Keithoff  
NOTARY PUBLIC

Ronald D. Mueller  
RONALD D. MUELLER

Mary L. Mueller  
MARY L. MUELLER

ACKNOWLEDGEMENT

STATE OF IOWA, COUNTY OF POTTAWATTAMIE) SS:

On this 8th day of November, 1990, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ronald D. Mueller and Mary L. Mueller, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



John P. Keithoff  
NOTARY PUBLIC

COMPAIRED

Craig J. Jensen  
CRAIG J. JENSEN

Pamela R. Jensen  
PAMELA R. JENSEN

ACKNOWLEDGEMENT

STATE OF IOWA, COUNTY OF POTTAWATTAMIE) SS:

On this 8th day of November, 1990, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Craig J. Jensen and Pamela R. Jensen, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



John P. Hoff  
NOTARY PUBLIC

Sheila R. Gaube  
SHEILA R. GAUBE

ACKNOWLEDGEMENT

STATE OF IOWA, COUNTY OF POTTAWATTAMIE) SS:

On this 8th day of November, 1990, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Sheila R. Gaube, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



John P. Hoff  
NOTARY PUBLIC

COMPARED

Ralph W. Mueller  
RALPH W. MUELLER

Rosella M. Mueller  
ROSELLA M. MUELLER

ACKNOWLEDGEMENT

STATE OF IOWA, COUNTY OF POTTAWATTAMIE) SS:

On this 8th day of November, 1990, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ralph W. Mueller and Rosella M. Mueller, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

John P. Heithoff  
NOTARY PUBLIC

Kenneth E. Oster  
KENNETH E. OSTER

Diane M. Oster  
DIANE M. OSTER

ACKNOWLEDGEMENT

STATE OF IOWA, COUNTY OF POTTAWATTAMIE) SS:

On this 8th day of November, 1990, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kenneth E. Oster and Diane M. Oster, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

John P. Heithoff  
NOTARY PUBLIC

