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 Kind: COVENANT  
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 Fee Amt: \$14.00 Page 1 of 2  
 Johnson County Iowa  
 Kim Painter County Recorder  
**EK 4640 PG 771-772**

Prepared by and  
 Return to: Gregory J. Seyfer of Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804 (319) 363-0101  
 (Space above this line for recording purposes)

**AMENDMENT TO  
 RESTRICTIVE COVENANTS**

**SANDY SPRINGS, LLC ("Sandy Springs")**, owner of LOTS 57 TO 62, BOTH INCLUSIVE, LOTS 73 TO 76, BOTH INCLUSIVE, AND LOT B, CEDAR SPRINGS – PART THREE, NORTH LIBERTY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 49, PAGE 59, PLAT RECORDS OF JOHNSON COUNTY, IOWA, AND AUDITOR’S PARCEL 2004-125, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 50, PAGE 29, PLAT RECORDS OF JOHNSON COUNTY, IOWA, and **SCOTT AKERS CONSTRUCTION, INC.**, owner of LOTS 63 TO 72, BOTH INCLUSIVE, CEDAR SPRINGS – PART THREE, NORTH LIBERTY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 49, PAGE 59, PLAT RECORDS OF JOHNSON COUNTY, IOWA, do hereby amend the Restrictive Covenants filed for record in the Office of the Johnson County, Iowa, Recorder on July 19, 2005 in Book 3909 at Page 783 to expressly allow for the construction of duplex structures as provided herein.

1. Paragraph 1 of Section A is amended to read as follows:

“1. All of said lots shall be known, described and used solely as residential lots. All building plans, site locations and landscaping plans must have the approval of Sandy Springs or its representative or designee prior to the commencement of construction. A duplex-style structure is permitted on any lot zoned “multi-family” so long as (i) the lot is subject to a condominium declaration or zero lot line restrictive covenants, as the case may be, providing for the development and maintenance of the property in such a manner so as to preserve the quality and nature of the overall development; and (ii) the documents to which the lot are subject are not in conflict with these Restrictive Covenants. Notwithstanding the foregoing, no improvement or structure whatever, other than a first class residential dwelling or duplex, garages, patios, and one swimming pool may be erected, placed or maintained on any lot in such premises. No above ground swimming pools of any type shall be erected or installed on the above said lots, unless approved in writing by Sandy Springs or its representative or designee. A swimming pool shall be defined as any opening larger than 40 square feet of surface water. All swimming pools must be 3/4 below the normal ground level when properly graded to drain.”

2. Paragraphs 2, 6, 11, 12, 13, 15, and 17 in Section A and Section F in its entirety are hereby amended to eliminate the adjective “single-family” as it pertains to the words

“residence” and “residences” so that the provisions of these paragraphs and Sections apply equally to single-family residences and duplex-style residences.

3. The word “dwelling” in paragraph 3 of Section A is hereby deleted and replaced with the term “single-family dwelling” so that the provisions of paragraph 3 of Section A do not apply to duplex-style structures.

4. Sandy Springs is hereby empowered to exercise the powers and rights of Cedar Springs as Developer of the subdivision. Matters previously requiring approval by Cedar Springs (i.e. paragraphs 1, 13, 16, and 17 of Paragraph A) shall now require approval from Sandy Springs instead.

5. Paragraph 3 of Section F is hereby amended to read as follows: “Sandy Springs reserves the right to amend these Covenants any number of times on or before December 31, 2014, without the consent of the owners of any of the lots in the Addition.”

DATE: August 18, 2010

SANDY SPRINGS, LLC

By: [Signature]

James A. Sattler, Manager

SCOTT AKERS CONSTRUCTION, INC.

By: [Signature]

Scott C. Akers, President

STATE OF IOWA )  
 ) SS:  
COUNTY OF Linn )

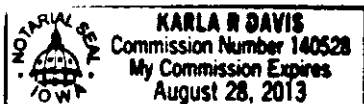
This instrument was acknowledged before me on August 18, 2010, by James A. Sattler as Manager of SANDY SPRINGS, LLC.



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

STATE OF IOWA )  
 ) SS:  
COUNTY OF JOHNSON )

This instrument was acknowledged before me on August 20, 2010, by Scott C. Akers as President of SCOTT AKERS CONSTRUCTION, INC.



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