

COMPARED

INST # 1451 ✓
RECORDING FEE 10.00
AUDITOR FEE _____
RMA FEE 1.00 ECOM 5.00

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

03 JUL 21 AM 10:55

JOHN SCIORFINO
RECORDER

* Preparer Information: Richard A. Heininger, P.O. Box 249, Council Bluffs, IA 51502-0249 (712) 328-1833
Name Address Telephone

FIRST AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF BENT TREE ESTATES, A SUBDIVISION
IN POTTAWATTAMIE COUNTY, IOWA

The undersigned, Bluffs Development, L.L.C., an Iowa limited liability company, hereinafter referred to as the "Declarant", hereby amends the Declaration of Covenants, Conditions, Restrictions and Easements of Bent Tree Estates, a Subdivision in Pottawattamie County, Iowa, dated November 10, 1999, and recorded in Book 100 at Page 25345, as follows:

1. Article I is amended by adding the following new numbered paragraph,
to-wit:

"23. Mailboxes of the type and design approved by Declarant shall be located within five (5) feet of the edge of the driveway on each lot."

2. Article IV subsection 2 is amended by deleting the first two sentences and inserting the following to-wit:

"The "Owners" of lots 1 through 55 and lots 96 through 106 (referred to as lot or lots) shall be members of this association."

3. Article IV subsection 10 is amended by adding the following new paragraph at the end of subsection 10, to-wit:

"Further in addition to the dues set forth in subparagraph 9 above, the Board of Directors may levy an assessment or assessments for the purpose of making a donation to the Lewis Township Volunteer Fire Department. The assessment or assessments shall not exceed in the aggregate \$100.00 per lot per year unless authorized by majority vote of the members."

OTHR

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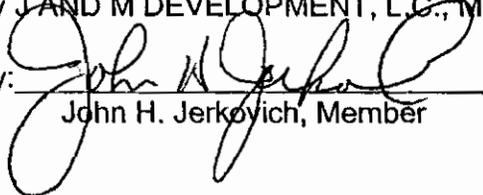
51-414

IN WITNESS WHEREOF, Declarant has caused this document to be executed this 14 day of July, 2003.

BLUFFS DEVELOPMENT, L.L.C.

By J AND M DEVELOPMENT, L.C., Member

By:

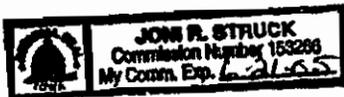

John H. Jerkovich, Member

STATE OF IOWA)

) ss.

COUNTY OF POTTAWATTAMIE)

On this 14 day of July, 2003, before me, a Notary Public in and for the said State, personally appeared John H. Jerkovich, to me personally known, who being by me duly sworn did say that that person is a Member of said limited liability company, that (the seal affixed to said instrument is the seal of said)(no seal has been procured by the said) limited liability company and that said instrument was signed (and sealed) on behalf of the said limited liability company by authority of its managers and the said John H. Jerkovich acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.




NOTARY PUBLIC IN AND FOR SAID STATE