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Polly Glascock, Recorder, Warren County Iowa



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**FIRST AMENDMENT TO DECLARATION OF
RESIDENTIAL COVENANTS, CONDITIONS AND
RESTRICTIONS FOR CORT LANDING PLAT 1
Recorder's Cover Sheet**

Preparer Information:

James S. Dougherty, 801 North Ave. PO Box 278, Norwalk, Ian 50211, Phone: (515) 981-5401

Taxpayer Information:

7 Cort Landing L.L.C. 340 Wright Road, Norwalk, Iowa 50211

Return Address:

James S. Dougherty, 801 North Ave. PO Box 278, Norwalk, Ia 50211, Phone: (515) 981-5401

Grantors: Cort Landing L.L.C.

Grantees:

Legal Description: See Page 2

Prepared by & Return to: James S. Dougherty, 801 North Ave. PO Box 278, Norwalk, Ia 50211, Phone: (515) 981-5401

**FIRST AMENDMENT TO DECLARATION OF RESIDENTIAL
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CORT LANDING PLAT 1**

THIS FIRST AMENDMENT TO DECLARATION is made this 30th day of May, 2019, pursuant to the terms of Section XXIV of the original **DECLARATION OF RESIDENTIAL COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORT LANDING PLAT 1**, recorded April 27, 2017 and filed of Record in Book 2017, Page 03466 in the Office for the Warren County Recorder by **CORT LANDING, L.L.C.**, an Iowa limited liability company (the "Declarant").

WHEREAS, Declarant is the owner of more than 50% of the Lots in Cort landing Plat 1.
And;

WHEREAS, This amendment shall apply to all lots in Cort landing Plat 1, described as;

Lots 1-6 Cort Landing Plat 1, an Official Plat, now included in and forming a part of the City of Norwalk, Warren County, Iowa; and

WHEREAS, Declarant is desirous of protecting the value and desirability of the Plat.

NOW, THEREFORE, Declarant hereby declares that this amendment shall amend and replace Section IV of the Original Covenants. Section IV shall now state;

IV. BUILDING AREA DESIGN AND CONSTRUCTION.

No dwelling shall be constructed or permitted to remain upon any Lot unless the design and location is in reasonable harmony with existing structures and unless it meets the following requirements:

- A. One and one-half story, two story, split-level, and split foyer dwellings must have a finished area of not less than 1,600 square feet.
- B. One story or ranch dwellings must have a finished area of not less than 1,400 square feet.

- C. In computing total finished area, the same shall not include any finished area that has its floor below the exterior grade.
- D. In the computation of floor area, the same shall not include any porches, breezeways, or attached or built-in garages.
- E. All exterior painted portions of any dwelling, garage or Outbuilding located on any Lot shall be finished with earth tone colors approved in writing by Declarant. All exterior painted portions of dwellings that are repainted shall be repainted in such earth tone colors approved.
- F. All dwellings must be constructed using a minimum of twenty-five (25%) brick or stone on the front elevation of the dwelling.
- G. All roof material shall be CertainTeed brand in earth tone colors or shingle of equal color, quality and appearance thereto.
- H. All buildings, structures or improvements of any kind must be completed within twelve (12) months of the commencement date of construction.
- I. If a minimum basement elevation requirement is shown on the recorded final plat for any Lot, the dwelling upon such Lot shall have a finished basement floor elevation as shown on the recorded final plat.
- J. Declarant shall have the option to require Declarant's soil engineer to approve and monitor all soil excavation during exaction of basements for dwellings constructed upon any Lot.

All other provisions, not specifically amended herein, shall remain unaffected by this amendment and shall remain in full force and effect.

IN WITNESS WHEREOF, this Declaration of Residential Covenants, Conditions and Restrictions, was made the date first written above by the Declarant.

CORT LANDING, L.L.C.,
an Iowa limited liability company

By: Kelly Cortum - Manager
Kelly Cortum, Manager

STATE OF IOWA, COUNTY OF WARREN:

This record was acknowledged before me on May 31st, 2019, by Kelly Cortum, as Manager of Cort Landing, L.L.C.

By: Mary Kennedy
Notary Public
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