

BK: 6288 PG: 598
Recorded: 9/20/2021 at 3:40:24.0 PM
County Recording Fee: \$157.00
Iowa E-Filing Fee: \$5.93
Combined Fee: \$162.93
Revenue Tax:
Kim Painter RECORDER
Johnson County, Iowa

Prepared by and after recording return to:

Michael J. Pugh
Pugh Hagan Prahm PLC

425 E. Oakdale Blvd., Suite 201
Coralville, Iowa

(319) 351-2028
facsimile (319) 351-1102

FIRST AMENDMENT TO AMENDED AND RESTATED
PROTECTIVE COVENANTS AND RESTRICTIONS
OF
LAKEWOODS DEVELOPMENT PARTS ONE AND TWO
JOHNSON COUNTY, IOWA

This FIRST AMENDMENT TO AMENDED AND RESTATED PROTECTIVE COVENANTS AND RESTRICTIONS OF LAKEWOODS DEVELOPMENT PARTS ONE AND TWO, JOHNSON COUNTY, IOWA (the "First Amendment") is dated as of the date of recording this instrument.

WHEREAS, the Amended and Restated Protective Covenants and Restrictions of Lakewoods Development Parts One and Two, Johnson County, Iowa were recorded in the Johnson County, Iowa Recorder's Office on March 30, 2015, in Book 5347, at Page 326 (the "Covenants"); and

WHEREAS, the undersigned lot owners wish to provide clarity as to the commencement of general and special assessments to be paid to Lakewoods Development Association, Inc.; and

WHEREAS, the owner of land to be platted as Lakewoods Development Part Two is not a member of Lakewoods Development Association, Inc., and is not subject to the Covenants except for those express provisions relating to or governing the sanitary sewer and Lakewoods Sanitary Sewer Association, Inc.; and

WHEREAS, the undersigned are the owners of at least 80.00% of the residential lots within Lakewoods Development – Part One, and desire to clarify the Covenants by executing this First Amendment in accordance with Section 27 of the Covenants.

NOW THEREFORE, in consideration of the foregoing, the undersigned amend the Covenants as follows:

1. The second sentence of Section 20 is deleted in its entirety and replaced with the following sentence:

{00396797}

“Assessments for water and sewer shall begin in the first quarter following physical occupancy of the dwellings by their respective owners. All other assessments, including special assessments (except for those special assessments related to water and sewer), shall be due and owing by all lot owners regardless of physical occupancy or the existence of dwellings or other structures on a lot.”

2. The date of this First Amendment shall be the date this First Amendment is recorded in the records of the Johnson County Recorder.

3. Except as amended herein, the remaining provisions of the Covenants shall remain in full force and effect.

[The remainder of this page is intentionally left blank. Signature pages to follow.]

The undersigned hereby consents to the First Amendment to Amended and Restated Protective Covenants and Restrictions as required by Section 27 of the Covenants.

LAKWOODS DEVELOPMENT ASSOCIATION, INC.

By: *Martin Fauchier*
Martin Fauchier, President

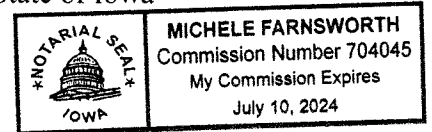
By: *Greg Pollari*
Greg Pollari, Secretary

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

On this 30 day of August, 2021, before me, the undersigned, a notary public in and for said County and State, personally appeared Martin Fauchier, as President of Lakewoods Development Association, Inc.

Michele Farnsworth
Notary Public in and for the State of Iowa

STATE OF IOWA)
) SS:
JOHNSON COUNTY)



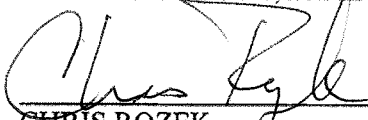
On this 16 day of ~~August~~ ^{Sept}, 2021, before me, the undersigned, a notary public in and for said County and State, personally appeared Greg Pollari, as Secretary of Lakewoods Development Association, Inc.

Michele Farnsworth
Notary Public in and for the State of Iowa



IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 2, LAKEWOODS DEVELOPMENT PART 1



CHRIS ROZEK


KATHLEEN ROZEK

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

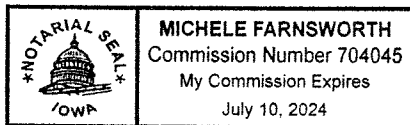
This instrument was acknowledged before me on this 7 day of Sept, 2021,
by Chris Rozek.

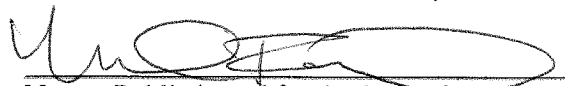



Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 7 day of Sept, 2021,
by Kathleen Rozek.




Notary Public in and for the State of Iowa

IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOTS 3 AND 4, LAKEWOODS DEVELOPMENT PART ONE

Martin Fauchier
MARTIN FAUCHIER

Allison Fauchier
ALLISON FAUCHIER

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

On this 30 day of August, 2021, before me, the undersigned, a notary public in and for said County and State, personally appeared Martin Fauchier.

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

STATE OF IOWA)
) SS:
JOHNSON COUNTY)



On this 30 day of August, 2021, before me, the undersigned, a notary public in and for said County and State, personally appeared Allison Fauchier.

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



IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 6, LAKEWOODS DEVELOPMENT PART 1

Mark A. Story
MARK A. STORY

Tonya R. Story
TONYA R. STORY

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 7 day of Sept, 2021, by Mark A. Story.



Michele Farnsworth
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 7 day of Sept, 2021, by Tonya R. Story.



Michele Farnsworth
Notary Public in and for the State of Iowa

IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.


OWNER OF LOT 7, LAKEWOODS DEVELOPMENT PART I

Timothy J. Macrander
TIMOTHY J. MACRANDER

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 7TH day of SEPTEMBER, 2021,
by Timothy J. Macrander.

Paul A. Zachar
Notary Public in and for the State of Iowa

 PAUL A ZACHAR
Commission Number 708953
My Commission Expires
March 20, 2022

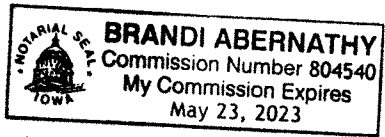
IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 8, LAKEWOODS DEVELOPMENT PART 1

Brent J. Leis
BRENT J. LEIS

Kristin L. Leis
KRISTIN L. LEIS

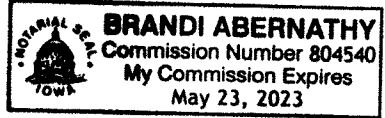
STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)



This instrument was acknowledged before me on this 9th day of September, 2021, by Brent J. Leis.

Brandi Abernathy
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)



This instrument was acknowledged before me on this 9th day of September, 2021, by Kristin L. Leis.

Brandi Abernathy
Notary Public in and for the State of Iowa

IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 9, LAKEWOODS DEVELOPMENT PART 1

Trent T. Trpkosh
Trent T. Trpkosh

Diane L. Trpkosh
Diane L. Trpkosh

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 7th day of September, 2021, by Trent T. Trpkosh.

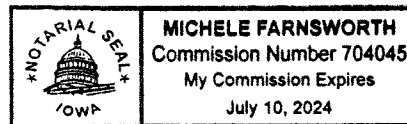
[Signature]
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)



This instrument was acknowledged before me on this 7th day of September, 2021, by Diane L. Trpkosh.

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



IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 10, LAKEWOODS DEVELOPMENT PART 1

David M Eckert
David M. Eckert

Laura E Eckert
Laura E. Eckert

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 9th day of SEPTEMBER, 2021, by David M. Eckert.

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

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)



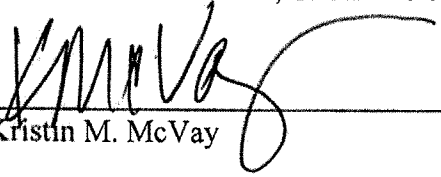
This instrument was acknowledged before me on this 9 day of September, 2021, by Laura E. Eckert.

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

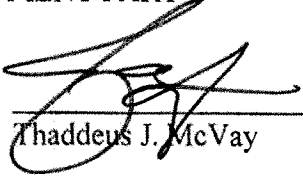


IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 11, LAKEWOODS DEVELOPMENT PART 1



Kristin M. McVay

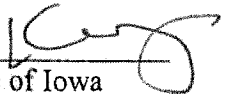


Thaddeus J. McVay

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

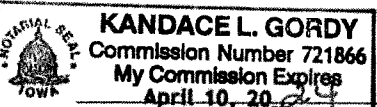
This instrument was acknowledged before me on this 15th day of SEPTEMBER, 2021, by Kristin M. McVay.

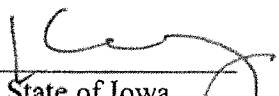

Notary Public in and for the State of Iowa


Kandace L. Gordy

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 15th day of SEPTEMBER, 2021, by Thaddeus J. McVay.


Notary Public in and for the State of Iowa


Kandace L. Gordy

IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

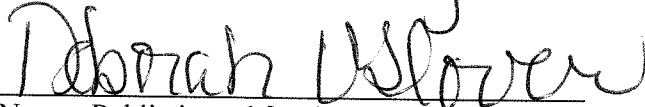
OWNER OF LOT 12, LAKEWOODS DEVELOPMENT PART 1

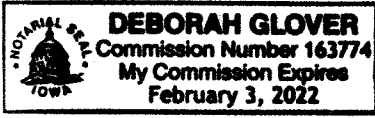


Debra J. Piehl

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 31st day of August, 2021, by Debra J. Piehl.

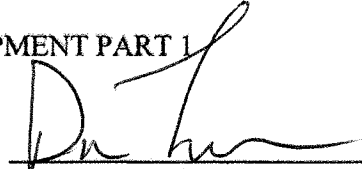

Notary Public in and for the State of Iowa



IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

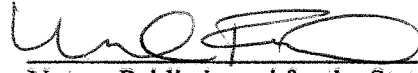
OWNERS OF LOT 13, LAKEWOODS DEVELOPMENT PART 1


Leslie M. Parsons


Darrin D. Yuska

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 14 day of Sept, 2021, by Leslie M. Parsons.


Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)



This instrument was acknowledged before me on this 14 day of Sept, 2021, by Darrin D. Yuska.


Notary Public in and for the State of Iowa



IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

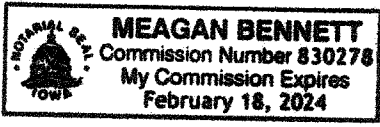
OWNER OF LOT 14, LAKEWOODS DEVELOPMENT PART 1

Mark W. Mittauer
Mark W. Mittauer

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 28 day of, August 2021, by Mark W. Mittauer.


Meagan Bennett
Notary Public in and for the State of Iowa



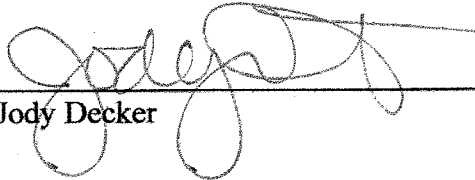
{00396797} [Signature Page to First Amendment to Amended and Restated Protective Covenants and Restrictions]

IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 15, LAKEWOODS DEVELOPMENT PART 1



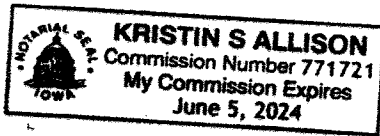
Roman Terrill




Jody Decker

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 16th day of September, 2021, by Roman Terrill.

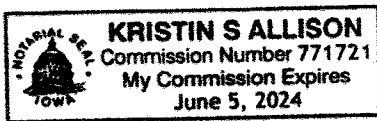





Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 16th day of September, 2021, by Jody Decker.

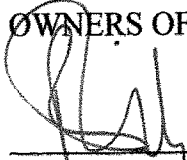




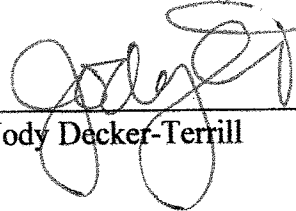
Notary Public in and for the State of Iowa

IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 16, LAKEWOODS DEVELOPMENT PART 1



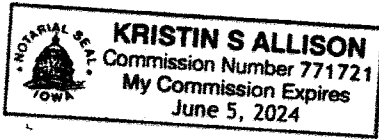
Roman Terrill




Jody Decker-Terrill

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 16th day of September, 2021, by Roman Terrill.

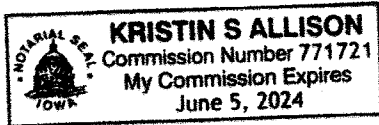


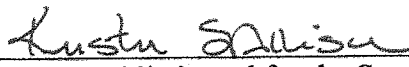


Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 16th day of September, 2021, by Jody Decker-Terrill.





Notary Public in and for the State of Iowa

IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 17, LAKEWOODS DEVELOPMENT PART 1

[Signature]
Kyle Switzer

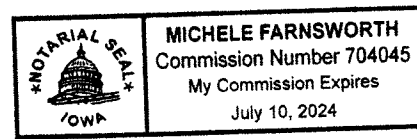
[Signature]
Autumn Switzer

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 7 day of Sept, 2021, by Kyle Switzer.

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

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)



This instrument was acknowledged before me on this 7 day of Sept, 2021, by Autumn Switzer.

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



IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 18, LAKEWOODS DEVELOPMENT PART 1

Nathan Harmon
Nathan Harmon

Alison Harmon
Alison Harmon

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

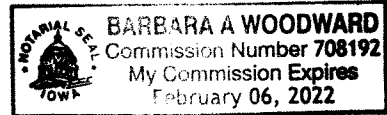
This instrument was acknowledged before me on this 16 day of September, 2021, by Nathan Harmon.

Barbara A Woodward
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 16 day of September, 2021, by Alison Harmon.

Barbara A Woodward
Notary Public in and for the State of Iowa



IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 19, LAKEWOODS DEVELOPMENT PART 1

Deric R. Powell
Deric R. Powell

Brenda J. Powell
Brenda J. Powell

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 7 day of Sept, 2021, by Deric R. Powell.

Michele Farnsworth
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)



This instrument was acknowledged before me on this 7 day of Sept, 2021, by Brenda J. Powell.


Michele Farnsworth
Notary Public in and for the State of Iowa



IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOTS 20 & 21, LAKEWOODS DEVELOPMENT PART 1

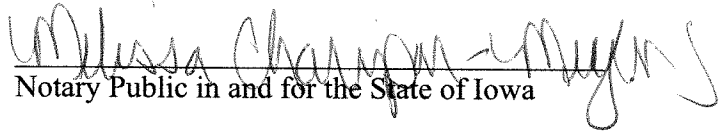

Kevin J. Allendorf


Lynn M. Allendorf

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

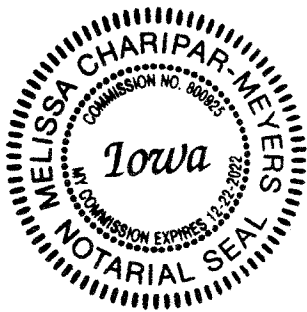
This instrument was acknowledged before me on this 17 day of September, 2021,
by Kevin J. Allendorf.

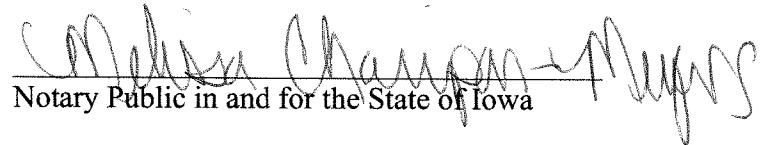



Notary Public in and for the State of Iowa

STATE OF IOWA)
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 17 day of September, 2021,
by Lynn M. Allendorf.




Notary Public in and for the State of Iowa

IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

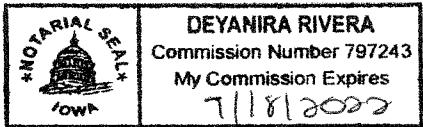
OWNERS OF LOT 23, LAKEWOODS DEVELOPMENT PART 1

Gregory M. Pollari
Gregory M. Pollari

Tami M. Pollari
Tami M. Pollari

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

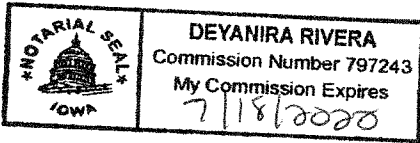
This instrument was acknowledged before me on this 28th day of August, 2021, by Gregory M. Pollari.



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

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 28th day of August, 2021, by Tami M. Pollari.



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

IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

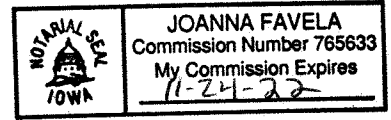
OWNERS OF LOT 24, LAKEWOODS DEVELOPMENT PART 1

Steven P. Brune
Steven P. Brune

Sandra L. Brune
Sandra L. Brune

STATE OF IOWA)
 Linn) ss.
COUNTY OF JOHNSON)

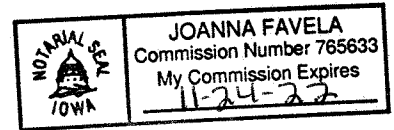
This instrument was acknowledged before me on this 4th day of September, 2021,
by Steven P. Brune.



Joanna Favela
Notary Public in and for the State of Iowa

STATE OF IOWA)
 Linn) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 4th day of September, 2021,
by Sandra L. Brune.



Joanna Favela
Notary Public in and for the State of Iowa

IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNER OF LOT 25, LAKEWOODS DEVELOPMENT PART 1

Gary A. Bruxvoort
Gary Bruxvoort

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 2 day of Sept, 2021, by Gary Bruxvoort.

Michele Farnsworth
Notary Public in and for the State of Iowa



IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNER OF LOT 26, LAKEWOODS DEVELOPMENT PART 1

Kathy Bruxvoort
Kathy Bruxvoort

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)


This instrument was acknowledged before me on this 2 day of Sept, 2021, by Kathy Bruxvoort.

Michele Farnsworth
Notary Public in and for the State of Iowa



IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOTS 27 & 28, LAKEWOODS DEVELOPMENT PART 1

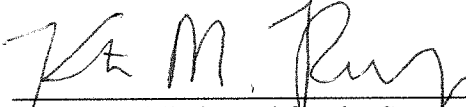


Gary L. Sims

Alice E. Sims

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 15th day of SEPTEMBER, 2021,
by Gary L. Sims.



Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)



This instrument was acknowledged before me on this _____ day of _____, 2021,
by Alice E. Sims.

Notary Public in and for the State of Iowa

IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOTS 27 & 28, LAKEWOODS DEVELOPMENT PART 1

Gary L. Sims

Alice E. Sims
Alice E. Sims

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this _____ day of _____, 2021, by Gary L. Sims.

Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 15 day of September, 2021, by Alice E. Sims.

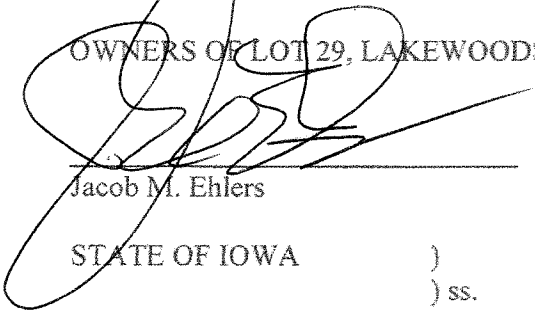
Daniel Whiskeyman

Notary Public in and for the State of Iowa

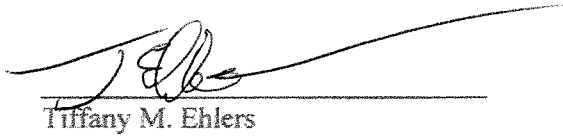


IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 29, LAKEWOODS DEVELOPMENT PART I



Jacob M. Ehlers



Tiffany M. Ehlers

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 14 day of Sept, 2021, by Jacob M. Ehlers.



Notary Public in and for the State of Iowa



STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 14 day of Sept, 2021, by Tiffany M. Ehlers.

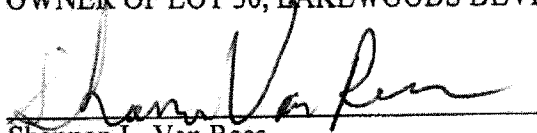


Notary Public in and for the State of Iowa




IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNER OF LOT 30, LAKEWOODS DEVELOPMENT PART 1


Shannon L. Van Rees

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

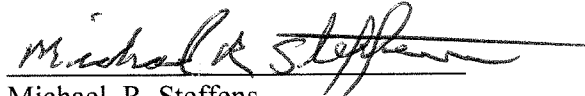
This instrument was acknowledged before me on this 13 day of Sept, 2021,
by Shannon L. Van Rees.

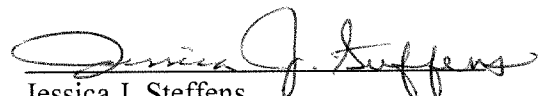

Notary Public in and for the State of Iowa



IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.


OWNERS OF LOT 32, LAKEWOODS DEVELOPMENT PART 1

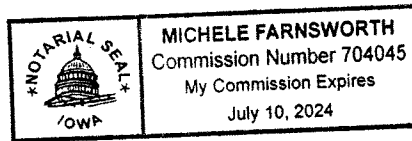

Michael. R. Steffens


Jessica J. Steffens

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)


This instrument was acknowledged before me on this 9 day of Sept, 2021,
by Michael. R. Steffens.

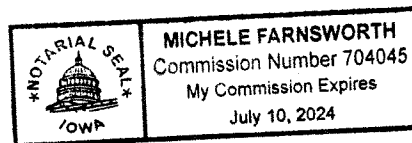

Notary Public in and for the State of Iowa



STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

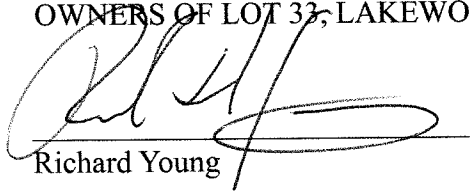
This instrument was acknowledged before me on this 9 day of Sept, 2021,
by Jessica J. Steffens.

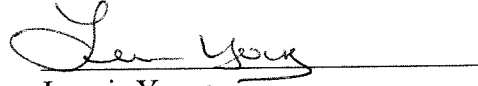

Notary Public in and for the State of Iowa



IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 32, LAKEWOODS DEVELOPMENT PART 1

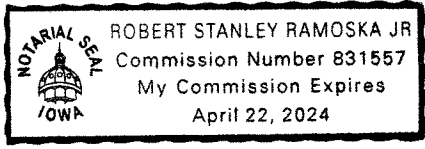

Richard Young

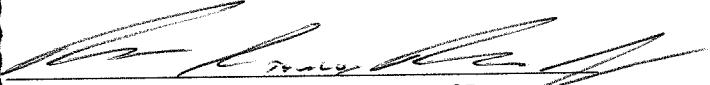

Lennie Young

STATE OF IOWA)
) ss.
COUNTY OF ~~JOHNSON~~)
 LINN

AUGUST,

This instrument was acknowledged before me on this 29TH day of, 2021, by Richard Young.

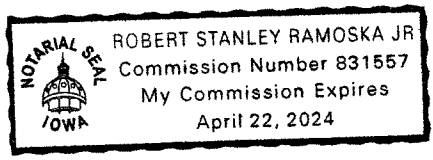




Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
COUNTY OF ~~JOHNSON~~)
 LINN

AUGUST,

This instrument was acknowledged before me on this 29TH day of, 2021, by Lennie Young.




Notary Public in and for the State of Iowa

IN WITNESS WHEREOF, the party herein has caused this First Amendment to be duly executed effective as of the date first set forth above.

OWNERS OF LOT 34, LAKEWOODS DEVELOPMENT PART 1

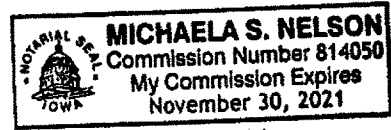
Laura C. Smith
Laura C. Smith

Michael J. Smith
Michael J. Smith

STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 30th day of AUGUST, 2021, by Laura C. Smith.

Michaela S. Nelson
Notary Public in and for the State of Iowa



STATE OF IOWA)
) ss.
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 30th day of AUGUST, 2021, by Michael J. Smith.

Michaela S. Nelson
Notary Public in and for the State of Iowa

