

Document 509

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TRACY CASADY, RECORDER
MONROE COUNTY IOWA

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
COUNTRY VIEW ESTATES
Recorder's Cover Sheet**

Preparer Information:

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Taxpayer Information:

Albia Community Betterment Corporation, c/o Daniel D. Stocker, First Iowa State Bank, 19
Benton Ave. East, Albia, IA 52531

Return Address:

Joseph F. Starcevic, Attorney at Law, 13 South Clinton, PO Box 576, Albia, IA 52531

Grantors:

Country View Estates Homeowners Association

Grantees:

Country View Estates Homeowners Association

Legal Description: Country View Estates – Plat 1, a subdivision to the City of Albia, Monroe County, Iowa, as set forth in the Plat of Survey recorded April 27, 2009, in Monroe County Record Book 2009, Page 564, and Country View Estates – Plat 2, a subdivision to the City of Albia, Monroe County, Iowa, as set forth in the Final Plat recorded June 11, 2019, in Book 2019, Page 649

Document or instrument number if applicable:

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
COUNTRY VIEW ESTATES**

Pursuant to Article XXVIII of the Declaration of Covenants, Conditions and Restrictions of Country View Estates, recorded on January 18, 2011, in Book 2011, Page 83 (the "Declaration"), the following amendments to said Declaration were approved on April 1, 2021, by the affirmative vote of a majority of the directors of the Country View Estates Homeowners Association.

1. The third paragraph of Section II. Designation of Use: Minimum Size is amended to read as follows:

No Dwelling shall be constructed or permitted to remain upon Lots 8, 9, 10, 11, 20, 21, 22 and 23 unless the main floor of the dwelling has a finished floor area of not less than 1,250 square feet. No Dwelling shall be constructed or permitted to remain upon any other Lot unless the main floor of the dwelling has a finished floor area of not less than 1,500 square feet. In the computation of the total finished floor area of a Dwelling, only the area above the final exterior grade shall be used in the computation and such area shall not include basements, porches, breezeways or garages.


2. Section III. Basements is amended to read as follows:

III. BASEMENTS


Each two-family Dwelling constructed on Lots 4, 5 and 6 and each single-family Dwelling constructed on Lots 8, 9, 22 and 23 shall have either a basement constructed of poured concrete, a slab constructed of poured concrete, or a foundation constructed of poured concrete and a crawl space.

Each single-family Dwelling constructed on any other Lot shall have a full basement constructed of poured concrete.

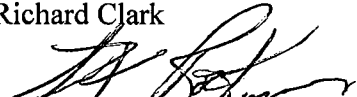
The Declaration, as modified herein, shall continue in full force and effect. The undersigned are all of the Directors of the Country View Estates Homeowners Association:




Kevin Kness



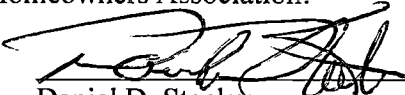
Richard Clark



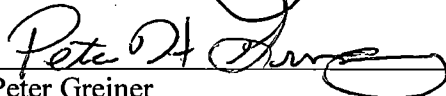
Steve Rockwell



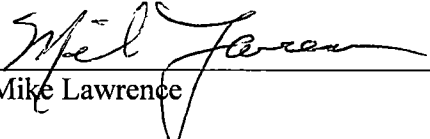
Craig Ambrose



Daniel D. Stocker



Peter Greiner



Mike Lawrence