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Johnson County Iowa
Kim Painter County Recorder
BK4935 PG571-585

Prepared by Mike Pugh of Bradley & Riley PC. After recording return to Joseph Pierick, Stone Bridge Home HOA, 172 Eversull Lane, Iowa City, IA 52245

FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX IOWA CITY, IOWA

THIS FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX, (the "First Amendment") is made, executed and entered into this 23rd day of January, 2012 by the affirmative vote of at least two-thirds (66.67%) of the lots within the platted parts of Stone Bridge Estates – Parts Five and Six and by the express written consent of Arlington Development, Inc.

WITNESSETH:

WHEREAS, Arlington Development, Inc. previously recorded Protective Covenants and Restrictions for Stone Bridge Estates – Part Five, Iowa City, Iowa recorded on November 13, 2007 at Book 4235, Page 601 of the Records of the Johnson County Recorder; and recorded Restated Protective Covenants and Restrictions for Stone Bridge Estates – Part Six, Iowa City, Iowa recorded on December 1, 2010 at Book 4689, Page 872 of the Records of the Johnson County Recorder. The above mentioned Protective Covenants and Restrictions are hereinafter collectively referred to as "Protective Covenants"; and

WHEREAS, Article III(9) of the Protective Covenants for each subdivision provides that the

Protective Covenants may be amended by an affirmative vote of at least two-thirds (66.67%) of the lots within the platted parts of Stone Bridge Estates Subdivision and with the express written consent of Arlington Development, Inc.; and

WHEREAS, the Lot Owners wish to clarify the amendment procedure to allow an amendment to the Protective Covenants by an affirmative vote of at least two-thirds (66.67%) of the lots within the platted parts of Stone Bridge Estates Subdivision, *Parts Five and six, inclusive, excluding Outlots owned by the Association,* and with the express written consent of Arlington Development, Inc.;

WHEREAS, as of the date hereof, Stone Bridge Estates – Parts One through Six, inclusive, have been final platted and the undersigned represent at least 66.67% of the lots within said subdivisions. Note: Parts One through Four require a separate amendment to the protective covenant and are not included in this amendment.

NOW THEREFORE, In consideration of the foregoing recitals, the undersigned Lot Owners amend the Protective Covenants as follows:

Section 1.0 Definitions. All capitalized terms used but not otherwise defined herein shall have the respective meanings set forth in the Protective Covenants.

Section 2.0 Satellite Dishes / Antennas. The Protective Covenants are amended by deleting Article I(3)(F) and adding a new Article IV as follows:

ARTICLE IV – SATELLITE DISHES / ANTENNAS

1. Satellite Dishes / Antennas. The following restrictions apply to any Lot Owner's installation and use (or tenant's installation and use, as the case may be) of a satellite dish or antenna in Stone Bridge Estates Subdivision (the "Subdivision"):

a) Definition. For the purposes of this Rule, an Antenna shall mean any over-the-air device used for the receipt of direct broadcast satellite services; the receipt or transmission of fixed wireless signals; the receipt of video programming services via multi-point distribution services; or the receipt of television broadcast signals. "Antenna" shall also include any accompanying accessories necessary for the proper installation thereof,

including, but not limited to, masts, cabling, supports, guy-wires, fastening hardware, and wiring.

b) Permitted Antennas. Lot Owners may only install Antennas one meter (39.37 inches) or less in diameter. All Antennas larger than one meter in diameter are prohibited. Any over-the-air reception devices falling outside the scope of Antenna as defined in Section (a) above are prohibited.

c) Acceptable Locations. A Lot Owner may install an Antenna within his or her own residential home. A Lot Owner may also install an Antenna which is located in a side or rear yard or is attached to the rear facing roof of the house or garage.

d) Unacceptable Locations. Antennas shall not be installed in the front yard, on the front porch or attached to the front facing roof of the house or garage.

e) Installation. The following apply to the installation of Antennas in all permissible locations:

- In General: Antennas shall be no larger than absolutely necessary for the reception of a signal of acceptable quality. In all cases, installation must comply with all applicable codes and ordinances, account for aesthetic considerations, and minimize the aesthetic and structural impact to the location.

- Concealment of Antennas: The color of the Antenna shall blend with the existing color of the building's exterior surfaces. Additionally, the Antenna shall be concealed, to the extent possible, by real vegetation, artificial vegetation, or some other suitable screen. All exterior wires and cables leading from the Antenna and into the home must be concealed behind gutters, downspouts, and/or railings.

Section 3.0 Non-Conforming Pre-Existing Antennas. Any Antenna installed on any Lot prior to the recording of these covenants, which Antenna conforms to the requirements of the previously recorded Protective Covenants but does not conform to the provisions herein shall be permitted within the Subdivision; provided however, that if the Antenna is removed or requires replacement, then the Lot Owner shall be required to install, repair or replace the Antenna in compliance with the provisions of these covenants.

Section 4.0 Amendment to Protective Covenants. The Protective Covenants are amended by deleting Article III(9) and replacing it with the following paragraph:

9. Except for the terms and provisions of Paragraph 6 above which can only be unilaterally amended by Arlington Development, Inc. or its designate, these Restrictive Covenants may be amended

from time to time with the written consent of the owners of at least two-thirds (66.67%) of the lots located within those parts of Stone Bridge Estates – Parts Five and Six, that have been final platted, excluding Outlots owned by the Association. Said amendment shall be executed in writing and signed by the owners of at least two-thirds (66.67%) of the lots within the platted parts of Stone Bridge Estates – Parts Five and Six, excluding Outlots owned by the Association and the same shall be filed of record in the office of the Johnson County Recorder. Notwithstanding the above, so long as any lot in the Stone Bridge Estates subdivisions is owned by Arlington Development, Inc., any amendment to these covenants is valid only upon the written consent of Arlington Development, Inc.

Section 5.0 Protective Covenants Otherwise to Remain in Full Force and Effect. Except as expressly provided in this First Amendment, the Protective Covenants for each subdivision shall otherwise remain in full force and effect. To the extent that any provisions of the Protective Covenants are not contrary to or in conflict with any provisions of this First Amendment, such provisions are hereby incorporated by reference into this First Amendment as thought the same were fully set forth herein.

IN WITNESS WHEREOF, the undersigned have executed this First Amendment on the date first written above. [REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

STONE BRIDGE ESTATES
HOMEOWNERS ASSOCIATION

By: Justin Stanley, President

By: Florence Stockman, Secretary

STATE OF IOWA, COUNTY OF JOHNSON) SS:

This instrument was acknowledged before me on this 24 day of June, 2012 by Justin Stanley, President and Florence Stockman, Secretary of Stone Bridge Estates Homeowners Association.

Notary Public in and for said State [SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS

Janell Maass
Notary Public in and for the State of Iowa
My commission expires:

JANELL MAASS
Commission Number 709672
My Commission Expires
May 2, 2013

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT 32 and 33, STONE BRIDGE ESTATES, PART 5

Kari Wilken

Print Name: Kari Wilken-for Mayor's Youth Empowerment Program

Nicole Keck

Print Name: Nicole Keck

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

NICOLE KECK
Commission Number 750749
My Commission Expires
1/16/2014

On this 8th day of February, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kari Wilken, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

Nicole Keck 2/8/12
Notary Public in and for the State of Iowa

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT 17, STONE BRIDGE ESTATES, PART 5

Print Name: JEFFREY L. ADAM Print Name: Jennifer S Adam

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 9th day of March, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeff + Jennifer Adams, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for the State of Iowa

BRANDY MULLEN
Commission Number 759816
My Commission Expires
8-31-2012

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT 3, STONE BRIDGE ESTATES, PART 5

Print Name: Priscilla Moner Print Name: TONY LAFONTAINE

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 12 day of March, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Priscilla Moriart Tony Lafontaine, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

MOLLY M. DIETZ
Commission Number 729998
My Commission Expires
8/16/13

Notary Public in and for the State of Iowa

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT 50, STONE BRIDGE ESTATES, PART 6

Tonya Lehman
Print Name: Tonya Lehman

Print Name: _____

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 9 day of February, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tonya A Lehman, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

MOLLY M. DIETZ
Commission Number 729998
My Commission Expires
8/16/13

Notary Public in and for the State of Iowa

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT 35, STONE BRIDGE ESTATES, PART 5

Susan C Schlipf
Print Name: SUSAN C SCHLIPF

Print Name: _____

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 8th day of February, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Susan C. Schlipf, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

Janell Maass
Notary Public in and for the State of Iowa

JANELL MAASS
Commission Number 709672
My Commission Expires
May 2, 2013

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT 10, STONE BRIDGE ESTATES, PART 5

Michael Burk
Print Name: MICHAEL BURIC

Diane E Burk
Print Name: Diane E Burk

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 17 day of February, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael & Diane Burk, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

Kara Sabo
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
KARA SABO
Commission Number 750383
My Commission Expires
12-17-2013

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT 11, STONE BRIDGE ESTATES, PART FIVE
360 Arlington Drive

Susan Spilger
Print Name: Susan Spilger

Print Name:

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 17TH day of FEBRUARY, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared SUSAN SPILGER, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

Michael J O'Brien
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
MICHAEL J O'BRIEN
Commission Number 756018
My Commission Expires
December 1, 2014

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT 30, STONE BRIDGE ESTATES, PART 5

Jenni Fitzgerald
Print Name: Jenni Fitzgerald

Print Name:_____

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 8th day of February, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jenni Fitzgerald, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

Marie R. Kasparek
Notary Public in and for the State of Iowa

NOTARIAL SEAL

4-9-14

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT ~~49~~ 49, STONE BRIDGE ESTATES, PART 6

Susan Rekward
Print Name: Susan Rekward

Print Name:_____

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 19 day of March, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Susan Rekward, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

Janell Maass
Notary Public in and for the State of Iowa

JANELL MAASS
Commission Number 709672
My Commission Expires
May 2, 2013

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT 16, STONE BRIDGE ESTATES, PART 5

Print Name: Sharon Dingman

Print Name: Carol Dewey

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 9th day of February, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sharon Dingman & Carol Dewey, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

Marie R. Kasparek
Notary Public in and for the State of Iowa

NOTARIAL SEAL

4-8-14

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT 24, STONE BRIDGE ESTATES, PART 5

Print Name: LOUISE BARWACZ

Print Name: RICK BARWACZ

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 19th day of March, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Louise Barwacz & Rick Barwacz to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

Janell Maass
Notary Public in and for the State of Iowa

JANELL MAASS
Commission Number 709672
My Commission Expires
May 2, 2013

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT 28, STONE BRIDGE ESTATES, PART 5

Elizabeth A Maher
Print Name: Elizabeth A Maher

Print Name: _____

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 16th day of February, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elizabeth Maher, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

Mark Sandvig
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
MARK SANDVIG
Commission Number 757287
My Commission Expires
3/5/12

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT ~~67~~ 2, STONE BRIDGE ESTATES, PART 5

Joseph E Sturm
Print Name: Joseph E Sturm

Mary Therese Sturm
Print Name: MARY THERESE STURM

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 18 day of February, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph & Mary Sturm, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

Kara Sabo
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
KARA SABO
Commission Number 750383
My Commission Expires
12-17-2013

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT 59 STONE BRIDGE ESTATES, PART 6

Print Name: David C Borger Germann

Print Name: ALINA BERGER-GERMANN

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 13th day of MARCH, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared David & Alina, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

SONDRAE FORT
Commission Number 159791
My Commission Expires
3/7/2015

Notary Public in and for the State of Iowa

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

OWNERS OF LOT 41 STONE BRIDGE ESTATES, PART 6

Print Name: MATTHEW FISHER

Print Name: Jill Fisher

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

On this 17 day of March, 2012 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew & Jill Fisher, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for the State of Iowa

KARA SABO
Commission Number 750383
My Commission Expires
12-17-2013

[SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR STONE BRIDGE ESTATES – PARTS FIVE AND SIX]

Arlington Development, Inc. hereby provides its consent to this First Amendment to the Protective Covenants and Restrictions for Stone Bridge Estates – Parts Five and Six, Iowa City, Iowa pursuant to Article III(9) of the Protective Covenants and Restrictions for Stone Bridge Estates – Parts Five and Six, Iowa City, Iowa.

ARLINGTON DEVELOPMENT, INC.

By: John W. Moreland, Jr.
John W. Moreland, Jr., President

Owner of Lots 4-6, 9, 14, 19-23, 25, and 37, Stone Bridge Estates – Part Five; Lots 39, 40, 42-48, 51-58, and 60-63, Stone Bridge Estates – Part Six.

STATE OF IOWA, COUNTY OF JOHNSON) SS:

This instrument was acknowledged before me on this 20 day of June, 2012 by John W. Moreland, Jr., President of Arlington Development, Inc.

Notary Public in and for said State [SIGNATURE PAGE TO FIRST AMENDMENT TO PROTECTIVE COVENANTS

Commission Number 703501
My Commission Expires
June 5, 20

Lou Connelly

LOU CONNELLY
Commission Number 703501
My Commission Expires
June 5, 2015