

ADDENDUM TO AND MODIFICATION OF THOSE CERTAIN RESTRICTIVE COVENANTS KNOWN AS:
RESTRICTIVE COVENANTS

"WOLF CREEK" THIRD ADDITION TO THE CITY OF HIAWATHA, LINN COUNTY, IOWA.

AS RECORDED IN THE RECORDS OF LINN COUNTY RECORDER'S OFFICE
CEDAR RAPIDS, IOWA JUNE 14, 1994.

IN:

INDEX NO. 28105
RECORDING FEE 10.00
AUTOMATION FEE 1.00

BOOK 3072, COMMENCING AT PAGE 686

The Owners of the property legally described in the above referenced Restrictive Covenants, for clarification purposes and to further define the intent of Paragraph 6., Home Occupations, Nuisances and Livestock, incorporate therein the following wording;

MODEL HOMES;

No home, other than homes constructed by Developer and or affiliated companies, shall be used as a model home per se; ie, including but not limited to the placement of any real estate for sale sign, open house sign, advertising of open houses for the purpose of disseminating verbal information or written literature of other homes to be built or sold either in "Wolf Creek" Additions or other locations. Any person violating this Covenant shall be liable for damages payable to the Developer at the rate of \$1,000 for each open house run, where for sale signs are placed, and any property is offered for sale other than the subject property (either by verbal presentation or by disseminating written literature of any type or nature).

Such damages shall be a lien on the property with the only condition to prove damages being evidence that the Owner or Realtor placed open house signs and visitors to such house verifying that they were by verbal or visual and or written literature offered homes or lots for sale, other than the subject property.

Such open house on a commercial basis creates a nuisance under the definition of this paragraph.

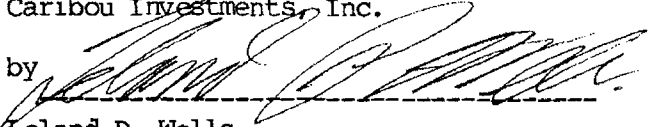
The invalidation of this addendum by any one owner of a home or lot shall not invalidate this condition by any other Owner of a lot or home in the subdivision.

Such definition and restriction set forth above for said paragraph 6. Home Occupations, Nuisances and Livestock, does not limit the paragraph to only the for sale nuisance, but all other conditions of the paragraph shall remain intact and enforceable as set forth therein.

Dated this 13 th day of March 1995

Caribou Investments, Inc.

by


Leland P. Wells
President/Secretary

FILED
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LINN COUNTY, IOWA

