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Fee Amt: \$17.00 Page 1 of 3  
Revenue Tax: \$0.00  
Instr# 200800028908  
Linn County, Iowa  
JOAN FOCALMANT RECORDER

BK 6300 pg 392-394

17.00 folck # 92971 - PJ

Prepared by return to Shannon F. Thompson of Bradley & Riley PC, P.O. Box 2804, Cedar Rapids, IA 52406-2804 (319) 363-0101  
(Space above this line for recording purposes)

**KEYSTONE ON LAKESIDE RESTRICTIVE COVENANTS  
FOR  
LAKESIDE SECOND ADDITION  
IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA**

Lakeside Development, L.L.C., an Iowa limited liability company, and Lakeside Development Company, Inc., an Iowa corporation (herein referred to collectively as "Lakeside"), are the owners of all of the real estate located in Cedar Rapids, Linn County, Iowa and legally described as follows:

**LAKESIDE SECOND ADDITION IN THE CITY OF CEDAR RAPIDS,  
LINN COUNTY, IOWA**

("Second Addition").

Whereas, Lakeside desires to promote a harmonious development of the real estate within the Second Addition, to preserve the scenic nature of each lot within the Second Addition, to ensure the congenial design of the buildings to be included in the Second Addition, and to preserve aesthetic and design contiguity between Lakeside First Addition to Cedar Rapids, Linn County, Iowa ("First Addition") and the Second Addition;

Therefore, Lakeside hereby declares that each lot in the Second Addition, and all property that may be subsequently added to and subjected to the Keystone on Lakeside Restrictive Covenants for Lakeside First Addition to Cedar Rapids, Linn County, Iowa recorded on June 16, 2005 in Volume 6020 at Page 532 ("First Addition Restrictive Covenants"), shall be held, sold, and conveyed subject to all of the easements, restrictions, covenants and conditions established in the First Addition Restrictive Covenants.

The First Addition Restrictive Covenants shall run with the lots in the Second Addition and shall be binding on all parties having any right, title to or interest in any lots in the Second Addition and shall inure to the benefit of each owner thereof and to the

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benefit of the Association (as defined in the First Addition Restrictive Covenants).

The restrictions set forth in the First Addition Restrictive Covenants shall remain in effect with respect to the lots in the Second Addition so long as the First Addition Restrictive Covenants remain in effect, including any renewal or extension of the First Addition Restrictive Covenants by vote as set forth therein or by any act under applicable law to extend the First Addition Restrictive Covenants for successive periods.

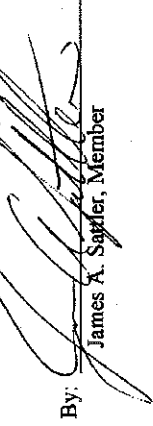
The First Addition Restrictive Covenants are hereby incorporated herein and adopted by reference as if fully set forth herein.

Ownership of a lot or lots in the Second Addition shall automatically invoke membership in the Association. Ownership of each lot shall be subject to the applicable terms of the Articles of Incorporation and Bylaws of the Association, including the provisions made for assessment against all lots in the First Addition, the Second Addition, and any future Lakeside additions added to and made subject to the First Addition Restrictive Covenants.

All rights reserved to the Developer under the First Addition Restrictive Covenants continue therein and are hereby reserved by Lakeside and its successors and assigns with respect to the lots in the Second Addition. Lakeside may withdraw the lots in the Second Addition in whole or in part from the operation of this instrument and the First Addition Restrictive Covenants.

LAKESIDE DEVELOPMENT, L.L.C.

By:

  
James A. Sayler, Member

LAKESIDE DEVELOPMENT COMPANY, INC.

By:

  
Waldo I. Morris, Vice President

STATE OF IOWA )  
 ) ss:  
COUNTY OF LINN )

This instrument was acknowledged before me this 4<sup>th</sup> day of APRIL, 2006, by James A. Sattler as Member of Lakeside Development, L.L.C.

Nancy Morry  
Notary Public in and for the State of Iowa



STATE OF IOWA )  
 ) ss:  
COUNTY OF LINN )

This instrument was acknowledged before me this 4<sup>th</sup> day of APRIL, 2006, by Waldo I. Morris as Vice President of Lakeside Development Company, Inc.

Nancy Morry  
Notary Public in and for the State of Iowa

