

Prepared by:
Horning & Horning PC
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Watertown, SD 57201
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INSTRUMENT NO. 202303873 Pages: 2
BOOK: 4U AMEND DEC COVENANTS
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11/29/2023 11:10:00 AM

Ann Rasmussen

ANN RASMUSSEN, REGISTER OF DEEDS
CODINGTON COUNTY, SOUTH DAKOTA

Recording Fee: 30.00
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REVISED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
TO RUN WITH THE LAND

KAK'S LAKESIDE ADDITION, INC., of 15 9th Ave, Watertown, SD 57201, hereafter referred to as the Declarant, hereby makes this declaration of restrictive covenants for the following real property in Codington County, South Dakota, to-wit:

KAK'S Fourth Addition to the Municipality of Watertown, In the County of Codington, South Dakota.

to run with the said real property and every part thereof.

WITNESSETH:

WHEREAS the Declarant is the only owner of any part of the above described real property,

WHEREAS, KAK'S ADDITION HOMEOWNERS ASSOCIATION, INC., (hereafter the "Association") will be a South Dakota nonprofit corporation created for the benefit of future lot owners to provide among other things maintenance of property, services to lot owners and architectural control,

NOW THEREFORE, Declarant hereby declares that all of said property is hereby made and shall hereafter be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, reservations, liens, charges and uses hereinafter set forth. Said covenants, Conditions, restrictions, reservations liens, charges and uses shall run with the real property described above, shall be binding upon all parties having and /or acquiring any right, title or interest in he said real property or in any part thereof and shall inure to the benefit of each and every person or entity from time to time owning or holding an interest in said real property.

This changes Article III Section 4 to be as follows and is the only change:

ARTICLE III

REVISED RESTRICTIONS AND COVENANTS

Section 4. Buildings, Garages, and Driveways. All buildings shall be of new construction. The floor area of the residence exclusive of porches and garages, shall not be less than fifteen hundred (1,500) square feet for Lots in Block 3 excluding Lots 22, 23, 24, and 25. All of the lots in Block 6 and Lots 1 through 7 and Lots 16 through 21 in Block 7. Garages shall be not less than two stall and their appearance shall match the associated home for Lots requiring fifteen hundred (1,500) sq feet.

Lots 22, 23, 24, and 25 in Block 3, Lots 8 through 15 in Block 7, All of the Lots in Block 8 and 9 shall not be less than one thousand (1,000) sq feet. Residences may be of either one or two stories. Lots requiring one thousand (1,000) sq feet or less shall have garages that are one stall or more and their appearance shall match the associated home. These are the only changes to the covenants that were recorded on April 20, 2022 at the Codington County Register of Deeds Office. in Book 4T Page 9279 (S.T.H.)

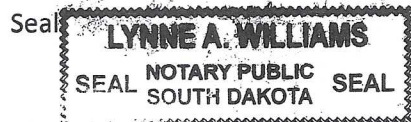
Dated this 29 day of November, 2023

Steven T Horning
Acting Agent
KAK'S Lakeside Addition, Inc.

State of South Dakota
County of Codington)SS:

On this the 29th day of November, 2023, before me, the undersigned officer, personally appeared Steven T. Horning, Acting Agent for KAK'S Lakeside Addition, Inc., known to me or satisfactorily proven to be the person whose name is subscribed to within this instrument and acknowledged that he executed the same for the purses therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 11/20/2029