
Prepared by & Return to: Courtney Schultz, Hogan Law Office, 3101 Ingersoll Ave., Suite 103, Des Moines, IA 50312 (515) 279-9059

**AMENDMENT TO DECLARATION OF RESIDENTIAL
COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS AMENDMENT is made by **SPRING CREST PARTNERS, LLC**, an Iowa limited liability company, Declarant of the Declaration of Residential Covenants, Conditions and Restrictions recorded February 7, 2018 in Book 2018 at Page 2039, in the records of Dallas County, Iowa (the "Declaration").

WHEREAS, pursuant to the Declaration, Declarant has established and placed certain covenants, conditions, restrictions and easements on the following described real estate:

Lots 1 - 12 in Spring Crest Plat 1, an Official Plat in Waukee, Dallas County, Iowa.

WHEREAS, the Declaration grants to Declarant the right to amend the Declaration and the right to subject additional land to the terms of the Declaration without approval or consent of the Association or other Owners.

WHEREAS, Declarant desires to amend the Declaration to subject the following described real estate to the terms of the Declaration (the "Additional Land"):

Lots 1 – 32 and Outlot “Z” in Spring Crest Plat 2, an Official Plat in Waukee, Dallas County, Iowa.

NOW, THEREFORE, pursuant to the authority described in the Declaration, Declarant hereby amends the Declaration as follows:

1. The Additional Land is hereby subjected to the terms and conditions of the Declaration and the Owners of Lots within the Additional Land shall automatically become members of the Association in the same manner as described in the Declaration and are hereby subjected to the same terms, conditions, duties and assessments as described in the Declaration.

2. The Common Area described and depicted in Exhibit “A” to the Declaration is hereby deleted in its entirety and replaced with the following: Outlot “Z” in Spring Crest Plat 2, an Official Plat in Waukee, Dallas County, Iowa.

3. Article IV, Section 1 of the Declaration relating to building area design and construction is amended to include the following paragraphs:

- L. For Lots 1 – 17 in Spring Crest Plat 2, one and one-half story, two story, split-level, and split foyer dwellings must have a finished area of not less than 1,800 square feet; ranch dwellings must have a finished area of not less than 1,500 square feet.
- M. For Lots 18 – 32 in Spring Crest Plat 2, one and one-half story, two story, split-level, and split foyer dwellings must have a finished area of not less than 1,500 square feet; ranch dwellings must have a finished area of not less than 1,300 square feet.
- N. For Lots 1 – 17 in Spring Crest Plat 2, all dwellings must be constructed using hardboard siding by LP SmartSide or cement board siding by James Hardie or other brands approved in writing by Declarant as being acceptable exterior siding. No vinyl siding shall be permitted.
- O. For Lots 18 - 32 in Spring Crest Plat 2, all dwellings must be constructed using vinyl siding, hardboard siding by LP SmartSide or cement board siding by James Hardie or other brands approved in writing by Declarant as being acceptable exterior siding.

4. Except as expressly amended hereby, all of the terms and conditions of the Declaration shall continue in full force and effect and are hereby ratified and confirmed.

DATED this 9th day of February, 2018.

SPRING CREST PARTNERS, LLC,
an Iowa limited liability company

By: [Signature]
William B. Spencer, Manager

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on February 9, 2018, by William B. Spencer, Manager of Spring Crest Partners, LLC.



By: [Signature]
Notary Public