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Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK **2019** PG **23463**

Prepared by & Return to: Jacob M. Oeth, Hogan Law Office, 3101 Ingersoll Ave., Ste 103, Des Moines, IA 50312 (515) 279-9059

AMENDMENT TO DECLARATION OF RESIDENTIAL COVENANTS, CONDITIONS AND RESTRICTIONS FOR STRATFORD CROSSING

THIS AMENDMENT is made by **STRATFORD CROSSING, LLC**, an Iowa limited liability company, Declarant of the Declaration of Residential Covenants, Conditions and Restrictions for Stratford Crossing recorded July 19, 2019 in **Book 2019 at Page 12296**, as amended in **Book 2019, Page 12309** and in **Book 2019, Page 16517**, 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 - 3 in Stratford Crossing Plat 1, an Official Plat in Waukee, Dallas County, Iowa.

AND

Lots 1 - 49 in Stratford Crossing Plat 2, an Official Plat in Waukee, Dallas County, Iowa.

AND

Lots 1 - 69 in Stratford Crossing Plat 3, an Official Plat in Waukee, Dallas County, Iowa.

WHEREAS, the Declaration grants to Declarant the right to amend the terms of the Declaration without approval or consent of any other Owner or any other party.

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

1. Article IV, Section 1(S) of the Declaration relating to building area design and construction is deleted in its entirety and replaced with the following:

S. For Lots 1 – 8 in Stratford Crossing Plat 3, 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.

2. Article IV, Section 1(T) of the Declaration relating to building area design and construction is deleted in its entirety and replaced with the following:

T. For Lots 9 – 69 in Stratford Crossing Plat 3, 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.

3. 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 31 day of October, 2019.

STRATFORD CROSSING, 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 October 31, 2018, by William B. Spencer, Manager of Stratford Crossing, LLC.



By: [Signature]
Notary Public