

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

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAINTENANCE AT STRATFORD CROSSING**

**THIS AMENDMENT** is made by **STRATFORD CROSSING, LLC**, an Iowa limited liability company, Declarant of the Declaration of Covenants, Conditions and Restrictions for Maintenance at Stratford Crossing recorded July 19, 2019 in **Book 2019 at Page 12296**, as amended, in the records of Dallas County, Iowa (the "Declaration"), and owner and developer of the Additional Land hereinafter described.

**WHEREAS**, the Declaration grants to Declarant the right to subject additional land to the terms and conditions of the Declaration and the right to convey Common Area to the Stratford Crossing Maintenance Association (the "Association") without approval or consent of the Association or other Owners.

**WHEREAS**, Declarant now wishes to subject the following described real estate (the "Additional Land") to the terms and conditions of the Declaration:

Lots 1 - 69 and Outlot Z in **STRATFORD CROSSING PLAT 3**, an Official Plat in Waukee, Dallas County, Iowa.

**NOW, THEREFORE**, pursuant to the authority described in the Declaration, Declarant hereby declares that by the filing of this Amendment the Additional Land is annexed and submitted to the Declaration, which real estate shall be subject to all of 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.

Further, the definition of "Lots" shall mean and refer to the following legally described and designated real estate:

Lots 1 - 3 in **STRATFORD CROSSING PLAT 1**, an Official Plat in Waukee, Dallas County, Iowa, designated as detached single-family residential lots; and

Lots 4 - 39 in **STRATFORD CROSSING PLAT 1**, an Official Plat in Waukee, Dallas County, Iowa, designated as bi-attached single-family townhome lots; and

Lots 1 - 49 in STRATFORD CROSSING PLAT 2, an Official Plat in Waukee, Dallas County, Iowa, designated as detached single-family residential lots; and

Lots 1 - 69 in STRATFORD CROSSING PLAT 3, an Official Plat in Waukee, Dallas County, Iowa, designated as detached single-family residential lots.

Further, the definition of "Common Area" shall include the real estate legally described as follows:

Outlot Z in STRATFORD CROSSING PLAT 3, an Official Plat in Waukee, Dallas County, Iowa,

and that upon the filing of this Amendment such Common Area shall be owned, managed and maintained by the Association under the terms and conditions set forth in the Declaration.

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 28 day of August, 2019.

STRATFORD CROSSING, LLC,  
an Iowa limited liability company

By:   
William B. Spencer, Manager

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on 8/28, 2019, by William B. Spencer, Manager of Stratford Crossing, LLC.



By:   
Notary Public