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**Prepared by:** Timothy C. Hogan, Hogan Law Office, 1717 Ingersoll Ave, Suite 200, Des Moines, IA 50309 (515) 279-9059

**Return to:** Stratford Crossing Maintenance Association, 9550 Hickman Rd, Ste 100, Clive, IA 50325 (515) 986-5994

**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**, in the records of Dallas County, Iowa as amended in **Book 2019 Page 12309, Book 2019 Page 16517, Book 2020 Page 14083, Book 2020 Page 36578, Book 2020 Page 36598, Book 2020 Page 36629, Book 2021 Page 1900, Book 2021 Page 28601, Book 2022 Page 18320** and **Book 2022 Page 25131** (collectively, the "Declaration"), and owner and developer of the Additional Land hereinafter described on Page 2.

**WHEREAS**, the following Property has been submitted to the terms of the Declaration:

Lots 1-3 and Lots 4-39 in Stratford Crossing Plat 1; Lots 1-49 in Stratford Crossing Plat 2; Lots 1-69 in Stratford Crossing Plat 3; Lots 1-28 in Stratford Crossing Plat 5; Lots 1-62 in Stratford Crossing Plat 6; Lots 1-60 in Stratford Crossing Plat 7; Lots 1-29 in Stratford Crossing Plat 8; Lots 1-28 in Stratford Crossing Plat 9; Lots 1-22 in Stratford Crossing Plat 10; and Lots 1-27 in Stratford Crossing Plat 11, all Official Plats in Waukee, Dallas County, Iowa.

**WHEREAS**, the Declaration established the **Stratford Crossing Maintenance Association**, an Iowa non-profit corporation (the "Association"), to own, manage, operate and maintain certain improvements for the mutual and reciprocal benefit of the Owners with authority to levy assessments necessary to operate, manage, maintain and administer the Association and the improvements for the benefit of the Property.

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

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

Lots 1-33 in Stratford Crossing Plat 13, 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.

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** \_\_\_\_\_, 2024.

**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 \_\_\_\_\_, 2024, by William B. Spencer, Manager of Stratford Crossing, LLC.

By: \_\_\_\_\_  
Notary Public