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 Dallas County Iowa  
 Chad C. Airhart RECORDER  
 File#

BK 2017 PG 1377

→ Prepared by & Return to: Courtney I. 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 dated this 31st day of October, 2016, by **LANDING AT SHADOW CREEK, LLC**, an Iowa limited liability company, "Declarant" of the Declaration of Residential Covenants, Conditions and Restrictions recorded October 11, 2016 in Book 2016 at Page 19679, in the office of the Recorder for 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 - 31 in The Landing at Shadow Creek Plat 4, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

**WHEREAS**, pursuant to Article XXIII of the Declaration, until Declarant has sold all of the Lots subject to the Declaration, Declarant has the right to make amendments to the Declaration without the consent of any other Owners or other party.

**WHEREAS**, Declarant owns certain Lots subject to the Declaration.

**NOW, THEREFORE**, Declarant hereby amends the Declaration as follows:

1. The following Sections of Article IV of the Declaration relating to building area design and construction are hereby deleted in their entirety and replaced with the following:

- A. One and one-half story, two story, split-level, and split foyer dwellings must have a finished area of not less than 1,650 square feet; ranch dwellings must have a finished area of not less than 1,375 square feet.
- D. No steel, aluminum or masonite board shall be used for siding. Vinyl siding or hardboard siding by LP SmartSide or cement board siding by James Hardie or other brands of comparable siding approved in writing by Declarant shall be acceptable exterior siding.

2. 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.

**IN WITNESS WHEREOF**, the undersigned has executed this Amendment as of the date and year first above written.

**LANDING AT SHADOW CREEK, LLC,**  
an Iowa limited liability company

By:   
William B. Spencer, Manager

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on 10-31, 2016, by William B. Spencer, Manager of Landing at Shadow Creek, LLC.



By:   
Notary Public