

**AMENDMENT TO
DECLARATION OF USE RESTRICTIONS, COVENANTS
AND BUILDING SPECIFICATIONS**

**PREPARER
INFORMATION:**

B. McMurray
Vista Real Estate and Investment Corporation
2400 86th Street, Suite 24, Urbandale, IA 50322
515-276-3456

RETURN TO: Vista Real Estate and Investment Corporation
2400 86th Street, Suite 24, Urbandale, IA 50322
515-276-3456

GRANTORS: Quail Run II, LLC

**LEGAL
DESCRIPTION:** See page 2

Polk County Iowa Recorder

**SECOND AMENDMENT TO
DECLARATION OF USE RESTRICTIONS, COVENANTS AND
BUILDING SPECIFICATIONS APPLICABLE TO QUAIL RUN PLAT 3,
BONDURANT, POLK COUNTY, IOWA**

AN AMENDMENT to Declaration of Use Restrictions, Covenants and Building Specifications Applicable to Quail Run Plat 3, Bondurant, Polk County Iowa, as filed on July 27, 2021 in Book 18667, Page 556-568 in the Office of the Polk County Recorder, (hereinafter referred to as the "Declaration").

WHEREAS, the Declarant is desirous of amending said Declaration pursuant to provisions of **Section A. Duration** and **Section D. Additional Property of Article V. Term of Covenants; Severability** of said Declaration.

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

1. The Declaration shall hereafter be identified as the Declaration of Use Restrictions, Covenants and Building Specifications Applicable to Quail Run Plat 3 and Plat 4, Bondurant, Polk County, Iowa.
2. "Lots" (individually "Lot") shall mean Lots 1 through 55 in Quail Run Plat 3 and Lots 1 through 27 in Quail Run Plat 4, both Official Plats, now included in and forming a part of the City of Bondurant, Polk County, Iowa.
3. Article I, Definitions, Section D. definition of "Property," is hereby amended to read as follows:

D. "Property" shall mean Lots 1 through 55 and Outlots V and X in Quail Run Plat 3 and Quail Run Plat 4, both Official Plats, now included in and forming a part of the City of Bondurant, Polk County, Iowa.
4. Article II, General Use Restrictions and Building Specifications, Section B. Architectural Standards, Item 7. Minimum House Sizes is hereby amended to include the following minimum home size requirements applicable to Lots 1-27 in Quail Run Plat 4 only:

Minimum Home Size Requirements for Quail Run Plat 4:

- a. One-story dwellings must have a finished floor area of at least one thousand four hundred (1,400) square feet above grade.
- b. One and one-half story dwellings must have a combined finished floor area of at least one thousand six hundred fifty (1,650) square feet above grade.
- c. Two-story dwellings must have a combined finished floor area of at least one thousand seven hundred fifty (1,750) square feet above grade.

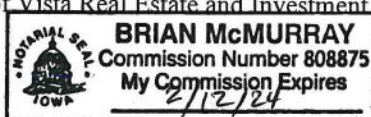
IN WITNESS WHEREOF, the Declarant has caused this Second Amendment to the Declaration to be executed as of this 10th day of June, 2022.

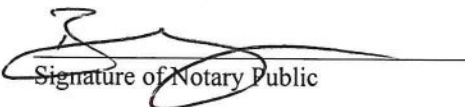
Quail Run II, LLC, an Iowa limited liability company
By Vista Real Estate and Investment Corporation, Its Manager

By: 
David J. Harmeyer, President

STATE OF IOWA
COUNTY OF POLK

This record was acknowledged before me this 10th day of June, 2022, by David J. Harmeyer in his capacity as President of Vista Real Estate and Investment Corporation, as Manager of Quail Run II, LLC.




Signature of Notary Public