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Chad Airhart, Recorder
Dallas County IOWA



Bill and Return to:
City of Waukee
230 W. Hickman Rd
Waukee, Iowa 50263

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 COVENANTS, CONDITIONS AND RESTRICTIONS
FOR STORM WATER DETENTION**

THIS AMENDMENT is made this 24th day of August, 2015, by **LANDING AT SHADOW CREEK, LLC**, an Iowa limited liability company, Declarant of the Declaration of Covenants, Conditions and Restrictions for Storm Water Detention dated May 4, 2015, and recorded May 28, 2015, in Book 2015 at Page 8116 in the Office of the Recorder of Dallas County, Iowa (the "Declaration").

WHEREAS, pursuant to the Declaration, the parties to the Declaration have established and placed certain covenants, conditions, restrictions and easements on certain "Property" more particularly defined in the Declaration, which Property receives benefit from the controlling of storm water runoff by management of "Storm Water Detention Facilities" located within the "Outlots" of the Property.

WHEREAS, the Declaration grants to Declarant the right to amend the Declaration and the right to convey the Outlots to the Landing at Shadow Creek Storm Water Maintenance Association (the "Association") without approval or consent of the Association or other Owners.

NOW, THEREFORE, pursuant to the authority described in the Declaration, Declarant hereby amends the Declaration to declare that the definition of "Property" shall mean and refer to the following described real estate:

Lots 1 - 25 in THE LANDING AT SHADOW CREEK PLAT 1, an Official Plat in Waukee, Dallas County, Iowa; and

Lots 1 - 85 and Outlots X and Y in THE LANDING AT SHADOW CREEK PLAT 2, an Official Plat in Waukee, Dallas County, Iowa; and

All Lots in THE LANDING AT SHADOW CREEK PLAT 3, an Official Plat in Waukee, Dallas County, Iowa, more particularly set forth in Exhibit A attached hereto.

Further, the definition of "Outlots" shall be amended to mean and refer to that portion of the Property legally described as follows:

Outlots X and Y in THE LANDING AT SHADOW CREEK PLAT 2, an Official Plat in Waukee, Dallas County, Iowa,

and that upon the filing of this Amendment such Outlots and the Storm Water Detention Facilities located thereon 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.

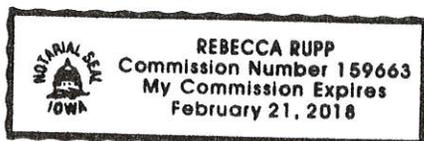
IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date and year first above written.

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 Oct. 12, 2015, by William B. Spencer, Manager of Landing at Shadow Creek, LLC.



By: 
Notary Public

EXHIBIT "A"
THE LANDING AT SHADOW CREEK PLAT 3

A PART OF PARCEL 'BB' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 5655 IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 79, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 24, THE LANDING AT SHADOW CREEK PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°56'25" WEST ALONG THE NORTHERLY LINE OF THE LANDING AT SHADOW CREEK PLAT 1, A DISTANCE OF 190.00 FEET; THENCE SOUTH 0°03'35" EAST ALONG SAID NORTHERLY LINE, 17.82 FEET TO THE NORTHEAST CORNER OF LOT 23, THE LANDING AT SHADOW CREEK PLAT 1; THENCE SOUTH 89°34'37" WEST ALONG SAID NORTHERLY LINE, 135.00 FEET TO THE SOUTHEAST CORNER OF LOT 83, THE LANDING AT SHADOW CREEK PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 0°03'35" WEST ALONG THE SOUTHERLY LINE OF SAID THE LANDING AT SHADOW CREEK PLAT 2, A DISTANCE OF 430.00 FEET TO THE NORTHEAST CORNER OF LOT 80, THE LANDING AT SHADOW CREEK PLAT 2; THENCE SOUTH 89°34'37" WEST ALONG SAID SOUTHERLY LINE, 112.41 FEET; THENCE SOUTH 71°40'03" WEST ALONG SAID SOUTHERLY LINE, 81.31 FEET; THENCE SOUTH 89°34'37" WEST ALONG SAID SOUTHERLY LINE, 77.21 FEET TO THE SOUTHEAST CORNER OF LOT 77, THE LANDING AT SHADOW CREEK PLAT 2; THENCE NORTH 0°03'56" WEST ALONG SAID SOUTHERLY LINE, 160.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 77; THENCE NORTH 89°34'37" EAST ALONG SAID SOUTHERLY LINE, 0.37 FEET; THENCE NORTH 0°25'23" WEST ALONG SAID SOUTHERLY LINE, 60.00 FEET TO THE SOUTHEAST CORNER OF LOT 76, THE LANDING AT SHADOW CREEK PLAT 2; THENCE NORTH 0°03'56" WEST ALONG SAID SOUTHERLY LINE, 160.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 76; THENCE NORTH 89°34'37" EAST ALONG SAID SOUTHERLY LINE, 401.87 FEET TO THE SOUTHEAST CORNER OF LOT 70, THE LANDING AT SHADOW CREEK PLAT 2; THENCE SOUTH 0°03'35" EAST ALONG SAID SOUTHERLY LINE, 6.57 FEET TO THE SOUTHWEST CORNER OF STREET LOT 'K', THE LANDING AT SHADOW CREEK PLAT 2, THENCE NORTH 89°56'25" EAST ALONG SAID SOUTHERLY LINE, 190.00 FEET TO THE SOUTHEAST CORNER OF LOT 69, THE LANDING AT SHADOW CREEK PLAT 2 AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 0°03'35" EAST ALONG SAID EAST LINE, 760.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.99 ACRES (348,106 SQUARE FEET).