

**AMENDMENT TO DECLARATION OF RESIDENTIAL COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR SPRING CREST**

**Preparer Information:**

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**Taxpayer Information:**

N/A

**Return Document To:**

Wilson & Egge, P.C.  
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**Grantor:**

Spring Crest Partners, LLC

**Grantee:**

N/A

**Legal Description:**

Lots 1-12 in Spring Crest Plat 1; Lots 1-32 in Spring Crest Plat 2; Lots 1-32 in Spring Crest Plat 3; Lots 1-57 and Outlot Y in Spring Crest Plat 4; Lots 1-33 in Spring Crest Plat 5, all Official Plats, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

**Document or instrument number of previously recorded documents:**

Book 2018, Page 2030

**AMENDMENT TO DECLARATION OF RESIDENTIAL  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR SPRING CREST**

THIS AMENDMENT is made by Spring Crest Partners, LLC, an Iowa limited liability company, Declarant of the Declaration of Residential Covenants, Conditions and Restrictions recorded February 7, 2018 in Book 2018 at Page 2030, in the records of 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 1-12 in Spring Crest Plat 1, an Official Plat in Waukee, Dallas County, Iowa.

AND

Lots 1-32 in Spring Crest Plat 2, an Official Plat in Waukee, Dallas County, Iowa.

AND

Lots 1-32 in Spring Crest Plat 3, an Official Plat in Waukee, Dallas County, Iowa.

AND

Lots 1-57, and Outlot Y, in Spring Crest Plat 4, an Official Plat in Waukee, Dallas County, Iowa.

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

WHEREAS, Declarant desires to amend the Declaration to subject the following described real estate to the terms of the Declaration (the "Additional Land"):

Lots 1- 33 in Spring Crest Plat 5, an Official Plat in Waukee, Dallas County, Iowa.

NOW, THEREFORE, pursuant to the authority described in Declaration, Declarant hereby amends the Declaration as follows:


1. The Additional Land is hereby subjected to 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.
2. Article IV, Section 1 of the Declaration relating to building area design and construction is amended to include the following paragraphs:
  - V. For Lots 1 – 33 in Spring Crest Plat 5, ranch and one-half story dwellings must have a finished area of not less than 1,300 square feet; split-level and split foyer dwellings must have a finished area of not less than 1,100 square feet; two story dwellings must have a finished area of not less than 1,500 square feet.

W. For Lots 1 – 33 in Spring Crest Plat 5, all dwellings must be constructed using hardboard siding by LP SmartSide, cement board siding by James Hardie, vinyl siding, or other brands approved in writing by Declarant as being acceptable exterior siding. Steel siding is strictly prohibited.

Except as expressly amended hereby, all of the terms and conditions of the Declaration, as amended, shall continue in full force and effect and are hereby ratified and confirmed.


Dated this 8 day of July, 2020.

SPRING CREST PARTNERS, LLC, an Iowa limited liability company, Declarant

By:   
Toby T. Torstenson, Manager

STATE OF IOWA                    )  
  ) ss  
COUNTY OF Polk            )

This record was acknowledged before me on this 8 day of July, 2020, by Toby T. Torstenson, Manager of Spring Crest Partners, LLC.

  
Notary Public in and for the State of Iowa

