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Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2015-00028910

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RETURN TO: **When recorded return to preparer:**

Prepared by: George Qualley IV, P.O. Box 41718, Des Moines, IA 50311, (515) 974-5658

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**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS EASEMENTS, AND RESTRICTIONS FOR
LOTS 26-47, VENBURY PLAT 14, ALTOONA, IOWA**

This Amendment to Declaration of Covenants, Conditions, Easements, and Restrictions for Lots 26-47, Venbury Plat 14, Altoona, Iowa is executed on this 6th day of August, 2014 by The Venbury II Townhome Owners' Association, as representative of a majority of the votes of the Owners under this below referenced declaration.

WHEREAS, the Declaration of Covenants, Conditions, Easements, and Restrictions for Lots 26-47, Venbury Plat 14, Altoona, Iowa was recorded on the 26th day of December, 2000, in Book 8668 at Page 823 of the records of the Polk County, IA Recorder (the "Declaration"), and as amended by a First Modification of the Declaration of Covenants, Conditions, Easements, and Restrictions for Lots 26-47, Venbury Plat 14, Altoona, Iowa, recorded the 10th day of August, 2002, in Book 9176 at page 820 of the records of the Polk County, IA Recorder establishes a townhome development on real estate located in Altoona, Polk County, Iowa legally described as:

Lots 26 through 47 in VENBURY PLAT 14, an Official Plat, now included in and forming a part of the City of Altoona, Polk County, Iowa; and

WHEREAS, pursuant to Article XII, Section 2, of the Declaration, the Declaration may be amended or changed at any time by an instrument recorded in the Office of the Recorder of Polk County, Iowa signed or approved in writing by two-thirds (2/3) of the Owners with voting rights; and

WHEREAS, two-thirds (2/3) or more of the Owners, acting by and through The Venbury II Townhome Owners' Association do desire to hereby amend and modify the Declaration with respect to certain maintenance obligations of the Association.

NOW THEREFORE, in consideration of the premises, the Declaration shall be amended as follows:

1. AMENDMENT TO ARTICLE I, SECTION 2: Article I, Section 2, subsection (e) which reads "The yard surrounding the residential structure within a Lot" shall be deleted in its entirety and the following shall be inserted in lieu thereof:

(e) The yard surrounding the residential structure within a Lot excluding builder/declarant planted tree and bushes.

2. CONTINUED EFFECTIVENESS OF THE DECLARATION. Except as amended by this Amendment, the Declaration shall remain unchanged and in full force and effect.

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

THE VENBURY II TOWNHOME OWNERS' ASSOCIATION, an Iowa nonprofit corporation

Signed Lynn M. Bedford

Printed Lynn M. Bedford
President

STATE OF IOWA)
) SS:
COUNTY OF POLK)

On this 6TH day of AUGUST 2014, before me, the undersigned, a Notary Public in and for the state of Iowa, personally appeared LYNN BEDFORD, to me personally known, who by me duly sworn did say that s/he is the President of the nonprofit corporation executing this foregoing instrument, that said instrument was signed on behalf of The Venbury II Townhome Owners' Association. by authority of its members; and that the aforementioned president acknowledged the foregoing instrument to be the voluntary act and deed of the aforementioned corporation, by it and voluntarily executed.

[Signature]
Notary Public in and for the State of Iowa

