

**2024-10630**  
**RECORDED: 07/15/2024 12:41:52 PM**  
**RECORDING FEE: \$92.00**  
**IOWA E-FILING FEE: \$3.00**  
**COMBINED FEE: \$95.00**  
**REVENUE TAX: \$**  
**RENAE ARNOLD, RECORDER**  
**DALLAS COUNTY, IOWA**

**FIRST AMENDED & RESTATED  
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND  
RESTRICTIONS FOR BRANDON'S RESERVE**

**Preparer Information:**

Sheridan C. DeJong  
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Des Moines, IA 50309  
(515) 242-2400

**Taxpayer Information:**

N/A

**Return Document To:**

Sheridan C. DeJong  
666 Grand Ave., Suite 2000  
Des Moines, IA 50309

**Grantor:** N/A

**Grantee:** N/A

**Legal Description:**

Lots One (1) through Twenty-three (23), inclusive, and Outlots 2A, 3A, 4A, and 5A, inclusive, in Brandon's Reserve, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

**Previously Recorded Instrument:** Book 2016, Page 19197

**FIRST AMENDED & RESTATED  
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND  
RESTRICTIONS FOR BRANDON'S RESERVE**

**THIS FIRST AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS** (this “**Declaration**”) is made effective July 1, 2024, by a majority (at least 51%) of the Owners (defined below), on behalf of themselves and the other Owners, and their respective successors and assigns.

**RECITALS:**

**WHEREAS**, a Declaration of Covenants, Conditions and Restrictions for Brandon’s Reserve was filed of record with the Dallas County, Iowa Recorder’s Office on October 6, 2016, in Book 2016, at Page 19197 (the “**Original Declaration**”) in connection with the platting of the subdivision known as Brandon’s Reserve in the City of Waukee, Dallas County, Iowa (“**Brandon’s Reserve**”);

**WHEREAS**, Declarant (defined below) no longer owns any Lots or Outlots in Brandon’s Reserve, and therefore, no longer has any interest, rights, or obligations with respect to the properties in Brandon’s Reserve, and all rights and obligations of the Declarant have been assumed by or granted to the Association; and

**WHEREAS**, the Owners desire to amend and restate the Original Declaration on the terms provided herein, with such amendment approved by a majority (at least 51%) of the Owners, as evidenced by the Owner signatures provided on Exhibit A, attached hereto.

**NOW, THEREFORE**, the Owners hereby publish and declare that the Lots and Outlots shall be held, sold and conveyed subject to the following covenants, conditions, easements and restrictions, all of which are for the purpose of enhancing and protecting the value and attractiveness, and desirability of the Lots and Outlots in Brandon’s Reserve, and all of which shall run with the land and shall be a burden upon and a benefit to, any and all parties acquiring or owning any right, title or interest in any part of the Lots or Outlots, and their heirs, successors, assigns, grantees, executors, administrators and devisees, and that the Original Declaration is amended, restated, and superseded as set forth herein.

**I. DEFINITIONS**

A. “**Association**” shall mean the Brandon’s Reserve Owners Association, Inc., a non-profit corporation organized pursuant to Chapter 504, Revised, of the Code of Iowa, and its successors and assigns.

B. “**Board**” shall mean the Board of Directors of the Association duly elected in accordance with the Articles of Incorporation and Bylaws of the Association.

C. “**City**” shall mean the City of Waukee, Iowa.

D. “**Declarant**” shall mean the developer of Brandon’s Reserve—M&R Holdings, LLC.

E. “**Lot**” shall mean and refer to Lots 1 through 23, inclusive, as shown on the recorded plat of Brandon’s Reserve, filed of record with the Dallas County, Iowa Recorder’s Office on October 6, 2016, in Book 2016, at Page 19197.

F. "Outlot" or "Outlots" shall mean and refer to Outlots 2A, 3A, 4A and 5A, inclusive, as shown on the recorded plat of Brandon's Reserve.

G. "Owner" shall mean a person the person or persons who from time to time collectively hold the entire fee title to a Lot, including sellers under executory contracts of sale (but shall not include any person or entity who holds such fee title merely as security for a loan, unless and until such person has succeeded to ownership by enforcement of its remedies under such security instruments).

H. Words and phrases in this Declaration shall be construed as in the singular or plural number, unless the context permits only one such manner.

## II. DESIGNATION OF USE

A. The use of all Lots shall be limited to single-family residential use with not more than one single-family dwelling on each Lot, and may be developed only with other uses of land or structures customarily incidental and subordinate to the single-family residential use as permitted by the City of Waukee Zoning Ordinance, unless such uses or structures are otherwise regulated or prohibited by this Declaration. No full-time or part-time business activity may be conducted on any Lot or in any building or structure on any Lot, except to the extent of a home occupation permitted by the City of Waukee Zoning Ordinance.

B. No building or structure of a temporary character and no trailer, basement, tent, shack, garage or outbuilding shall be used at any time as a residential dwelling on any Lot, either temporarily or permanently.

C. No trailer, boat, camper, motor home, or truck rated larger than 3/4 ton or other movable or temporary structure or enclosure shall be maintained or parked on any Lot or street within public view. All overnight street parking of any vehicle is strictly prohibited.

D. No mobile home or Manufactured Homes as defined in the Code of Iowa shall be placed on or erected on any Lot.

E. No noxious or offensive activity or odors shall be permitted on or to escape from any Lot, nor shall anything be done thereon which is or may become an annoyance or nuisance, either temporarily or permanently.

F. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats and other common household pets may be kept so long as they are not kept, bred or maintained for commercial purposes. In no event however, shall more than three dogs be maintained on any one lot at any one time. Dogs must be tied or fenced or kept in a dog run, which dog run must meet the requirements of paragraph J of Article III.

G. Any construction or earth moving on any Lot (whether greater or less than one acre in size) shall be in compliance with all statutes, rules and/or ordinances relating to storm water and erosion control compliance and permitting. The Owner understands and agrees that he/she is the sole responsible permittee for their respective Lot with respect to compliance with all terms, provisions and requirements of the NPDES Storm Water Discharge Permit No. 2, the storm water pollution prevention plan which includes the lot(s) and any and all applicable storm water and/or erosion control statutes, rules and ordinances.

Each Owner shall protect, defend, indemnify and hold the other Owners harmless from any and all damages, claims, liabilities, fines, penalties, cleanup costs and/or attorneys and consultant fees caused by,

or in any manner related to: 1) any discharges of soil, silt, sediment, petroleum product, hazardous substances or solid waste from the Owner's respective Lot; and/or 2) any alleged violation of any NPDES, storm water and/or erosion control statute, rule or ordinance, after the date of sale of the Lot.

H. **Restrictions on Rental.** In order to protect the integrity of the development and to ensure that the Owners residing therein have similar property interests in their Lots, no Lot, Outlot, or any building thereon shall be leased or rented for any period of time. Rentals to family members may be allowed with the prior written consent of the Board, which consent may be withheld in the Board's sole and absolute discretion. The Association may from time to time adopt objective standards relating to the terms and conditions for leases.

### **III. DESIGN AND CONSTRUCTION**

A. In order to preserve the general design for the development of the whole of Waukee, no structure or other improvement, or addition thereto, shall be erected upon any Lot unless the plan, design, building materials and location thereof shall have been first approved by the Association. Approval of such plans shall not be unreasonably withheld.

B. All building structures or improvements of any kind must be completed within 12 months of the commencement date of construction.

C. No building shall be erected on any Lot nearer than the building setback lines as shown on the recorded plat.

D. No building or structure shall be constructed, altered or maintained on any Lot unless it has a driveway running from a street to the dwelling, which must be of sufficient area to park at least two cars entirely off the street right-of-way. All driveways shall be constructed of concrete surfacing; provided, however, a driveway may be constructed of brick or stone so long as the Owner has received prior written approval from the City.

E. All dwellings must be constructed with the minimum of a three-car attached or built-in basement garage. Side-load garages are highly recommended. No detached garages are permitted.

F. The exterior of any dwelling, garage or outbuilding located on any Lot shall be finished in an earth tone conservative color design that will blend well with the abutting subdivisions. A minimum of forty percent (40%) of the front elevation of the dwelling on each Lot shall be covered with a brick, stone veneer or stucco. All siding must be a 50-year concrete board (commonly referred to as "Hardie Plank", "James Hardie Siding" or "LP Smartside"). Neither steel nor vinyl siding is permitted.

In addition to the foregoing, all areas of exposed concrete, concrete block or tile foundations shall be either painted to blend with the exterior wall finishes, or covered with brick or stone veneer or the equivalent.

G. The pitch of the roof of all dwellings must be a minimum of 4/12, unless otherwise approved by the Association. All roof material shall be slate, tile, cedar shakes, or composition shingles. Composition shingles shall be architectural grade, with a minimum thirty-year (30) warranty. Shingle colors shall be muted earth tones and be compatible with and complimentary to the exterior materials and colors of the building structures.

H. All dwellings shall contain a minimum square footage of living space exclusive of attached garages, breezeways, and porches as follows:

(1) One-story dwellings must have a minimum of 1,900 square feet of finished floor area directly under roof.

(2) One and one-half story dwellings must have a minimum of 2,300 square feet of finished floor area directly under roof.

(3) Two story dwellings must have a minimum of 2,300 square feet of finished floor area directly under roof.

(4) Split-foyer and split-level plans are not allowed in Brandon's Reserve.

I. Playhouses, utility buildings, storage sheds or other similar structures shall be permitted; provided that the exterior and the roof of any such structure shall be constructed of the same material, have the same color and appearance as the residential dwelling on the same Lot and are located only in rear yards. No such structure shall be located closer than twenty feet (20') from any Lot line, unless the Association has specifically approved the structure and location. Playsets are allowed but must be either Rainbow or Backyard Adventures brand, unless otherwise approved by the Association.

J. A dog run shall not be permitted on any Lot unless: (i) it is located at the rear of the house or garage and extends toward the rear of the Lot from that portion of the house or garage which is the closest to the rear Lot line; (ii) it is entirely enclosed with a fence in compliance with Article IV of this Declaration; and (iii) and is screened from public view with landscape plantings or hedges. Any dog house constructed on a Lot shall not exceed twenty (20) square feet in area, shall be constructed of the same material and have the same color and appearance as the residential dwelling, and shall be located in the rear yard of a Lot no closer than twenty (20) feet from any Lot line.

#### **IV. LANDSCAPING AND FENCES**

A. Within thirty (30) days of completion of the dwelling on a Lot, the Lot shall be fully sodded, except where the topography, conservancy districts, creek slopes or tree cover does not make sodding practical. If weather conditions make the time requirement for sodding impossible to comply with, the Association shall establish a reasonable period of time for compliance. Only Outlots may be seeded in lieu of sod.

B. Within thirty (30) days of completion of a dwelling on a Lot, a minimum of three (3) trees must be planted on the Lot having a diameter measuring at least two and one-half inches (2 1/2") measured two (2) feet vertically from the ground level.

C. No fences shall be permitted upon any Lot except as follows:

(1) No fence shall exceed six (6) feet in height and shall be constructed of cedar, black wrought iron, black aluminum or vinyl. The fence fabric or fence screening material shall be mounted on the exterior face of the fence posts or fence framing.

(2) No fence shall be constructed forward of the dwelling's back building line, and shall not be constructed within a drainage easement area without the prior written consent of the City.

(3) Pool fences shall be landscaped and screened with shrubs and bushes

(4) Notwithstanding the foregoing, no fence shall be constructed in the landscape buffer easement areas created in Paragraph B of Article VII or around the Pond without the prior written consent of the Association.

## V. SATELLITE DISHES, ANTENNAS, POLES

A. Satellite dishes or parabolic devices in excess of twenty inches (20") in diameter used to receive television or other signals from satellites shall not be permitted. The satellite dish or parabolic device shall be mounted on the rear elevation of the dwelling or garage, or the rear half of the side elevation only. In no event shall a satellite dish or parabolic device be mounted on the front elevation or the front half of a side elevation.

B. No exterior towers or antennae of any kind shall be constructed, modified or permitted on the ground of any Lot or on any dwelling, garage or other permitted structure. All antennae shall be concealed with the attic space of the dwelling or garage.

C. No light pole shall be used or placed upon any Lot that extends more than ten feet (10') above grade, except those to light a tennis court. All light poles shall be of a residential design and shall be positioned on a Lot in a manner that will avoid direct lighting onto adjoining Lots. In no event shall a light pole be located any closer than twenty feet (20') from any property line.

## VI. MISCELLANEOUS RESTRICTIONS

A. No sign of any kind or description shall be placed, exposed to view or permitted to remain on any Lot or any street adjacent thereto, except: (i) street markers, traffic signs and other signs displayed by the City or other governmental units; (ii) signs which have been approved by the Association, not exceeding 144 square inches in area upon which there shall only be exhibited the street number or name, or both, of the resident; and (iii) a customary sign (one per Lot) advertising a dwelling for sale, not exceeding 1296 square inches in area. In the event that any sign, other than those described above, shall be placed or exposed to view on any of the Lots restricted hereby, the officers or agents of the Association are hereby given the right to enter upon those Lots and remove said signs. The Association reserves the right to install entrance and directional signs with respect to Brandon's Reserve, at locations and of a design determined by the Association, and in a manner consistent with the ordinances of the City.

B. No trash receptacles, garbage cans or recycling bins shall be permitted to be placed outside a dwelling or garage except as is necessary for regular collection.

C. Only below-ground swimming pools shall be permitted on a Lot, which shall be located in the rear yard and shall be screened by a fence (if required by the City and approved by the Association) or hedges. No above-ground swimming pools are allowed.

D. All utilities, including trunk and service lines for telephone, electricity and cable television, shall be constructed and located underground. No private wells or septic systems shall be permitted on any Lot.

E. A pond will be located on a portion of the rear yard of Lots 8, 9, 10, 11, 12, 13 and 14 ("Pond Lots") which shall be for storm water detention for the entirety of Brandon's Reserve ("Pond"). The Association shall be responsible for all maintenance of the Pond, including any equipment or features related thereto, and shall maintain insurance thereon naming the Owners of the Pond Lots as additional insureds. Any Owner of a Pond Lot shall not change the grade of the Pond or alter the boundaries in any way without the written permission of the Association and the City. Recreational use of the Pond by any

Owner shall be strictly limited to shore fishing within the boundaries of the storm water detention easement areas as designated on the final plat of Brandon's Reserve. Swimming, boating or other activity is strictly prohibited. No structure or fence shall be built in, on or around said Pond without the written approval of the Association. All Owners (except those Owners of the Pond Lots) using the Pond shall access it only from Myles Court at the south-eastermost area of Lot 8 adjacent to the public right-of-way. The Association reserves the right to designate an alternative location for Pond access and may provide appropriate signage in connection therewith.

As evidenced by the use of said Pond, Owners and their invitees unconditionally and irrevocably agree to indemnify and hold harmless the Association and all other Owners from and against any loss, liability, expense or claim, including attorney fees, asserted by said Owner or his/her/its invitees for damage to personal property or for bodily injury, or both, related to recreational use of the Pond. All such use of the Pond shall be at the Owner's risk.

F. Lots 2 through 5, inclusive, shall not be held, sold or conveyed as individual Lots without its corresponding Outlot. Each of the following Lots shall be conveyed with a designated Outlot as follows:

1. Lot 2 shall be conveyed with Outlot "2A".
2. Lot 3 shall be conveyed with Outlot "3A".
3. Lot 4 shall be conveyed with Outlot "4A".
4. Lot 5 shall be conveyed with Outlot "5A".

No structure of any kind, including fences and outbuildings, shall be built upon the Outlots and such Outlots shall be maintained by its Owner in accordance with this Declaration. The Owner of an Outlot shall not alter the grade without written approval of the City or the Association.

## VII. EASEMENTS

A. Certain perpetual easements are reserved as shown on the recorded plat of Brandon's Reserve, and/or as may be granted to the City by the Association and filed of record in the Office of the Dallas County Recorder. The owner or occupant of a Lot shall, at their own expense, keep and preserve that portion of the easement within their Lot in good repair and condition, and shall neither erect nor permit erection of any building, structure or fences of any kind within the easement which might interfere in any way with the use of such easement.

B. The Association reserves and maintains, for and on behalf of the Owners of all Lots within Brandon's Reserve, the following permanent easements:

(1) An easement for the purpose of installing, maintaining, operating, repairing and replacing signage, other entrance features and landscaping in, on, over and under the following easement areas:

The East 30.00 feet of the North 47.75 feet as measured along the East line of Lot 1; and

The East 30.00 feet of the South 55.87 feet as measured along the East line of Lot 23.

(2) An easement for landscape buffer for the purpose of installing, maintaining, operating, repairing and replacing any landscaping features, irrigation system and electrical systems, if any, located, on, over and under the following easement areas:

The East 25.00 feet of said Lot 1; and

The East 25.00 feet of Lot 2 and Outlot 2A; and

The East 25.00 feet of Lot 4 and Outlot 4A; and

The East 25.00 feet of Lots 20 through 23, inclusive.

(3) The easements granted in paragraphs B (1) and B (2) above shall be subject to the following conditions and/or restrictions:

(a) Any signs shall be for purposes of identifying the Brandon's Reserve development, and shall conform to the ordinances, rules, and regulations of the City. If any irrigation system or lighting which was installed by the Declarant and exists within the easement areas as of the Effective Date, or which is installed by the Association in the future, the charge for such service(s) shall be separately metered or otherwise separately billed by the utility entity furnishing such service(s), and charged to the Association.

(b) The Association shall maintain, operate and replace all signs, entrance features, landscaping within the easement areas which were originally installed by the Declarant.

(c) The Association shall not locate any such signage, entrance features, or landscaping in a manner to obstruct any vision triangles that overlap a portion of such easement areas, if any.

(d) The Owner of the Lot upon which an easement area is located shall not make any modifications or improvements to any such easement area without the consent of the Association.

(e) No fence may be constructed within any of the easement areas without the prior written consent of the Association.

## **VIII. SIDEWALKS**

The purchaser of a Lot shall, at the purchaser's expense, install public sidewalks in accordance with specifications of the City upon the earlier of the date the dwelling is built upon the Lot or within one year of purchase of the Lot from the Declarant. Thereafter, each Owner shall be responsible for any and all maintenance, repair, or replacement of the sidewalk on the Owner's Lot.

## **IX. MAINTENANCE OF LOTS/OUTLOTS AND SURFACE WATER**

A. The owner or person in possession of each Lot, whether vacant or improved, shall keep the same well maintained, groomed and mowed, free of uncut weeds, rubbish, garbage and debris. Damaged or dead trees and shrubbery will be trimmed out or removed. Failing this, the Owner agrees that upon receipt of written notice from the Association to mow or cut such vegetation, trim or remove damaged trees or shrubbery, and/or remove such debris within ten (10) days, the Owner will be subject to a combination of remedies recognized at law or equity.

B. Vegetation in conservancy easements, flowage easements, creek channels, drainage ways and/or timbered areas shall not become overgrown with weeds, but may be planted in ground-cover species appropriate to the topography and land form.

C. The topography of Brandon's Reserve is such that surface water may flow from certain Lots onto other Lots. In regard to all matters concerning surface water, each Lot shall be subject to such easements as may exist for the flowage of surface water under the laws of the State of Iowa, as may be in effect from time to time, and all Owners shall have such rights and obligations with respect thereto as may be provided by such law.

#### **ARTICLE X. BRANDON'S RESERVE OWNERS' ASSOCIATION**

A. Duties of the Association. The Association, through its Board of Directors, shall have the following rights, powers and authority: (i) to provide for the enforcement of this Declaration; (ii) to perform all maintenance, repair, reconstruction, restoration, and replacement of the improvements made by the Declarant within the easement areas pursuant to Article VII or any other common area owned or controlled by the Association; (iii) to perform all maintenance, repair, reconstruction, restoration, and replacement of any storm water detention areas owned or controlled by the Association, including the Pond; (iv) to perform all maintenance, repair, reconstruction, restoration and replacement of any fencing in common areas owned or controlled by the Association; (v) to levy, collect, enforce, and have jurisdiction, control and possession of assessments as hereinafter provided; (vi) to enter into contracts, including contracts for insurance, as may be necessary or desirable to carry out the provisions of this Declaration; (vii) to interpret and apply the terms of the Declaration, and to review and approve building and landscaping plans as described below in Article XI; and (viii) to do such other acts as are necessary and proper to affect the purpose of the Association as stated in this Declaration, the Articles of Incorporation, and Bylaws, provided such acts are not otherwise prohibited.

#### **B. Membership and Voting Rights.**

(1) Every Owner of a Lot shall be a member of the Association. Membership shall be appurtenant to the ownership of a Lot and shall be indivisible from such ownership. Ownership of a Lot shall be the sole qualification for membership.

(2) There shall be appurtenant to each Lot one vote in the Association. When more than one person holds an interest in any such Lot, the vote for such Lot shall be exercised as they among themselves determine, but in no event shall the vote be split with respect to any such Lot. In the event that the owners of a Lot fail to determine how to cast any vote, no vote shall be cast for said Lot.

(3) The Association shall suspend the voting rights of a member for a period during which any assessment against said member's Lot remains unpaid.

(4) Notices. Notices from the Association may be provided to an Owner by email, regular mail, personal delivery to the Owner, posting a notice on the Owner's door at their property, or by posting such notice on the Association's Facebook page: "Brandon's Reserve (Waukee)". Owners shall be responsible for providing the Association with a valid email address for notices. Owners must email the Association to notify them of their preferred email address at the Association's email address: brandonsreserve@gmail.com.

C. Board of Directors. The Board of Directors shall manage the affairs of the Association. The members of the Association entitled to vote shall elect the Board of Directors of the Association as prescribed by the Association's Bylaws.

#### **D. Assessments.**

(1) Each Owner of a Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree, to pay to the Association assessments as provided in this Declaration. The assessments levied by the Association and any other charges against the Owner of a Lot set forth elsewhere in this Declaration, together with interest, costs and reasonable attorney's fees shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment or charge is made senior to all liens except the first mortgage of record, any ad valorem taxes, and any special assessments levied by the City. Such assessment or charge, together with interest, costs and reasonable attorney's fees shall also be the personal obligation of the person who was the Owner of the Lot at the time when the assessment or charge fell due. The personal obligation for delinquent assessments or charges shall not pass to said Owner's successor in title unless expressly assumed by them.

(2) The assessments levied by the Association shall be used exclusively to carry out the duties of the Association as set forth above, including, but not limited to, payment of legal liabilities or obligations of the Association and all fees, costs, expenses and attorney fees in connection therewith.

(3) As of the Effective Date, the annual assessment is \$400.00. The maximum monthly assessment may be increased each year not more than forty percent (40%) above the assessment rate for the previous year without a vote of the membership of the Association. The Association shall collect all assessment funds.

(4) In addition to assessments above, the Association may levy a special assessment if necessary to finance or perform any of its stated duties under this Declaration, provided that any such special assessment shall have the assent of two-thirds (2/3) of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose.

(5) Written notice of any meeting called for the purpose of taking any action authorized under paragraphs 3 and 4 above, shall be sent to all members not less than five (5) days no more than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast fifty percent (50%) of all the votes of the membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

(6) The Board of Directors of the Association shall fix the amount of such general annual assessments at least thirty (30) days in advance of each annual assessment period. Written notice of such assessments shall be sent to every member of the Association subject thereto; provided, that, if the annual assessment does not change from the prior assessment period, no notice of the assessment shall be required. The due dates shall be established by the Board of Directors of the Association, and the general annual assessments may be collected in equal annual, semi-annual, quarterly, or monthly installments at the discretion of the Board of Directors. As of the Effective Date, the annual assessments are due by January 31 of each year, which date is subject to change by the Board.

(7) Every assessment shall become due and payable within thirty (30) days after notice is given as hereinabove provided, unless the assessment by its own terms provides for payment in monthly, quarterly or semi-annual installments, in which case each such payment shall be due as stated in such notice. From and after the date when said payment is due, it shall bear interest at the rate of twenty percent (20%) per annum or at the highest rate allowed by Iowa law, whichever is higher, until paid. Such payment and interest shall constitute a lien upon the Lot, and said lien shall continue in full force and effect until the assessment is fully paid. At any time after the passage of the resolution levying an assessment and its entry in its minutes, the Board may, in addition, execute and acknowledge with respect to any Lot and cause notice of

the assessment and/or any lien to be recorded in the Recorder's Office for Dallas County, Iowa, and the Board may, upon payment, cancel or release any assessable property from the liability of assessment or lien (as shown by recorded instrument) by executing, acknowledging and recording (at expense of the Owner of the property affected) a release of such assessment or lien with respect to any Lot affected. Notwithstanding any other provision herein, the Association may bring an action at law against the Owner personally obligated to pay such assessment, or foreclose the lien against the Lot in the manner provided for foreclosure of a mortgage, or both, there shall be added to the amount of such assessment, the cost of preparation, and filing the petition in such action including reasonable attorney's fees.

(8) If any Lot subject to a lien created by this Declaration shall be subject to the lien of a first mortgage of record: (i) the foreclosure of any lien created by this Declaration shall not operate to affect or impair the lien of such mortgage; and (ii) the foreclosure of the lien of such mortgage or the acceptance of a deed in lieu of the foreclosure by the mortgagee, shall not operate to affect or impair the lien except the liens for assessments, if any, as shall have come due up to the expiration of the applicable redemption period and issuance of the sheriff's deed resulting from a decree of foreclosure or the appointment of a receiver in foreclosure proceedings or the acceptance of the deed in lieu of foreclosure. Such assessments shall be subordinate to the lien of the mortgage, with the foreclosure-purchaser and purchasers therefrom taking title free of the lien of such assessments. All such assessments shall be deemed to be an expense of the Association, and the Association shall have the right to collect said sums from the defaulting Owner personally.

(9) The Association shall, upon request, and for a reasonable charge, furnish a statement signed by an authorized representative of the Association setting forth whether the assessments owing by a member have been paid. A properly executed statement of the Association as to the status of assessments is binding upon the Association as of the date of its issuance.

## **XI. REVIEW AND APPROVAL OF PLANS**

A. Design Review. Design review by the Association is intended to protect and enhance the distinctive character and natural attractiveness of the Brandon's Reserve area. All buildings, structures, or appurtenances thereto, including landscaping, to be erected, constructed, established, altered or enlarged within the property must be reviewed and approved by the Board as described herein. Prior to change of any building's exterior character by remodeling or alteration, the Owner, or his or her designated agent, shall secure the written approval of the Board. The Board shall consider and approve or disapprove the materials required to be submitted pursuant to this Declaration. The Board shall meet at a reasonably convenient time and place within 20 days after receiving the request of any interested party. Failure to meet and provide a response to the Owner within 30 days of the Board's receipt of the request shall be deemed an approval of the request by the Board.

B. Plans and Specifications to be Submitted for Approval.

(1) Final site plan documents drawn to scale outlining the following must be submitted to the Board for review and approval prior to the commencement of any construction on a Lot:

- (a) Property legal description with scale and arrow on plan showing North;
- (b) Building locations including setback dimensions;
- (c) Driveways and sidewalks;

- (d) Special features, such as fencing, lighting, underground utilities and mechanical equipment;
- (e) Contour lines or slope of draining;
- (f) Landscaping plan, submitted prior to installations;
- (g) Size, height, type and color of any sign; and
- (h) Parking areas, points of access, as well as any easements for access and means of screening.

(2) Final building plans and specifications outlining the following must be submitted to the Board for review and approval prior to the commencement of any construction on a Lot:

- (a) Floor plans, exterior elevations and sections;
- (b) Square footage of buildings;
- (c) Exterior colors and material samples for exposed exterior materials; and
- (d) Perspective rendering or photo, if available.

## **XII. COVENANT ENFORCEMENT/GENERAL PROVISIONS**

A. **Penalties.** In addition to the remedies described below in Paragraph B or elsewhere in this Declaration, the Association is hereby authorized to levy against any Lot in violation of this Declaration of Covenants, Conditions, Easements and Restrictions an assessment penalty not to exceed \$100 for each day a violation of this Declaration continues beyond thirty (30) days after notice of a violation has been given by the Association to the Owner of said Lot by certified mail, return receipt requested, or delivered in writing in by personal service. If the Owner of the Lot cannot be located after a diligent search or inquiry, the Association shall publish notice of the violation for two (2) successive weeks in a newspaper of general circulation in Dallas County, Iowa. If the Owner has not fully complied with the terms of this Declaration within thirty (30) days after receiving notice, or thirty (30) days after second publication of notice, the Association shall have the authority to levy an assessment penalty as described herein. This assessment shall be a lien on the Lot and shall have the same status as any other assessment levied by the Association. Any Lot Owner objecting to the notice of violation shall have the right within thirty (30) days of receiving notice to request a hearing before the Association Board of Directors. Assessment of the penalty shall be stayed pending a hearing and final decision by the Association Board of Directors.

B. **Specific Enforcement of Restrictions.** All Owners of Lot covenant and agree, by acceptance of a deed to such Lot, whether or not it shall be so expressed in such deed, that monetary damages may not provide adequate compensation for the breach of the restrictions and covenants contained in this Declaration and that this Declaration may be specifically enforced by the City, the Board, or an adversely affected Lot Owner.

C. **Attorneys Fees.** In the event it shall be necessary to secure the services of an attorney to enforce the provisions of this Declaration, then the fee of such attorney, and all other costs in connection with the enforcement of this Declaration shall be the obligation of the Owner of the Lot which is the subject

of such enforcement action, unless such Owner is found not to have violated any provision of this Declaration.

**D. Covenants Binding and Running with The Land.**

Each of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration shall be binding upon and inure to the benefit of the Association and the Owners of each Lot, and their successors and assigns and all parties and persons claiming under any of them, and shall be deemed covenants that run with the land, and shall continue for the applicable periods specified in this Declaration.

It is the intent that, notwithstanding anything in the Code of Iowa to the contrary, all of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration shall be covenants running with the land for the full period specified in this Declaration without further action by either the Association or any Owner of any Lot in Brandon's Reserve. However, in the event that Section 614.24 of the Code Iowa, as the same may be amended or replaced, may require that a verified claim be filed in the Office of the Recorder for Dallas County, Iowa prior to the twenty-first anniversary of the date of this Declaration or the twenty-first anniversary of the last filing of such verified claim in order to continue all or some of the covenants of this Declaration, including, but not limited to, any covenant, term, provision or restriction that is or may be considered a use restriction, reversion or right of reverter, in effect throughout the applicable periods specified in this Declaration, then:

(1) the Association, or any or all of the Owners of the Lots, acting jointly or severally, shall file all verified claims necessary to keep all of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration throughout the applicable periods specified in this Declaration;

(2) a verified claim filed by the Association or any Owner of a Lot in Brandon's Reserve shall be valid and binding upon the Association and all the then Owners of Lots in Brandon's Reserve, and their successors and assigns, with the same effect as if executed by all such persons, and in order to facilitate filing of any verified claim required to so continue all or any of the conditions, covenants, easements, indentures, restrictions and reservations contained in this Declaration throughout the applicable periods specified in this Declaration in full force and effect, the Association and each Owner of a Lot is hereby irrevocably appointed the attorney-in-fact for all of the other Interested Parties for the purpose of filing any such verified claim.

**E. Duration.**

Any easements granted in or pursuant to this Declaration, and any other provisions of this Declaration to the extent applicable to such easements, and any other covenants, indentures, restrictions and reservations of this Declaration that are reasonably or necessarily incidental to the benefit or burden of such easement rights, including any rights of assessment or for liens for the payment of costs associated therewith, shall continue in perpetuity, unless sooner modified or terminated as provided in this Declaration.

Except as provided in the preceding paragraphs of this Article, the covenants, conditions, restrictions and easements in this Declaration are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty-one years after the date they are recorded in the Dallas County Recorder's Office, unless sooner modified or terminated as provided in paragraph D of this Article.

F. Amendment of This Declaration. This Declaration may be amended in writing by an instrument signed and filed of record in the Office of the Dallas County, Iowa Recorder, by at least fifty-one percent (51%) of the Lot Owners.

G. Severability. In the event any provision of this Declaration is held invalid, illegal, or unenforceable, in whole or in part, the remaining provisions of this Declaration shall not be affected thereby and shall continue to be valid and enforceable and if, for any reason, a court finds that any provision of this Declaration is invalid, illegal or unenforceable as written or applied, but that by limiting such provision it would become valid, legal and enforceable, then such provision shall be deemed to be written or applied and shall be construed and enforced as so limited.

H. Captions. The captions of the articles, sections and any paragraphs, of this Declaration, or the lack thereof; are for convenience only and shall not be considered nor referenced in resolving questions of interpretation and construction of this Declaration.

[Signature pages follow]

Dated July 1, 2024

IN WITNESS WHEREOF, this First Amended and Restated Declaration has been executed by at least 51% of the Owners, as required by Section XIII(F) of the Original Declaration, and as evidenced by the Owner signatures provided on Exhibit A, attached hereto. Said First Amended and Restated Declaration having been adopted by said Owners as of the Effective Date.

**ASSOCIATION:**

Brandon's Reserve Owners Association, Inc.

By: 

Name: Dale T. L. Decker

Its: President



# Acknowledgment by Individual

State of

County of

IOWA

DALLAS

On this 3RD day of JULY, 20 24. Before me, ANDREW GRUBE  
Name of Notary Public

the undersigned Notary Public, personally appeared

DALE THOMAS LEE DECKER

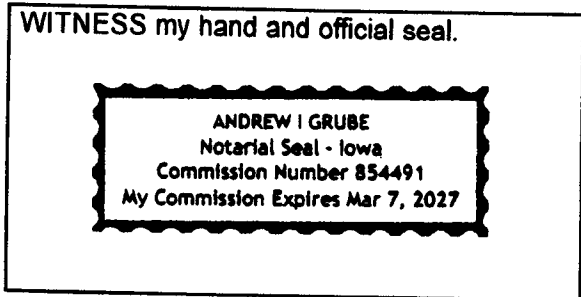
Name of Signer(s)

Proved to me on the oath of \_\_\_\_\_

Personally known to me

Proved to me on the basis of satisfactory evidence IOWA DRIVERS LICENSE EXP 01/20/2027  
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.



Notary Seal

(Signature of Notary Public)

My commission expires March 7, 2027

Optional: A thumbprint is only needed if state statutes require a thumbprint.



## For Bank Purposes Only

Description of Attached Document

Type or Title of Document

EXHIBIT A OWNER SIGNATURES AND APPROVAL

Document Date Number of Pages

07/03/2024 1


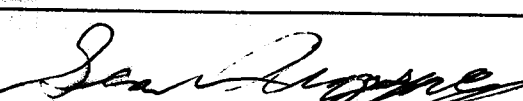

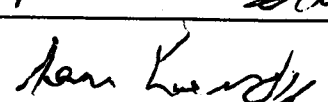

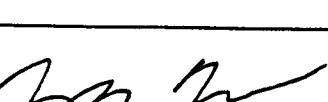
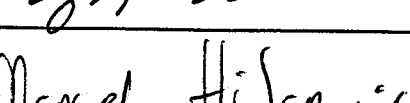
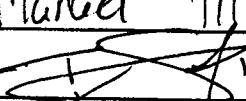


Signer(s) Other Than Named Above

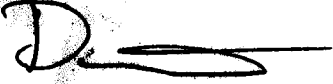

Account Number (if applicable)



F001-00000DSG5350-01

**Exhibit A  
Owner Signatures and Approval  
to First Amended and Restated Declaration  
for Brandon's Reserve**

Lot	Owner	Signature
1	James Chrystal and Yolanda Chrystal	
2 Outlot 2A	Theron Q. Jameson	
3 Outlot 3A	Amy Dewey and Sean Augspurger	
4 Outlot 4A	David W. Walter and Jody M. Walters	
5 Outlot 5A	Green Stream Homes of Iowa, LLC By: Title:	
6	Husk Homes, LLC By: Title:	
7	Sean Kennedy and Samantha Kennedy	
8	Muris Rahmanovic and Medina Rahmanovic	
9	Theron Quentin Jameson	
10	Iowa One Construction, LLC	
11	Zachary Hauser and Jillian Hauser	
12	Manuel Hidanovic	
13	Tyson Sonnenfelt and Jonna Sonnenfelt	
14	Dale T. L. Decker Trust dated April 8, 2021 By: Dale T. L. Decker Its: Trustee	
15	Ryan L. Brooks and Kara L. Brooks	

16	K&V Homes, Inc. By: Its:	
17	Giang C. Tran and Vanh X. Le	
18	Donald Hurt	
19	Brianne Danielle Platts and Ryan John Platts	
20	Tuyen Johnson Revocable Living Trust By: Tuyen Johnson Its: Trustee	
21	Fatma Mohamed and Shani Amin	
22	Fernando Martinez Garcia and Maribel Onofre Garcia	
23	Blake Maurath Litten and Mackenzie Rae Litten	



President

Brandons' Reserve Owners Association