

2024-05369

RECORDED: 04/19/2024 08:52:23 AM

RECORDING FEE: \$67.00

IOWA E-FILING FEE: \$3.00

COMBINED FEE: \$70.00

REVENUE TAX: \$

RENAE ARNOLD, RECORDER

DALLAS COUNTY, IOWA

**THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS FOR
GRANT WOODS WAUKEE PLAT 1**

Preparer Information:

Bryan M. Loya
222 N.W. Sunrise Drive
Waukee, Iowa 50263
(515) 369-2502

Taxpayer Information:

N/A

Return Document To:

Wilson & Egge, P.C.
222 N.W. Sunrise Drive
Waukee, Iowa 50263

Grantor:

Grant Woods Waukee Owners Association, Inc.

Grantee:

N/A

Legal Description:

Lots 1 through 19 in Grant Woods Waukee Plat 1, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

Document or instrument number of previously recorded documents:

Book 2015, Page 14711; Book 2016, Page 15469; Book 2016 Page 17530

**THIRD AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS
FOR GRANT WOODS WAUKEE PLAT 1**

THIS THIRD AMENDMENT TO DECLARATION is made this 10th day of April, 2024.

WHEREAS, a Declaration of Covenants, Conditions, Easements and Restrictions for Grant Woods Waukee Plat 1 was executed on August 26, 2015, by Grant Woods, L.L.C. an Iowa limited liability company, and filed of record in Dallas County, Iowa, on September 8, 2015, in Book 2015, Page 14711, as amended by Amendment to Declaration filed August 24, 2016, in Book 2016, Page 15469, and Second Amendment to Declaration filed September 16, 2016, in Book 2016, Page 17530 (hereinafter collectively the "Declaration").

WHEREAS, the undersigned Owners, pursuant to the rights granted under Article XII(F) of the Declaration, have elected to amend the Declaration as filed in accordance with the terms hereafter.

NOW, THEREFORE, the undersigned does hereby modify the Declaration as follows:

1. New Article IV(C)(4) is hereby incorporated into the Declaration as follows:
 - (4) No fence shall be constructed on Lots 3 or 4 unless approved in writing by (i) the Association, and (ii) the Owner of Lot 2.
2. In all other respects, the Declaration shall remain unaffected and be enforceable as filed.

The undersigned represent and warrant that they are fee titleholders of at least one Lot in Grant Woods Waukee Plat 1.

Dated on this day and year first written above.

[SIGNATURE PAGES FOLLOW]

[SIGNATURE PAGES]

OWNER OF LOT 1:

MDBB I LLC Series 3

OWNER

STATE OF IOWA)
) ss
COUNTY OF Dallas)

This record was acknowledged before me on this 10th day of APRIL, 2024, by
[Signature] (owner).

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



OWNER OF LOT 2:

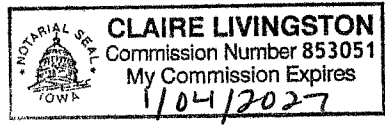
Frankie Deniz 2014 Revocable Trust

Trustee

STATE OF IOWA)
) ss
COUNTY OF Dallas)

This record was acknowledged before me on this 10th day of APRIL, 2024, by
Frankie Deniz (Trustee).

Claire Livingston
Notary Public in and for the State of Iowa



OWNER OF LOT 3:

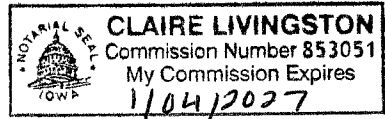
MDBB1 LLC Series 2

Owner

STATE OF IOWA)
) ss
COUNTY OF Dallas)

This record was acknowledged before me on this 10th day of APRIL, 2024, by
Drew Maucher (owner).

Claire Livingston
Notary Public in and for the State of Iowa



OWNER OF LOT 4:

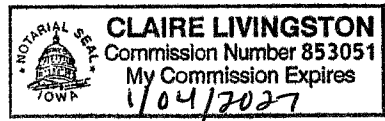
Andy & Baine Rowland

Owner

STATE OF IOWA)
) ss
COUNTY OF Dallas)

This record was acknowledged before me on this 10 day of April, 2024, by
Andy & Baine Rowland.

Claire Livingston
Notary Public in and for the State of Iowa



OWNER OF LOT 5:

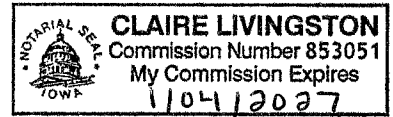
Holzworth, Victoria-Katie

owner

STATE OF IOWA)
) ss
COUNTY OF Dallas)

This record was acknowledged before me on this 10 day of April, 2024, by
Katie Holzworth
W married

Claire Livingston
Notary Public in and for the State of Iowa



OWNER OF LOT 6:

Reed, Rita F Living Trust

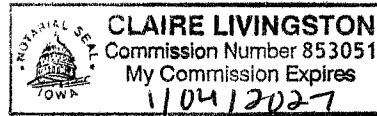
owner

STATE OF IOWA)
) ss
COUNTY OF Dallas)

This record was acknowledged before me on this 10 day of April, 2024, by
Rita Reed Trustee

Claire Livingston

Notary Public in and for the State of Iowa



OWNER OF LOT 9:

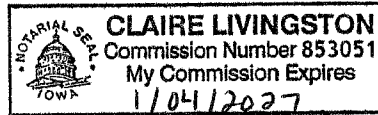
Morrison Macri Revocable Trust

OWNER

STATE OF IOWA)
) ss
COUNTY OF Dallas)

This record was acknowledged before me on this 10 day of APRIL, 2024, by
Morrison Macri TRUSTEE

Claire Livingston
Notary Public in and for the State of Iowa



OWNER OF LOT 10:

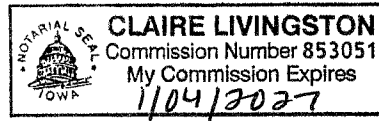
Coulter Spencer Sinner Heather Elizabeth

Owner

STATE OF IOWA)
) SS
COUNTY OF Dallas)

This record was acknowledged before me on this 10th day of APRIL, 2024, by
Heather Coulter MARRIED.
Spencer Sinner Married

Claire Livingston
Notary Public in and for the State of Iowa



OWNER OF LOT 13:

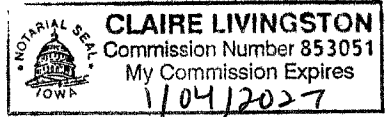
Thernton Lori Revocable Trust

Owner

STATE OF IOWA)
) ss
COUNTY OF Dallas)

This record was acknowledged before me on this 10th day of April, 2024, by
Lori Thernton, Trustee.

Claire Livingston
Notary Public in and for the State of Iowa



OWNER OF LOT 17:

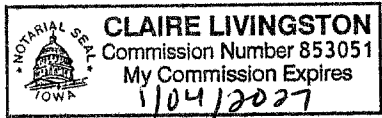
McRibban Bradley Kusler

OWNER

STATE OF IOWA)
) ss
COUNTY OF Dallas)

This record was acknowledged before me on this 10 day of April, 2024, by
Bradley Kusler
Married

Claire Livingston
Notary Public in and for the State of Iowa



OWNER OF LOT 19:

Warrior businesses LLC

Owner

STATE OF IOWA)
) ss
COUNTY OF Dallas)

This record was acknowledged before me on this 10 day of April, 2024, by
Andy Roden President.

Claire Livingston
Notary Public in and for the State of Iowa

