
Prepared by: Timothy C. Hogan, Hogan Law Office, 1717 Ingersoll Ave, Suite 200, Des Moines, IA 50309 (515) 279-9059

Return to: Stratford Crossing Maintenance Association, 9550 Hickman Rd, Ste 100, Clive, IA 50325 (515) 986-5994

Grantor: Stratford Crossing, LLC

Grantee: Stratford Crossing Maintenance Association

Property: See Pages 1 and 2

Previously Recorded Documents: See Pages 1 and 2

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAINTENANCE AT STRATFORD CROSSING

THIS AMENDMENT is made by **STRATFORD CROSSING, LLC**, an Iowa limited liability company, Declarant of the Declaration of Covenants, Conditions and Restrictions for Maintenance at Stratford Crossing recorded July 19, 2019 in **Book 2019 at Page 12296**, in the records of Dallas County, Iowa as amended in **Book 2019 Page 12309, Book 2019 Page 16517, Book 2020 Page 14083, Book 2020 Page 36578, Book 2020 Page 36598, Book 2020 Page 36629, Book 2021 Page 1900, Book 2021 Page 28601, Book 2022 Page 18320, Book 2022 Page 25131** and **Book 2024 Page 13804** (collectively, the "Declaration"), and owner and developer of the Additional Land hereinafter described on Page 2.

WHEREAS, the following Property has been submitted to the terms of the Declaration:

Lots 1-3 and Lots 4-39 in Stratford Crossing Plat 1; Lots 1-49 in Stratford Crossing Plat 2; Lots 1-69 in Stratford Crossing Plat 3; Lots 1-28 in Stratford Crossing Plat 5; Lots 1-62 in Stratford Crossing Plat 6; Lots 1-60 in Stratford Crossing Plat 7; Lots 1-29 in Stratford Crossing Plat 8; Lots 1-28 in Stratford Crossing Plat 9; Lots 1-22 in Stratford Crossing Plat 10; Lots 1-27 in Stratford Crossing Plat 11, and Lots 1-33 in Stratford Crossing Plat 13, all Official Plats in Waukee, Dallas County, Iowa.

WHEREAS, the Declaration established the **Stratford Crossing Maintenance Association**, an Iowa non-profit corporation (the "Association"), to own, manage, operate and maintain certain improvements for the mutual and reciprocal benefit of the Owners with authority to levy assessments necessary to operate, manage, maintain and administer the Association and the improvements for the benefit of the Property.

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

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

Lots 1-25 and Outlot "Z" in Stratford Crossing Plat 12, an Official Plat in Waukee, Dallas County, Iowa.

NOW, THEREFORE, pursuant to the authority described in the Declaration, Declarant hereby declares that by the filing of this Amendment the Additional Land is annexed and submitted to the Declaration, which real estate shall be subject to all of 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.

Further, Outlot "Z" in Stratford Crossing Plat 12 is hereby dedicated as Common Area and a Common Amenity for a Storm Water Detention Facilities and shall be conveyed by the Declarant to the Association and the Association shall hold and maintain such Common Area pursuant to the terms and conditions described in the Declaration and in compliance with that certain Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for Stratford Crossing recorded December 23, 2020 in **Book 2020 Page 36591**.

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.

DATED 10/29, 2024.

STRATFORD CROSSING, LLC,
an Iowa limited liability company
By: [Signature]
William B. Spencer, Manager

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on Oct. 29, 2024, by William B. Spencer, Manager of Stratford Crossing, LLC.

By: [Signature]
Notary Public



Prepared by: Timothy C. Hogan, Hogan Law Office, 1717 Ingersoll Ave, Ste 200, Des Moines, IA 50309 (515) 279-9059

Return to: Stratford Crossing, LLC, 9550 Hickman Rd, Ste 100, Clive, IA 50325 (515) 986-5994

**AMENDMENT TO DECLARATION OF RESIDENTIAL
COVENANTS, CONDITIONS AND RESTRICTIONS FOR STRATFORD CROSSING**

THIS AMENDMENT is made by **STRATFORD CROSSING, LLC**, an Iowa limited liability company, Declarant of the Declaration of Residential Covenants, Conditions and Restrictions for Stratford Crossing recorded July 19, 2019 in **Book 2019 at Page 12296**, in the records of Dallas County, Iowa, as amended in **Book 2019 Page 12309, Book 2019 Page 16517, Book 2019 Page 23463, Book 2020 Page 14083, Book 2020 Page 36578, Book 2020 Page 36598, Book 2020 Page 36629, Book 2021 Page 28601, Book 2022 Page 18320, Book 2022 Page 25131** and **Book 2024 Page 13804** (collectively the "Declaration") and owner and developer of the Additional Land hereinafter described.

WHEREAS, pursuant to the Declaration, Declarant has established and placed certain covenants, conditions, restrictions and easements on the following described real estate:

Lots 1-3 in Stratford Crossing Plat 1; Lots 1-49 in Stratford Crossing Plat 2; Lots 1-69 in Stratford Crossing Plat 3; Lots 1-28 in Stratford Crossing Plat 5; Lots 1-62 in Stratford Crossing Plat 6; Lots 1-60 in Stratford Crossing Plat 7; Lots 1-29 in Stratford Crossing Plat 8; Lots 1-28 in Stratford Crossing Plat 9; Lots 1-22 in Stratford Crossing Plat 10; Lots 1-27 in Stratford Crossing Plat 11, and Lots 1-33 in Stratford Crossing Plat 13, all Official Plats in Waukee, Dallas County, Iowa.

WHEREAS, the Declaration grants to Declarant the right to subject additional land to the terms of the Declaration without approval or consent of any other Owner or any other party.

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

Lots 1-25 in Stratford Crossing Plat 12, an Official Plat in Waukee, Dallas County, Iowa.

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

1. The Additional Land is hereby added to the Declaration and the Owners of Lots within the Additional Land shall be subject to and governed by all of the terms and conditions of the Declaration.

2. Article IV, Section 1 of the Declaration relating to building area design and construction is amended to include the following paragraphs:

RR. For Lots 1-12 in Stratford Crossing Plat 12, one and one-half story, two story, split-level, and split foyer dwellings must have a finished area of not less than 1,800 square feet; ranch dwellings must have a finished area of not less than 1,450 square feet.

SS. For Lots 13-25 in Stratford Crossing Plat 12, one and one-half story, two story, split-level, and split foyer dwellings must have a finished area of not less than 1,500 square feet; ranch dwellings must have a finished area of not less than 1,300 square feet.

TT. For Lots 1-12 in Stratford Crossing Plat 12, all dwellings must be constructed using hardboard siding by LP SmartSide or cement board siding by James Hardie or other brands approved in writing by Declarant as being acceptable exterior siding. No vinyl siding shall be permitted

UU. For Lots 13-25 in Stratford Crossing Plat 12, all dwellings must be constructed using vinyl siding, hardboard siding by LP SmartSide or cement board siding by James Hardie or other brands approved in writing by Declarant as being acceptable exterior siding.

3. Article III, Section 3 of the Declaration relating to accessory structures is deleted in its entirety and replaced with the following:

Each Lot may have no more than one (1) accessory structure or Outbuilding such as a tool shed, garden house, swimming pool with pool house, tennis court and similar structures. Any swimming pool structures, including the pool, the pool deck and any poolside house or cabana for storage of equipment and/or use as a bathhouse with or without additional amenities for entertaining, must be permanent structures with the top of the pool side structure, the top of the pool deck and the floor of the poolside house or cabana being flush with the lawn. Notwithstanding any local ordinances to the contrary, no above-ground, semi-inground or non-permanent swimming pools shall be permitted. Any trash receptacles and dog kennels or runs shall be screened by a privacy fence or shrubbery. No dog kennels or runs, swimming pools, tennis courts, Outbuildings or similar improvements shall extend farther than the front line of the residential dwelling extended to the side lot lines and shall not be located within (i) twenty (20) feet of any side or rear lot line or (ii) the minimum distance established by the zoning ordinance of the City or (iii) the minimum distance as established in the Plat as recorded, whichever is the more restrictive.

4. 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.

DATED 10/29, 2024. **STRATFORD CROSSING, LLC**,
an Iowa limited liability company

By: [Signature]
William B. Spencer, Manager

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on Oct. 29, 2024, by
William B. Spencer, Manager of Stratford Crossing, LLC.

By: [Signature]
Notary Public

