

Recorded: 10/31/2024 at 8:28:52.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.22  
Combined Fee: \$15.22  
Revenue Tax: \$0.00  
Polk County, Iowa  
Julie M. Haggerty RECORDER  
Number: 202400056863  
BK: 19957 PG: 841

Prepared by and return to: Parker Kober, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266 (515) 280-2013

*SPACE ABOVE THIS LINE FOR RECORDER*

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENTS AND RESTRICTIONS  
APPLICABLE TO FEATHERSTONE BONDURANT, POLK COUNTY, IOWA**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS APPLICABLE TO FEATHERSTONE BONDURANT, POLK COUNTY, IOWA**, is made this 25<sup>th</sup> day of October, 2024, by **HRC Bondurant, LLC**, an Iowa limited liability company, (the "Declarant").

**WHEREAS**, the Declarant is the owner of Featherstone as that term is defined in that certain Declaration of Covenants, Conditions, Easements and Restrictions Applicable To Featherstone Bondurant, Polk County, Iowa, dated July 7, 2023, and filed for record in the Polk County, Iowa, Recorder's Office on October 3, 2023 at Book 19616, Page 842-878, (hereinafter referred to as the "Declaration");

**WHEREAS**, Article VI, Section 6.12 of the Declaration provides that the Declarant may amend this Declaration at any time by written amendment so long as Declarant has ownership interest in any Lot, as defined under the Declaration.

**NOW, THEREFORE**, Declarant hereby amends the Declaration as follows:

1. Article II, Section 2.02(f) of the Declaration is hereby deleted in its entirety and replaced as follows:
  - (f) Minimum House Sizes. All single-family ranch style homes shall contain a minimum square footage of 1,200 square feet of living space and all single-family two-story homes shall contain a minimum square footage of 1,350 square feet of living space, each exclusive of attached garages, breezeways, porches, and finished basement areas.
2. Except as expressly modified by this First Amendment of the Declaration, all of the terms, conditions, easements, restrictions and provisions of the Declaration continue and remain in full force and effect.

IN WITNESS WHEREOF, HRC BONDURANT, LLC have caused this First Amendment to the Declaration to be executed this as of the day and year first above stated.

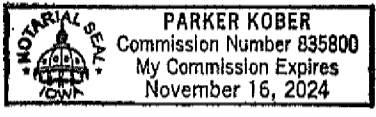
HRC BONDURANT, LLC  
By: Hubbell Realty Company, Managing Member

By: Caleb Smith  
Name: Caleb Smith  
Title: Vice President

By: Ashley Aust  
Name: Ashley Aust  
Title: Senior Vice President and Secretary

STATE OF IOWA                    )  
                                                  )SS.  
COUNTY OF DALLAS            )

This record was acknowledged before me on this 25<sup>th</sup> day of October, 2024, by Caleb Smith and Ashley Aust as Vice President and Senior Vice President and Secretary respectively of Hubbell Realty Company, as managing member of HRC Bondurant, LLC.



Parker Kober  
Notary Public in and for the State of Iowa