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County Recording Fee: \$17.00
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Combined Fee: \$20.32
Revenue Tax: \$0.00
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 202500055880
BK: 20274 PG: 223

Prepared by and return to: Ashley Aust, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266; (515) 280-2032

SPACE ABOVE THIS LINE FOR RECORDER

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

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS APPLICABLE TO FEATHERSTONE BONDURANT, POLK COUNTY, IOWA, is made this 11th day of September, 2025, by **HRC BONDURANT, LLC**, an Iowa limited liability company (the "Declarant").

WHEREAS, Declarant filed 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 842878, as amended by that First Amendment to Declaration of Covenants, Conditions, Easement and Restrictions Applicable to Featherstone Bondurant, Polk County, Iowa, dated October 25, 2024, and filed for record in the Polk County, Iowa, Recorder's Office on October 31, 2024 at Book 19957, Page 841, as amended by that Second Amendment to Declaration of Covenants, Conditions, Easement and Restrictions Applicable to Featherstone Bondurant, Polk County, Iowa, dated March 27, 2025, and filed for record in the Polk County, Iowa, Recorder's Office on March 28, 2025 at Book 20085, Page 848 (collectively, the "Declaration"); and

WHEREAS, Section 6.12 of the Declaration provides that the Declarant may amend the Declaration at any time so long as Declarant has an ownership interest in any Lot, as defined under the Declaration.

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

1. Article II, Section 2.06 of the Declaration is hereby deleted in its entirety and amended and replaced as follows:

"2.06 Playhouses, Utility Buildings and Other Accessory Structures. 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. Tennis courts shall be located in the rear yards only. No such improvements shall be located closer than five feet (5') from any lot line."

2. Except as expressly modified by this Third Amendment of the Declaration, all of the terms, conditions, easements, restrictions and provisions of the Declaration continue and remain in full force and effect.

[Signature Page Follows.]

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

HRC BONDURANT, LLC
By: Hubbell Realty Company, Manager

By: Ashley Aust
Ashley Aust, Senior Vice President and Secretary

By: Caleb Smith
Caleb Smith, Vice President

STATE OF IOWA)
)SS.
COUNTY OF DALLAS)

This record was acknowledged before me on this 3rd day of September, 2025, by Ashley Aust and Caleb Smith as Senior Vice President and Secretary and Vice President, respectively, of Hubbell Realty Company, as Manager of HRC Bondurant, LLC.

Falon Michalski
Notary Public in and for the State of Iowa

