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County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 202600029527
BK: 20526 PG: 313

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

SPACE ABOVE THIS LINE FOR RECORDER

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

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS APPLICABLE TO FEATHERSTONE BONDURANT, POLK COUNTY, IOWA, is made this 20th day of May 2026, 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, 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, Easements 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, as amended by that Third Amendment to Declaration of Covenants, Conditions, Easements and Restrictions Applicable to Featherstone Bondurant, Polk County, Iowa dated September 11, 2025 and filed for record in the Polk County, Iowa, Recorder's Office on September 19, 2025 at Book 20274, Page 223 (collectively, 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 2.03(a) of the Declaration is hereby deleted in its entirety and replaced as follows:

(a) Single-Family Lots. On each Single-Family Lot, the Owner at the time the dwelling is first occupied is required to plant, within ninety (90) days following the date of commencement of occupancy, two trees on such lot from any of the following species of trees: Red Maple (*Acer rubrum*), Norway Maple (*Acer platanoides*), Northern Red Oak (*Quercus borealis*), Burr Oak (*Quercus macrocarpa*), or Little Leaf Linden (*Tilia cordata*), or any other species approved by (1) the City, and (2) the Declarant, in

writing, or once the Declarant no longer owns any Lots in Featherstone or has delegated such approval to the Association, approved by the Board, a copy of which additional approved trees shall be kept on file with the Association, (hereinafter such species of trees shall be referred to as "Yard Trees"), with at least one of such Yard Trees in the front yard of the Single Family Lot, outside the public right of way, but within any street tree easement, if any, upon such Single-Family Lot, or if there is no street tree easement, as near to the right-of-way as possible and not within an easement area without the consent of the easement holder. Yard Trees shall be a minimum of 2" caliper in diameter, 10' - 12' in height, and have a minimum spread of 4'.

In addition to the Yard Trees required above, the following minimum quantities of landscape plants shall be planted on the applicable Single-Family Lot by the Owner at the time the dwelling is first occupied, within ninety (90) days following the date of commencement of occupancy, four (4) deciduous and/or evergreen Shrubs.

This required landscape treatment should be concentrated around the front and entrance of the house. Approximately 75% of all required plant materials should be planted in the front and side yards within view from the street.

Within ninety (90) days after completion of the single-family home upon a Single Family Lot, the front yard, side yards and the twenty-five feet (25') of the rear yard measured from the rear of the dwelling foundation shall be fully sodded, and the remainder of the rear yard to the rear lot line shall be seeded or sodded.

If weather conditions make the time elements of the requirements of this Section impossible to fulfill, Declarant, or once Declarant no longer owns any Lots in Featherstone or has delegated such approval to the Association, the Board, shall establish a reasonable period of time for compliance

2. Exhibit A of the Declaration is hereby deleted in its entirety and replaced with the following:

See attached hereto as Exhibit A.


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

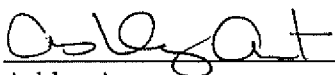
SIGNATURE PAGE TO FOLLOW

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

HRC BONDURANT, LLC

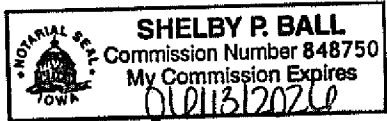
By: Hubbell Realty Company, Managing Member

By: 
Name: Caleb Smith
Title: Vice President

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

STATE OF IOWA)
)SS.
COUNTY OF DALLAS)

This record was acknowledged before me on this 20th day of May 2026, 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.



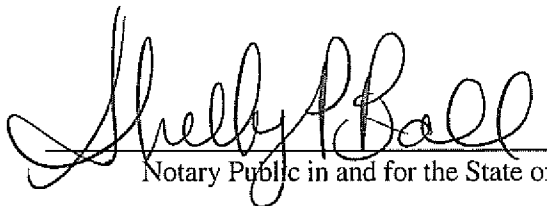

Notary Public in and for the State of Iowa

EXHIBIT A
THE PROPERTY

Lots 1 through 82, Outlot V, Outlot W, Outlot Y, Outlot Z, Featherstone Plat 1, now included in and forming a part of the City of Bondurant, Polk County, Iowa.

AND

Lots 1 through 43, Outlot X, Outlot Y, Outlot Z, Featherstone Plat 2, now included in and forming a part of the City of Bondurant, Polk County, Iowa.