

Recorded: 3/28/2025 at 8:22:13.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 202500016242
BK: 20085 PG: 848

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

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

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS APPLICABLE TO FEATHERSTONE BONDURANT, POLK COUNTY, IOWA, is made this 27th day of March, 2025, 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 (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 2.02(f) of the Declaration is hereby deleted in its entirety and replaced as follows:

(f) Minimum Single-Family House Sizes. All single-family homes, whether they are standard Single-Family lots, or Alley loaded Single-Family lots shall contain a minimum square footage of living space exclusive of attached garages, breezeways, porches, and finished basement areas as follows:

- (i) One-story dwellings must have a minimum of 1,100 square feet of finished area directly under the roof.
- (ii) One and one-half story dwellings must have a finished floor area of at least 1,200 square feet.

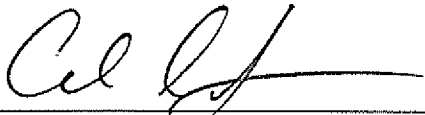
- (iii) Two-story dwellings must have a finished floor area of at least 1,400 square feet.
 - (iv) All split-level, raised ranch, or split foyer dwellings must have a minimum of 1,200 square feet of finished area directly under the roof.
- 2. Except as expressly modified by this Second Amendment of the Declaration, all of the terms, conditions, easements, restrictions and provisions of the Declaration continue and remain in full force and effect.

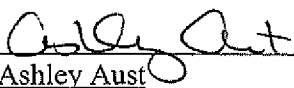
SIGNATURE PAGE TO FOLLOW

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

HRC BONDURANT, LLC

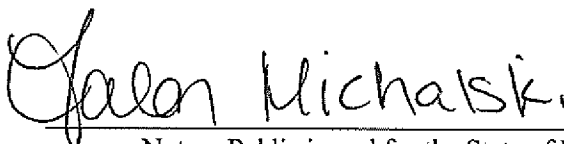
By: Hubbell Realty Company, Managing Member

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 27th day of March, 2025, 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

