

Warren County, Iowa
Recorded: 7/26/2022 at 3:56:00.0 PM
Polly J. Wright RECORDER
Number: 2022-07136
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:

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

Return to: Vista Ridge Homeowners Association, 12119 Stratford Dr, Ste B, Clive, IA 50325 (855) 800-5263

**AMENDMENT TO DECLARATION OF RESIDENTIAL
COVENANTS, CONDITIONS AND RESTRICTIONS FOR VISTA RIDGE**

THIS AMENDMENT is made by **GROUND BREAKER VISTA RIDGE, LLC**, an Iowa limited liability company, as successor “Declarant” of the Declaration of Residential Covenants, Conditions and Restrictions for Vista Ridge recorded June 18, 2021 as **Instrument #2021-07434** in the records of the Recorder for Warren County, Iowa (as amended from time to time, collectively the “Declaration”).

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

Lots 1-4 in Vista Ridge, an Official Plat in Warren County, Iowa.

WHEREAS, the Declaration grants to Declarant during the Control Period the right to amend the Declaration without approval or consent of any other party.

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

1. **Driveways.** Article V, Section 11 of the Declaration relating to driveways is hereby amended to state that gravel driveways shall be allowed on Lots 1-4 in Vista Ridge, an Official Plat in Warren County, Iowa.

2. **Ratification.** 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 July 18, 2022.

GROUND BREAKER VISTA RIDGE, LLC,
an Iowa limited liability company

By: Steve Bruere
Steve Bruere, Manager

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on July 18, 2022, by Steve Bruere,
Manager of Ground Breaker Vista Ridge, LLC.



By: [Signature]
Notary Public