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FILED FOR RECORD
POLK COUNTY, IOWA

RETURN TO:
JERRY GRUBB
3301 106TH CIRCLE
URBANDALE IA 50322

02 JAN 16 P 3: 01.9
TIMOTHY J. BRIEN
RECORDER

INST # 070347
RECORDING FEE 1100
AUDITOR FEE _____

Prepared by: Thomas L. Flynn, 2000 Financial Center, 666 Walnut Street, Des Moines, IA 50309, 515-243-7100

JAN 22 2002

FIRST AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
BENT TREE MEADOWS

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COMES NOW JERRY'S HOMES, INC. an Iowa Corporation ("Declarant") as developer of Bent Tree Meadows, and in support of this FIRST AMENDMENT TO DECLARATION, states and provides as follows:

RECITALS

WHEREAS, Declarant has previously executed and caused to be filed a Declaration of Covenants, Conditions and Restrictions (the "Declaration"), on all lots within the following described real property (the "Property"):

Lots 64-163, Longview Greens North, an Official Plat, now included in and forming a part of the City of Johnston, Polk County, Iowa

to be known as
BENT TREE MEADOWS; and

WHEREAS, Declarant, pursuant to Article III of the Declaration, is the sole voting member of the Bent Tree Meadows Owners' Association (the "Association") and desires to amend the Declaration to clarify the insurable interests of the Association:

NOW, THEREFORE, the Declarant does hereby amend the Declaration as follows:

Article I, Section 2 (a) is hereby amended to read as follows:

"The exterior surface of the Buildings upon a Lot".

Article I, Section 2 (f) is hereby amended to read as follows:

"Driveways and sidewalks of each Living Unit upon a Lot."

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Article I, Section 2 (g) is hereby amended to read as follows:

“Conduits, ducts, plumbing, wiring, pipes and other facilities of the residential structure which are carrying any service to more than one Lot.”

Article VI, Section 1 is hereby amended to read as follows:

“The Owner of each Lot shall furnish and be responsible for, at his own expense, all maintenance and repairs of any improvements or upgrades located thereon, except for the Association Responsibility Elements, but including decorating and replacements within his Living Unit, including the heating and air conditioning units and any partitions and interior walls.”

In all other respects such Declaration remains binding and enforceable as originally filed.

Dated this 16 day of Jan, 2002.

DECLARANT:

JERRY'S HOMES, INC.

By Gerald D. Grubb
Gerald D. Grubb, CEO

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this 16 day of January, 2002, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gerald D. Grubb, to me personally known, who being by me duly sworn, did say that he is the Chief Executive Officer of the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Gerald D. Grubb as such officer acknowledged the executive of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.

Brent Kouba
Notary Public in and for the State of Iowa

