

Prepared by: Larry J. Handley, 2575 North Ankeny Blvd., Ste. 221, Ankeny, IA 50023 (515) 965-1200
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**AMENDMENT TO COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE VINTAGE COLLECTION AT PRAIRIE TRAIL**

THIS AMENDMENT is made this _____ day of July, 2017, by the Declarant, Mapes Construction Company, an Iowa Corporation.

WHEREAS, the Declarant filed a Declaration of Covenants, Conditions and Restrictions on August 10, 2016, in the Office of the Polk County Recorder in Book 16128 Page 814; and,

WHEREAS, said Declaration of Covenants covered real property owned by the Declarant and legally described as:

Lots 1 through 24, in Estates Townhomes at Prairie Trail, Plats 1, Official Plat now included in and forming a part of the City of Ankeny, Polk County, Iowa, **KNOWN AS "THE VINTAGE COLLECTION AT PRAIRIE TRAIL"**.

WHEREAS, Declarant is desirous of protecting the value and desirability of the above-described Properties.

NOW, THEREFORE, Declarant hereby declares an amendment pursuant to Article VII Section 5 of the Covenants for the above-described Properties, as filed of record and identified herein, and affirmatively states that the restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of the above-described Properties shall be amended as set forth herein and said Covenants shall run with the land and shall be binding on all parties having any right, title or interest therein or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

SAID AMENDMENT(S) IS AS FOLLOWS: The Definition of Association Responsibility Elements as stated in Article I, Section 3(a) is amended by adding the following language to the existing language:

“and any exterior improvements done by an Owner, which

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improvements must be with written approval of the Board or the Declarant, as the case may be, or improvements done by the Declarant at the request of the Owner.”

FURTHER, Article 1, Section 3(d) is amended by inserting the following language after the word sidewalk:

“(except sidewalks that are added at the request of the Owner and as approved in writing by the Board or the Declarant)”.

IT IS AFFIRMATIVELY STATED that all other provisions of the Covenants as filed shall remain in full force and effect.

Dated this ____ day of July, 2017.

MAPES CONSTRUCTION COMPANY, INC.

By: _____
Kenny Loder, Officer/Declarant

STATE OF IOWA)
)
COUNTY OF POLK) ss.

On this ____ day of _____, 2017, before me, a Notary Public in and for the said State, personally appeared Kenny Loder, to me personally known, who being by me duly sworn as an Officer of the corporation and the Declarant, that no seal has been procured by the said corporation and that said instrument was signed on behalf of the said corporation by appropriate authority and the said Officer/Declarant acknowledged the execution of said instrument to be the voluntary act and deed of said corporation and by it voluntarily executed.

NOTARY PUBLIC IN AND FOR THE STATE
OF IOWA