

17/ABC



Doc ID: 040621910002 Type: GEN
Kind: RESTRICTIVE COVENANT
Recorded: 11/06/2025 at 10:08:11 AM
Fee Amt: \$12.00 Page 1 of 2
Revenue Tax: \$0.00
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2025-00066996

BK **20327** PG **641-642**

641-417-0054

#56

Janet Johnson 4400 E.P. True Pkwy

Preparer Information: (Individual's Name, Street Address, City, State, Zip, Phone)

WDM, IA

50265

Southwicke Townhomes Assoc. 4400 E.P. True Parkway

Taxpayer Information: (Individual/Company Name, Street Address, City, State, Zip)

WDM, IA

50265

Janet Johnson 4400 E.P. True Parkway #56 WDM, IA

Return Document to: (Individual/Company Name, Street Address, City, State, Zip)

50265

RETURN TO:

Type of Document: Second Amendment to the declaration
of covenants, conditions, easements and restrictions for
Grantors: Southwicke Townhomes, Inc. **Grantees:**

See Page _____ for Legal Description:

Book & Page Reference:

**SECOND AMENDEDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS FOR
SOUTHWICKE TOWNHOMES, INC.**

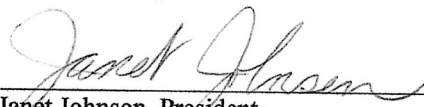
ARTICLE XIII – Additional Restrictions, Section 2. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except that no more than one (1) dog and one (1) cat weighing less than 15 pounds at full growth may be kept, provided that they are not kept, bred, or maintained for any commercial purposes. The Association may, by rules and regulations, prohibit or further limit the raising, breeding, or keeping on any Lot, front lot, or rear lot of any pet.

Amended Declaration to read as:

ARTICLE XIII – Additional Restrictions, Section 2. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except for no more than two (2) pets: one (1) dog & one (1) cat; two (2) cats; or two (2) dogs. Pets may be kept provided they are not kept, bred, or maintained for any commercial purposes. The Association may, by rules and regulation, prohibit or further limit the raising, breeding, or keeping on any lot, front lot, or rear lot, of any pet. Dog breeds need board approved and can be excluded if they pose potential risks.

Except as so amended, the remainder of the Declaration remains in full force and effect.

I hereby state by my signature, being the **President** of the Association this document to be true and accurate on this 6th day of ~~October~~ November, 2025, and have met the requirements for the amendment to pass.

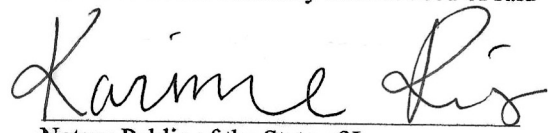


Janet Johnson, President
SOUTHWICKE TOWNHOMES, Inc.

STATE OF IOWA)
)SS:
COUNTY OF POLK)

On this 6th day of ~~October~~ November, 2025, before me, a Notary Public in and for the State of Iowa, personally appeared **Janet Johnson**, to me personally known who, being by me duly sworn, did say that that person is **President** of said corporation, that said instrument was signed and sealed on behalf of said corporation by its Board of Directors, and that the said **Janet Johnson** acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.





Notary Public of the State of Iowa