

Book 2012 Page 8004

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Chad Airhart, Recorder
Dallas County IOWA

**FOURTH AMENDMENT TO
DECLARATION OF SUBMISSION OF PROPERTY
TO HORIZONTAL PROPERTY REGIME
FOR JORDAN CREEK CONDOMINIUMS f/k/a
BELLA SOUTH CONDOMINIUMS**

Preparer Information:

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Declarant:

Clearwater Land, L.L.C.

Legal Description: Lot 1, Bella South Plat 1, an Official Plat, now included in and forming a part of the City of West Des Moines, Dallas County, Iowa.

Document or instrument number if applicable: Book 2006, Page 7289; Book 2010, Page 714;
Book 2011, Page 11463

**FOURTH AMENDMENT TO
DECLARATION OF SUBMISSION OF PROPERTY
TO HORIZONTAL PROPERTY REGIME
FOR JORDAN CREEK CONDOMINIUMS f/k/a
BELLA SOUTH CONDOMINIUMS**

This Fourth Amendment to Declaration of Submission of Property to Horizontal Property Regime for Jordan Creek Condominiums f/k/a Bella South Condominiums is made this 9th day of May, 2012, by Clearwater Land, L.L.C. ("Declarant").

RECITALS

WHEREAS, a Declaration of Submission of Property to Horizontal Property Regime for Bella South Condominiums was filed May 3, 2006, in Book 2006, Page 7289, of the Dallas County records (the "Declaration"), by Bella South, L.L.C., the original "Declarant", as defined in the Declaration;

WHEREAS, Bella South, L.L.C., did quit claim and convey to Jordan Creek Condominiums, LLC a/k/a Jordan Creek Condominiums, L.L.C., all of its rights as "Declarant" under the Declaration;

WHEREAS, Jordan Creek Condominiums, LLC a/k/a Jordan Creek Condominiums, L.L.C., subsequently conveyed to Clearwater Land, L.L.C., all of its rights as "Declarant" under the Declaration, pursuant to a Warranty Deed dated March 23, 2012, recorded March 29, 2012, in Book 2012, Page 4779, of the Dallas County Recorder's Office, and then re-recorded to correct the legal description on April 12, 2012, in Book 2012, Page 5665, of the Dallas County Recorder's Office.

WHEREAS, Jordan Creek Condominiums, L.L.C., as Declarant, and pursuant to the Declaration, has filed three Amendments to the Declaration, namely, a First Amendment filed January 22, 2010, in Book 2010, Page 714; a Second Amendment filed March 12, 2010, in Book 2010, Page 2456; and a Third Amendment that was mistakenly titled "Second Amendment" filed September 9, 2011, in Book 2011, Page 11463, all in the Dallas County records;

WHEREAS, in accordance with the Declaration, the Declarant desires to further amend the Declaration as set forth below.

THEREFORE, THE DECLARATION IS HEREBY AMENDED AS FOLLOWS:

1. The title of the Amendment to the Declaration filed September 9, 2011, in Book 11463 of the Dallas County records is hereby corrected and amended to read: "THIRD AMENDMENT TO DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL PROPERTY REGIME FOR JORDAN CREEK CONDOMINIUMS f/k/a BELLA SOUTH CONDOMINIUMS".

2. Paragraph 13(a)(1) of the Declaration is stricken in its entirety and the following is inserted in lieu thereof:

"The Residential Units are individual Condominium Units that may be sold, leased or licensed by the Owner thereof, subject to the terms of this Declaration, the Bylaws, the rules and regulations, and applicable laws. Each Owner of a Residential Unit, including Declarant, shall have the right to sell, lease, license, or otherwise transfer such Residential Unit(s) upon such terms as the Owner, in the Owner's sole and absolute discretion, deems appropriate, except that no lease or license shall be for a period of less than six (6) months; and also except the total number of leased or rented Units shall not exceed thirty percent (30%) of the total Units located within the Project."

3. In all other respects, the Declaration, as amended, shall remain unaltered and in full force and effect.

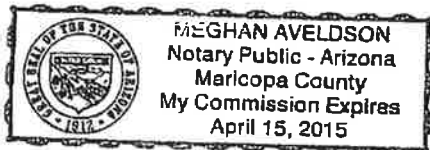
IN WITNESS THEREOF, the Declarant has caused this Fourth Amendment to Declaration to be executed as of the date first written above.

CLEARWATER LAND, L.L.C.

By: Eric A. Sheldahl
Eric A. Sheldahl, Manager

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

This instrument was acknowledged before me on this 9th day of May, 2012,
by Eric A. Sheldahl, as Manager of Clearwater Land, L.L.C.



Meghan Avelsdon
Notary Public - State of Arizona

