

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS FOR ARBOR GLYNN PLAT 6**

Preparer Information:

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Taxpayer Information:

N/A

Return Document To:

Wilson & Egge, P.C.
222 N.W. Sunrise Drive
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Grantor:

Benchmark Builders Iowa, LC

Grantee:

N/A

Legal Description:

Lots One (1) through Forty-three (43), and Outlots X and Y, in Arbor Glynn Plat 6, an Official Plat, now included in and forming a part of the City of Norwalk, Warren County, Iowa.

Document or instrument number of previously recorded documents:

Instrument # 2019-03445

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS
FOR ARBOR GLYNN PLAT 6**

THIS AMENDMENT TO DECLARATION is made this ____ day of _____, 2021.

WHEREAS, a Declaration of Covenants, Conditions, Easements and Restrictions for Arbor Glynn Plat 6 was filed of record in Warren County, Iowa, on May 16, 2019 as Instrument # 2019-03445 ("Declaration").

WHEREAS, the undersigned, pursuant to rights granted under Article XII(F) of the Declaration as filed, being the owner of at least fifty-one percent (51%) of the Lots in Arbor Glynn Plat 6, has elected to amend the Declaration as filed in accordance with the terms hereafter.

NOW, THEREFORE, the undersigned does hereby modify the Declaration as follows:

1. Article III(I) of the Declaration shall be deleted in its entirety and is hereby replaced with the following:

I. Playhouses, utility buildings, storage sheds, or other similar structures shall be permitted; provided any such structure shall be located in the rear yard and shall not be located any closer than ten feet (10') from any Lot line, unless otherwise approved by the Declarant in writing.

2. Article III(H) of the Declaration shall be deleted in its entirety and is hereby replaced with the following:

H. All dwellings shall contain a minimum square footage of living space exclusive of attached garages, breezeways, and porches as follows:

(1) One-story dwellings must have a minimum of 845 square feet of above-grade finished floor area.

(2) One and one-half story dwellings must have a minimum of 1,250 square feet of above-grade finished floor area.

(3) Two-story dwellings must have a minimum of 1,300 square feet of above-grade finished floor area.

(4) Split-level dwellings must have a minimum of 1,200 square feet of above-grade finished floor area.

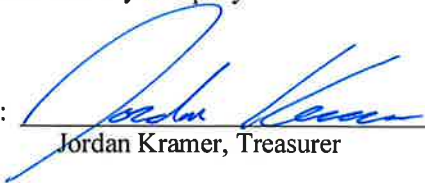
(5) Split-foyer dwellings must have a minimum of 1,100 square feet of above-grade finished floor area.

In all other respects, the Declaration shall remain unaffected and be enforceable as filed.

The undersigned represents and warrants that it is the fee titleholder of at least fifty-one percent (51%) of the Lots in Arbor Glynn Plat 6 at this time.

Dated on this day and year first written above.

BENCHMARK BUILDERS IOWA, LC, an Iowa
limited liability company

By: 
Jordan Kramer, Treasurer

STATE OF IOWA)
) ss
COUNTY OF Polk)

This record was acknowledged before me on this 1st day of July, 2021, by Jordan
Kramer, Treasurer of Benchmark Builders Iowa, LC.


Notary Public in and for the State of Iowa

