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Kind: CONTRACT
Recorded: 01/21/2011 at 09:34:37 AM
Fee Amt: \$19.00 Page 1 of 3
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2011-00055894
BK 13746 PG 645-647

RETURN TO:

THIS DOCUMENT PREPARED BY AND WHEN RECORDED RETURN TO:
James M. Gocke, 210 N.E. Delaware Avenue, Suite 200, Ankeny, Iowa 50021; (515) 964-8777

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF BRIDGE CREEK PLAT 1,
A SUBDIVISION IN GRIMES, POLK COUNTY, IOWA**

THIS FIRST AMENDMENT TO DECLARATION, made this 18th day of
January, 2011, by BRIDGE CREEK, L.L.C., ("Declarant");

WITNESSETH:

WHEREAS, Declarant still owns lots in Bridge Creek Plat 1, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa, ("Property"); and,

WHEREAS, Declarant may amend the Covenants, Conditions and Restrictions so long as Declarant owns any lot in the Development; and,

WHEREAS, Declarant wishes to amend the Covenants, Conditions and Restrictions, which were filed August 27, 2008, in Book 12760, at Pages 635-653 of the Polk County Recorder's Office.

NOW, THEREFORE, Declarant by the execution and recording of this document, hereby amends the Covenants, Conditions and Restrictions.

DELETING IN THEIR ENTIRETY THE FOLLOWING:

**ARTICLE IV.
RESTRICTIONS AND COVENANTS RELATING TO
BUILDING STANDARDS**

- B. Dwellings shall have a minimum square footage as measured to the exterior wall face of the finished air-conditioned areas as follows:
 - 1. One (1) story dwellings must have a main floor finished area of not less than 2,400 square feet exclusive of any basement space.

2. One and one-half (1½) story dwellings must have a main floor finished area of not less than 2,000 square feet and a total of not less than 3,000 square feet exclusive of any basement finish.
3. Two (2) story dwellings must have a main floor finished area of not less than 1,700 square feet a total of not less than 3,000 square feet exclusive of any basement finish.
4. Any other styles or sizes need to be approved by the Development Board.
5. All building structures and/or improvements of any kind must be completed within twelve (12) months of the commencement date of construction.
6. Each dwelling shall include a minimum of a three (3) car attached garage.

Note: In computing floor areas, square footage shall not include porches, decks, basement space, garages, or sunrooms.

AND INSERTING THE FOLLOWING:

ARTICLE IV.
RESTRICTIONS AND COVENANTS RELATING TO
BUILDING STANDARDS

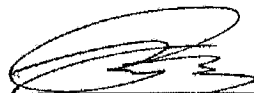
- B. Dwellings shall have a minimum square footage as measured to the exterior wall face of the finished air-conditioned areas as follows:
1. One (1) story dwellings must have a main floor finished area of not less than 2,400 square feet exclusive of any basement space.
 2. One and one-half (1½) story dwellings must have a main floor finished area of not less than 2,000 square feet and a total of not less than 2,750 square feet exclusive of any basement finish.
 3. Two (2) story dwellings must have a main floor finished area of not less than 1,700 square feet a total of not less than 3,000 square feet exclusive of any basement finish.
 4. Any other styles or sizes need to be approved by the Development Board.
 5. All building structures and/or improvements of any kind must be completed within twelve (12) months of the commencement date of construction.
 6. Each dwelling shall include a minimum of a three (3) car attached garage.

Note: In computing floor areas, square footage shall not include porches, decks, basement space, garages, or sunrooms.

All other provisions, conditions and covenants shall remain as stated.

BRIDGE CREEK, L.L.C.

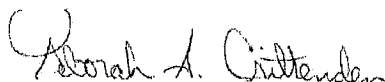
By 
Brad Baumler, Manager

By 
Toby Torstenson, Manager

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this 18th day of January, 2011, before me, a Notary Public in and for the State of Iowa, personally appeared, Brad Baumler and Toby Torstenson, to me personally known, who being by me duly sworn, did say that they are the Managers of said limited liability company, that no seal has been procured by the said limited liability company and that said instrument was signed on behalf of the said limited liability company by authority of its members and the said Managers acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by it voluntarily executed.




Notary Public in and for the State of Iowa

29324.01-First Amend to Covenants-01-03-11

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CJG



Doc ID: 026960630003 Type: GEN
Kind: RESTRICTIVE COVENANT
Recorded: 02/01/2013 at 10:01:12 AM
Fee Amt: \$17.00 Page 1 of 3
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2013-00069784

BK 14640 Pg 615-617

RETURN TO: THIS DOCUMENT PREPARED BY AND WHEN RECORDED RETURN TO:
James M. Gocke, 210 N.E. Delaware Avenue, Suite 200, Ankeny, Iowa 50021; (515) 964-8777

**SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF BRIDGE CREEK PLAT 1,
A SUBDIVISION IN GRIMES, POLK COUNTY, IOWA**

THIS AMENDMENT TO DECLARATION, made this 2nd day of
January, 2013.

PRELIMINARY STATEMENT

WHEREAS, The Declarant, Bridge Creek, L.L.C., was the Developer of property known
as:

Lots 1 through 28 Bridge Creek Plat 1, an Official Plat, now
included in and forming a part of the City of Grimes, Polk County,
Iowa.

WHEREAS, Lots 1 through 28 Bridge Creek Plat 1, an Official Plat, now included in
and forming a part of the City of Grimes, Polk County, Iowa, was subjected to the Declaration of
Covenants, Conditions and Restrictions of Bridge Creek Plat 1, a Subdivision of Grimes, Polk
County, Iowa, an instrument dated May 28, 2008 and filed August 27, 2008, in Book 12760, at
Pages 635-653 in the records of the Recorder of Polk County, Iowa.

WHEREAS, Article XIV(A) allows for additional land to be subjected to the above
Declaration by filing an Amendment to the Declaration with the Recorder of Polk County, Iowa.
No approval of the property owners or any other person shall be necessary.

WHEREAS, said Declaration has been amended previously by First Amendment to
Declaration of Covenants, Conditions and Restrictions of Bridge Creek Plat 1, a Subdivision of
Grimes, Polk County, Iowa, dated January 18, 2011, and filed January 21, 2011, in Book 13746,
at Pages 645-647, in the records of the Recorder of Polk County, Iowa.

WHEREAS, the Declarant is desirous of subjecting additional land to the Declaration
and Covenants and Restrictions therein, the Declarant has caused this Second Amendment to

Declaration of Covenants, Conditions and Restrictions of Bridge Creek Plat 1, a Subdivision in Grimes, Polk County, Iowa, to be filed.

NOW, THEREFORE, the Declarant hereby declares that Lot 1 in Bridge Creek Plat 4, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa, shall be held, sold, and conveyed subject to the restrictions, covenants, conditions and easements, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Lots, and the enjoyment of the residents of the Lots. All pursuant to the Declaration of Bridge Creek Plat 1, as amended, referenced above. These restrictions, covenants, conditions and easements shall run with such Lot(s) and shall be binding upon all parties having or acquiring any right, title or interest in each Lot, or any part thereof, as is more fully described therein.

In all other respects, the Declaration of Covenants for Bridge Creek Plat 1, as amended, not affected by this Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, Bridge Creek, L.L.C., as Declarant, has caused this Second Amendment to Declaration of Covenants, Conditions and Restrictions of Bridge Creek Plat 1, a Subdivision in Grimes, Polk County, Iowa, to be executed by its duly authorized officers this 22nd day of January, 2013.

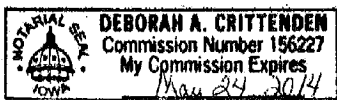
BRIDGE CREEK, L.L.C.

By [Signature]
Brad Baumler, Manager

By [Signature]
Toby Torstenson, Manager

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this 22nd day of January, 2013, before me, a Notary Public in and for the State of Iowa, personally appeared, Brad Baumler and Toby Torstenson, to me personally known, who being by me duly sworn, did say that they are the Managers of said limited liability company, that no seal has been procured by the said limited liability company and that said instrument was signed on behalf of the said limited liability company by authority of its members and the said Managers acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by it voluntarily executed.



[Signature]
Notary Public in and for the State of Iowa

Consented to by Valley Bank

By: *Dennis H. Hanson*
Dennis H. Hanson, Regional President

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This instrument was acknowledged before me on this 17th day of January, 2013, by Dennis H. Hanson, as Regional President of Valley Bank.



Deborah A. Crittenden
Notary Public in and for the State of Iowa

29444.09-Amendment to Covenants