

2026-05218

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RENAE ARNOLD, RECORDER

DALLAS COUNTY, IOWA

**SECOND AMENDMENT TO AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS FOR FOX VALLEY**

Preparer Information:

Lisa R. Wilson
222 N.W. Sunrise Drive
Waukee, Iowa 50263
(515) 369-2502

Taxpayer Information:

N/A

Return Document To:

Wilson, Egge & Loya, P.C.
222 N.W. Sunrise Drive
Waukee, Iowa 50263

Grantor:

Fox Valley Development, L.L.C.

Grantee:

N/A

Legal Description:

Lots One (1) through Fifty-four (54), inclusive, and Outlots Y and Z, in Fox Valley Plat 1, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

Document or instrument number of previously recorded documents:

Instrument No. 2024-00421; Instrument No. 2024-09205; Instrument No. 2024-12166

**SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR FOX VALLEY**

THIS SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION is made this 1 day of April, 2026.

WHEREAS, a Declaration of Covenants, Conditions, Easements and Restrictions for Fox Valley was executed on October 3, 2023, by Fox Valley Development, L.L.C., an Iowa limited liability company, and filed of record in Dallas County, Iowa, on January 11, 2024 as Instrument No. 2024-00421, as amended by an Amended and Restated Declaration filed June 19, 2024 as Instrument No. 2024-09205 and an Amendment to Amended and Restated Declaration filed August 8, 2024 as Instrument No. 2024-12166 (hereinafter "Declaration").

WHEREAS, the undersigned Declarant, pursuant to rights granted under Article XIII(F) of the Declaration, has elected to amend the Declaration as filed in accordance with the terms hereafter.

NOW, THEREFORE, the undersigned Declarant does hereby modify the Declaration as originally set forth and filed as follows:

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

H. All dwellings shall contain a minimum square footage of finished living space exclusive of floor area below exterior grade, attached garages, breezeways, and porches as follows:

- (1) For those dwellings situated on Lots 4 through 8, inclusive, and 47 through 50, inclusive:
 - (a) One-story dwellings must have a minimum of 1,100 square feet of above-grade finished floor area.
 - (b) One and one-half story dwellings must have a minimum of 1,300 square feet of above-grade finished floor area.
 - (c) Two story dwellings must have a minimum of 1,400 square feet of above-grade finished floor area.
- (2) For those dwellings situated on Lots 1 through 3, inclusive, 9 through 12, inclusive, and 51 through 54, inclusive:
 - (a) One-story dwellings must have a minimum of 1,200 square feet of above-grade finished floor area.
 - (b) One and one-half story dwellings must have a minimum of 1,300 square feet of above-grade finished floor area.
 - (c) Two story dwellings must have a minimum of 1,400 square feet of above-grade finished floor area.
- (3) For those dwellings situated on Lots 13 through 46, inclusive:
 - (a) One-story dwellings must have a minimum of 1,500 square feet of above-grade finished floor area.

- (b) One and one-half story dwellings must have a minimum of 1,600 square feet of above-grade finished floor area.
- (c) Two story dwellings must have a minimum of 1,700 square feet of above-grade finished floor area.

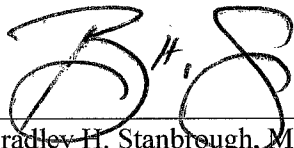
2. The undersigned represents and warrants it is the owner of at least one Lot and has elected to amend the Declaration in accordance with and as set forth in said Declaration.

Dated on this day and year first written above.

-SIGNATURE PAGE TO FOLLOW-

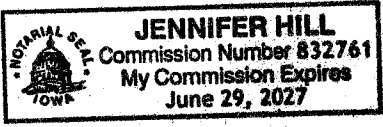
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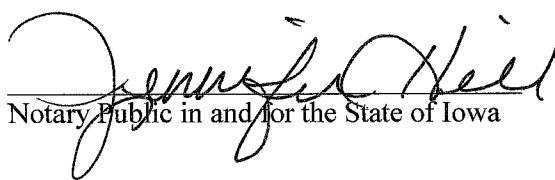
FOX VALLEY DEVELOPMENT, L.L.C., DECLARANT

By: 
Bradley H. Stanbrough, Manager

STATE OF IOWA)
) ss:
COUNTY OF Dallas)

This record was acknowledged before me on this 1 day of April, 2026, by Bradley H. Stanbrough, Manager of Fox Valley Development, L.L.C.




Notary Public in and for the State of Iowa