

**2024-02815**  
**RECORDED: 03/04/2024 01:57:00 PM**  
**RECORDING FEE: \$22.00**  
**IOWA E-FILING FEE: \$3.00**  
**COMBINED FEE: \$25.00**  
**REVENUE TAX: \$**  
**RENAE ARNOLD, RECORDER**  
**DALLAS COUNTY, IOWA**

**AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND  
RESTRICTIONS OF BENTLEY RIDGE**

**Recorder's Cover Sheet**

**Preparer Information:** David L. Ginger  
Belin McCormick, P.C.  
666 Walnut Street, Suite 2000  
Des Moines, Iowa 50309  
(515) 283-4668

**Taxpayer Information:** N/A

**Return Document To:** Preparer

**Grantor/Declarant:** Bentley Ridge, LLC

**Grantee:** To Whom It May Concern

**Legal Description:** Lots 1 – 89 in Bentley Ridge Plat 1, an Official Plat, now included in and forming a part of the City of Urbandale, Dallas County, Iowa;

AND

Outlots S, T, U and V in Bentley Ridge Plat 1, an Official Plat, now included in and forming a part of the City of Urbandale, Dallas County, Iowa.

**Document or instrument number of previously recorded documents:** Declaration of Covenants, Conditions, Easements and Restrictions of Bentley Ridge recorded October 18, 2023 in Book 2023, Page 15584 of the Dallas County, Iowa records

**NOTE: this cover page is prepared in compliance with Iowa Code section 331.606b. This cover page is provided for information purposes only.**

**AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS  
OF BENTLEY RIDGE**

This Amendment to Declaration of Covenants, Conditions, Easements and Restrictions of Bentley Ridge (the "Amendment") is made this 28 day of February, 2024 by Bentley Ridge, LLC, an Iowa limited liability company (the "Declarant").

WHEREAS, a certain Declaration of Covenants, Conditions, Easements and Restrictions of Bentley Ridge was recorded October 18, 2023 in Book 2023, Page 15584 of the Dallas County, Iowa records (the "Declaration") pertaining to the real estate described as follows:

Lots 1 – 89 in Bentley Ridge Plat 1, an Official Plat, now included in and forming a part of the City of Urbandale, Dallas County, Iowa;

AND

Outlots S, T, U and V in Bentley Ridge Plat 1, an Official Plat, now included in and forming a part of the City of Urbandale, Dallas County, Iowa.

WHEREAS, pursuant to Article XXI of the Declaration, the Declarant can amend the Declaration until Declarant has sold all the Lots, and the Declarant, as owner of one or more Lots, desires to amend the Declaration as set forth herein.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Amendment to Minimum Dwelling Size Requirements for Specified Lots. The minimum dwelling sizes set forth in Article IV(B) are amended as follows solely with respect to Lots 74 – 87 and Lot 89 in Bentley Ridge Plat 1, an Official Plat, now included in and forming a part of the City of Urbandale, Dallas County, Iowa (the "Specified Lots"):

- One story dwellings must have a finished area of not less than 1,500 square feet;
- One and one-half story dwellings must have a finished area of not less than 1,800 square feet;
- Two story dwellings must have a finished area of not less than 1,800 square feet.

With respect to the Specified Lots, Article IV(B) is amended to prohibit including any portion of the dwelling that has its floor below the exterior grade (e.g. basements) in computing total finished area.

2. Declarant Approval of Final Construction Documents for Specified Lots. Until such time as the Declarant has sold all of the Lots, the final construction documents for any dwelling or other structure upon the Specified Lots shall be approved by Declarant, in writing, prior to commencement of any construction upon the applicable Specified Lot. Once so approved by Declarant, no changes may be made to the approved final construction documents without Declarant's written approval.

3. Ratification. Except as amended hereby, the Declaration shall remain unchanged and in full force and effect.

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

*[Signature Follows]*

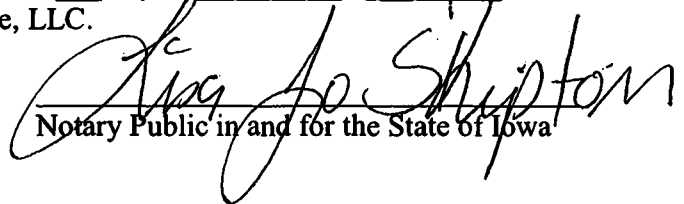
SIGNATURE PAGE - AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS AND RESTRICTIONS OF BENTLEY RIDGE

BENTLEY RIDGE, LLC

By:   
\_\_\_\_\_  
Jared T. Johnson, Manager

STATE OF IOWA            )  
                                  ) SS:  
COUNTY OF DALLAS    )

This instrument was acknowledged before me on this 20<sup>th</sup> day of February, 2024  
by Jared T. Johnson, as Manager of Bentley Ridge, LLC.

  
\_\_\_\_\_  
Notary Public in and for the State of Iowa

