

2025-04233

RECORDED: 03/25/2025 09:55:48 AM

RECORDING FEE: \$32.00

IOWA E-FILING FEE: \$3.00

COMBINED FEE: \$35.00

REVENUE TAX: \$

RENAE ARNOLD, RECORDER

DALLAS COUNTY, IOWA

**THIRD 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.
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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;

AND

Lots 1 – 108 in Bentley Ridge Plat 2, 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; Amendment to Declaration of Covenants, Conditions, Easements and Restrictions of Bentley Ridge recorded March 4, 2024 in Book 2024, Page 02815 of the Dallas County, Iowa records; and Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions of Bentley Ridge recorded January 20, 2025 at Instrument No. 2025-00895 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.

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

This Third Amendment to Declaration of Covenants, Conditions, Easements and Restrictions of Bentley Ridge (the "Amendment") is made this 20th day of January, 2025 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 (as subsequently amended, 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.

WHEREAS, pursuant to Article XXV of the Declaration, the Declarant can subject additional land to the Declaration, and the Declarant desires to subject additional land to the Declaration as set forth herein.

NOW, THEREFORE, the Declaration is hereby amended and additional land is hereby subjected to the Declaration by this Amendment as follows:

1. Subjection of Additional Land to Declaration. The real estate described below is hereby subjected to the Declaration, and the Declaration is hereby amended to include the real estate described below in the definition of "Properties" and "Lots."

Lots 1 – 108 in Bentley Ridge Plat 2, an Official Plat, now included in and forming a part of the City of Urbandale, Dallas County, Iowa.

2. Amendment to Plat. The Declaration is hereby amended to include the Plat of Bentley Ridge Plat 2 as filed in the Office of the Recorder of Dallas County, Iowa in the definition of "Plat."

3. Amendment to Minimum Dwelling Size Requirements for Plat 2. The minimum dwelling sizes set forth in Article IV(B) are amended as follows:

a. For Lots 1 – 66 in Bentley Ridge Plat 2:

- 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; and
- Two story dwellings must have a finished area of not less than 1,800 square feet.
- With respect to Lots 1 – 66 in Bentley Ridge Plat 2, 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.

b. For Lots 67 – 108 in Bentley Ridge Plat 2:

- One story dwellings must have a finished area of not less than 2,000 square feet;
- One and one-half story dwellings must have a finished area of not less than 2,400 square feet; and
- Two story dwellings must have a finished area of not less than 2,800 square feet.
- With respect to Lots 67 – 108 in Bentley Ridge Plat 2, the original language in Article IV(B) shall control with respect to finished area that has its floor below the exterior grade.

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

5. 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]

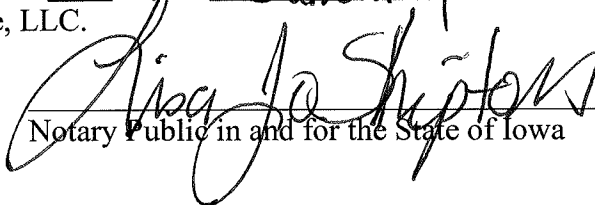
SIGNATURE PAGE – THIRD AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, EASEMENTS AND RESTRICTIONS OF BENTLEY RIDGE

BENTLEY RIDGE, LLC

By: 
Jared T. Johnson, Manager

STATE OF IOWA)
) SS:
COUNTY OF DALLAS)

This instrument was acknowledged before me on this 20th day of January, 2025
by Jared T. Johnson, as Manager of Bentley Ridge, LLC.


Notary Public in and for the State of Iowa

