

**FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS AND RESTRICTIONS  
FOR GRAND RIDGE ESTATES**

**Preparer Information:**

Bryan M. Loya  
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:**

Van Meter Land Co., L.L.C.

**Grantee:**

N/A

**Legal Description:**

Lots 1 through 83, inclusive, and Outlots 'X' and 'Z' in Grand Ridge Estates Plat 1; AND Lots 1 through 36, inclusive, in Grand Ridge Estates Townhomes Plat 1; AND Lots 1 through 47, inclusive, and Outlot 'Z' in Grand Ridge Estates Plat 2, Official Plats, now included in and forming a part of the City of Van Meter, Dallas County, Iowa.

**Document or instrument number of previously recorded documents:**

Book 2021, Page 33832

**FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENTS AND RESTRICTIONS FOR GRAND RIDGE ESTATES**

THIS FIRST AMENDMENT TO DECLARATION is made this 11 day of September, 2024.

WHEREAS, a Master Declaration of Covenants, Conditions, Easements and Restrictions for Grand Ridge Estates was executed on November 11, 2021, by Van Meter Land Co., L.L.C., an Iowa limited liability company (“Declarant”) and filed of record in Dallas County, Iowa, on November 18, 2021, in Book 2021, Page 33832 (hereinafter “Declaration”); and

WHEREAS, the undersigned Declarant, pursuant to rights granted under Article XI, Section 3 of the Declaration as filed, has the right to amend the terms of the Declaration as herein provided.

WHEREAS, Declarant has further subdivided portions of the Property, and as a result desires to amend the terms of the Declaration as herein provided.

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


1. Article I(I) of the Declaration is hereby deleted in its entirety and replaced with the following:
  - I. “Lot” shall mean and refer to an individual parcel of land within the Property which is platted for single-family residential dwellings; multi-family residential dwellings, including townhome and condominium associations; high-density residential dwellings; senior housing; or commercial buildings. In the case of a Condominium Regime subjected to this Declaration, a Lot shall also refer to an individual Unit together with any and all other interests appurtenant to such Unit as provided in the recorded Declaration of Submission to Horizontal Property Regime for such Condominium Regime.
2. Article XI, Section 3 of the Declaration is hereby deleted in its entirety and replaced with the following:

Section 3. Amendment. This Declaration may be amended in writing by an instrument signed and filed of record in the Office of the Recorder of Dallas County, Iowa, certified by the Declarant or any office of the Master Association that the same has been approved by a majority vote of the Members; provided, however, that Declarant does not own an interest in any portion of the Property. Notwithstanding the foregoing, Declarant retains the sole right to amend this Declaration for any reason whatsoever so long as Declarant has an ownership interest in any portion of the Property.
3. The real property described in Exhibit “A” to the Declaration is hereby amended as follows:

Lots 1 through 83, inclusive, and Outlots ‘X’ and ‘Z’ in Grand Ridge Estates Plat 1; AND Lots 1 through 36, inclusive, in Grand Ridge Estates Townhomes Plat 1; AND Lots 1 through 47, inclusive, and Outlot ‘Z’ in Grand Ridge Estates Plat 2, Official Plats, now included in and forming a part of the City of Van Meter, Dallas County, Iowa.
4. In all other respects, the Declaration shall remain unaffected and be enforceable as filed.


Dated on this day and year first written above.

VAN METER LAND CO., L.L.C., an Iowa limited liability company, Declarant

By:   
Dustin W. Jones, Manager

STATE OF IOWA     )  
                          ) ss  
COUNTY OF Dallas )

This record was acknowledged before me on this 17 day of September, 2024, by Dustin W. Jones, Manager of Van Meter Land Co., L.L.C.

  
Notary Public in and for the State of Iowa



**SECOND AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, EASEMENTS AND RESTRICTIONS  
FOR GRAND RIDGE ESTATES**

**Preparer Information:**

Bryan M. Loya  
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:**

Van Meter Land Co., L.L.C.

**Grantee:**

N/A

**Legal Description:**

Lots 1 through 47, inclusive, in Grand Ridge Estates Plat 1; AND Lots 1 through 47, inclusive, in Grand Ridge Estates Plat 2, Official Plats, now included in and forming a part of the City of Van Meter, Dallas County, Iowa.

**Document or instrument number of previously recorded documents:**

Book 2021, Page 33833/Book 2023, Page 6844

**SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
EASEMENTS AND RESTRICTIONS FOR GRAND RIDGE ESTATES**

THIS SECOND AMENDMENT TO DECLARATION is made this 11 day of September, 2024.

WHEREAS, a Declaration of Covenants, Conditions, Easements and Restrictions for Grand Ridge Estates was executed on November 11, 2021, by Van Meter Land Co., L.L.C., an Iowa limited liability company (“Declarant”) and filed of record in Dallas County, Iowa, on November 18, 2021, in Book 2021, Page 33833, as amended by Amendment to Declaration filed May 24, 2023, in Book 2023, Page 6844 (hereinafter “Declaration”); and

WHEREAS, the undersigned Declarant, pursuant to rights granted under Article XII(F) of the Declaration as filed, has the right to amend the terms of the Declaration as herein provided.

WHEREAS, Declarant desires to subject Lots 1 through 47, inclusive, in Grand Ridge Estates Plat 2 to the terms of the Declaration.

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

1. “Lot” as defined in Article I(C) of the Declaration is amended to include the following described real estate:

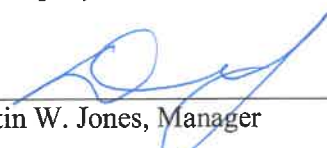
Lots 1 through 47 in Grand Ridge Estates Plat 2.

2. Any general references in the Declaration to “Grand Ridge Estates” and/or “Grand Ridge Estates Plat 1” shall also include reference to “Grand Ridge Estates Plat 2.”

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


Dated on this day and year first written above.

VAN METER LAND CO., L.L.C., an Iowa limited liability company, Declarant

By:   
Dustin W. Jones, Manager

STATE OF IOWA     )  
                                  ) ss  
COUNTY OF Dallas )

This record was acknowledged before me on this 11 day of September, 2024, by Dustin W. Jones, Manager of Van Meter Land Co., L.L.C.

  
Notary Public in and for the State of Iowa

