

FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS

THIS FIRST AMENDMENT to Master Declaration of Covenants is hereby approved by Cramer & Associates, Inc. (“Declarant”), the for the purpose of amending the Master Declaration of Covenants executed by Declarant on July 20, 2017, and filed in the office of the Dallas County Recorder on August 28, 2017 in Book 2017, Page 16864.

1. The above-referenced Master Declaration of Covenants (herein referred to as “Declaration”) is hereby amended in accordance with the terms set forth in this First Amendment.
2. Article I, Section 1 is hereby deleted in its entirety and replaced with the following:

Section 1. “Association” shall mean and refer to Southbridge Plat 1 Owners’ Association, Inc., its successors and assigns, a non-profit corporation organized pursuant to Chapter 504 of the Code of Iowa, 2019, as amended. The Articles of Incorporation and initial Bylaws for the Association are hereby incorporated by this reference.

3. Article II, Section 6 is hereby deleted in its entirety and replaced with the following:

Section 6 – Title to Outlots. The Declarant hereby covenants for itself, its successors and assigns, that it shall convey Outlot “Z” to the Association, free and clear of all mechanic’s liens or any liens or encumbrances whatsoever except covenants, easements, conditions and restrictions created by this Declaration or granted to any public authority. In the event additional outlots are established on any portion of the Properties, Declarant shall convey the outlots to the Association, free and clear of all mechanic’s liens or any liens or encumbrances whatsoever except covenants, easements, conditions and restrictions created by this Declaration or granted to any public authority.

4. Article V, Section 3 is hereby deleted in its entirety and replaced with the following:

Section 3. Declarant is and shall be responsible for all duties and obligations of the Association hereunder and shall have all rights of the Association until the Association is established and the initial Common Areas are conveyed thereto.

5. The legal description on Exhibit “A”, is hereby deleted in its entirety and replaced with the following:

Lots 1 through 121 and Outlot Z in Southbridge Plat 1, and Official Plat, Adel,
Dallas County, Iowa.

6. All other terms, provisions, and conditions original set forth in the Master Declaration remain effective and binding upon the Declarant.

[Signature Page to Follow]

Signed this _____ day of _____, 2019.

Cramer & Associates, Inc.
An Iowa Corporation

By: Robert Cramer
Its: President and CAO

STATE OF IOWA)
) ss:
COUNTY OF _____)

On this _____ day of _____, 2019, before me, a Notary Public in an for the State of Iowa, personally appeared Robert Cramer to me personally known, who being by me duly sworn, did state that he is the President and CAO of Cramer & Associates, Inc., an Iowa corporation, executing the within and foregoing instrument and that he as President and CAO acknowledged the execution of the instrument to be the voluntary act and deed of Cramer & Associates, Inc. by it and by him voluntarily executed.

Notary Public in the State of Iowa