

**BK: 2021 PG: 13591**  
**Recorded: 5/7/2021 at 12:55:15.0 PM**  
**County Recording Fee: \$12.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$15.00**  
**Revenue Tax:**  
**Chad C. Airhart Recorder**  
**Dallas County, Iowa**

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Prepared by & Return to: Timothy C. Hogan, Hogan Law Office, 3101 Ingersoll Ave, Suite 103, Des Moines, IA 50312 (515) 279-9059

**AMENDMENT TO DECLARATION OF RESIDENTIAL  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERITAGE WOODS**

**HERITAGE WOODS, LLC**, an Iowa limited liability company, as “Declarant” under the Declarant of the Declaration of Residential Covenants, Conditions and Restrictions for Heritage Woods recorded June 27, 2016 in **Book 2016 at Page 10485** and amended in **Book 2016 at Page 17124**, all in the records of the Recorder for Dallas County, Iowa (collectively the “Declaration”), establishing certain covenants, conditions, restrictions and easements on the following described real estate:

Lots 1 - 25 in Heritage Woods, an Official Plat, now included in and forming a part of Dallas County, Iowa, and

Parcel "17-112" being a part of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) and the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 12, Township 78 North, Range 28 West of the 5th P.M. in Dallas County, Iowa, shown in Plat of Survey recorded August 26, 2016 in Book 2016 at Page 15589,


pursuant to the authority described in Article XVI, Section 3 of the Declaration, hereby amends the Declaration to allow for the keeping of chickens by adding the following paragraph to Article XV, Section 1:

So long as they are not kept, bred or maintained for commercial purposes, no more than eight (8) chickens may be kept at any one time on any one Lot. Roosters are prohibited. All chickens must be housed in a sturdy shelter of an area of at least four (4) square feet for each chicken and aesthetically compatible with the dwelling. An adequate fenced area outside of the shelter for space to run must be provided. The shelter and run or “chicken coop” shall not extend farther than the front line of the residential dwelling extended to the side lot lines and shall not be located within thirty (30) feet of any side or rear Lot line. The

chicken coop shall be screened by privacy fence and/or shrubbery out of sight of neighbors and public view. The chicken coop shall be kept clean, and free from offensive odors, animal waste and nuisance matter. The Lot Owner shall be solely responsible to protect their chickens from predators and neighborhood pets. The Association may prohibit or further limit the keeping of chickens or provide penalties for Owners found in violation of this Section.

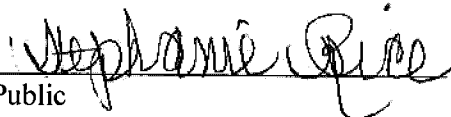
Except as expressly amended hereby, all of the terms and conditions of the Declaration shall continue in full force and effect and are hereby ratified and confirmed.

**HERITAGE WOODS, LLC,**  
an Iowa limited liability company

By:   
James M. Myers, Manager

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on May 7<sup>th</sup>, 2021, by James M. Myers, Manager of Heritage Woods, LLC.

By:   
Notary Public

