

103-56824

Bent Tree Estates Phase 3

INST # 29050 ✓
 RECORDING FEE 10.00
 AUDITOR FEE: _____
 RMA FEE 1.00

FILED FOR RECORD
 POTTAWATTAMIE CO. IA.

COMPARED

03 JUN 17 AM 8:42

JOHN SCIORTINO
 RECORDER

Preparer Information: Richard A. Heininger, P.O. Box 249, Council Bluffs, IA 51502-0249 (712) 328-1833
 Name Address Telephone

THIRD AMENDMENT TO DECLARATION
 OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
 OF BENT TREE ESTATES, PHASE II, A SUBDIVISION
 IN POTTAWATTAMIE COUNTY, IOWA

The undersigned, Bluffs Development, L.L.C., an Iowa limited liability company, hereinafter referred to as "Declarant", hereby amends the Declaration of Covenants, Conditions, Restrictions and Easements of Bent Tree Estates, Phase II, a Subdivision in Pottawattamie County, Iowa, dated June 7, 2000 and recorded June 21, 2000 in Book 100 at Page 57818, and the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements of Bent Tree Estates, Phase II, a Subdivision in Pottawattamie County, Iowa, dated August 4, 2000 and recorded August 7, 2000 in Book 101, Page 05803, and Second Amendment to said covenants, dated February 19, 2003 and recorded February 19, 2003 in Book 103, Page 45877, as follows, to-wit:

1. Article III, subsection 1, is amended by adding the word "WEST" to the beginning of the name of the Association.
2. Article III, subsection 2, is amended by deleting the first two (2) sentences and inserting the following, to-wit:

"The "Owners" of lots 56 through 95 and lots 112 through 115 (referred to as lot or lots) shall be Members of this Association."

3. Article IV, subsection 10, is amended by adding the following new paragraph at the end of subsection 10, to-wit:

"Further, in addition to the dues set forth in subparagraph 9 above, the Board of Directors may levy an assessment or assessments for the purpose of making a donation to the Lewis Township Volunteer Fire Department. The assessment or assessments shall not exceed, in the aggregate, \$100.00 per lot per year, unless authorized by majority vote of the members."

IN WITNESS WHEREOF, the Declarant has caused this document to be executed this 2nd day of June, 2003.

