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Prepared by & Return to: Nathan J. Barber, 666 Walnut St, Ste 2000, Des Moines, IA 50309  
515-283-4676

**FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR PINE LAKE ESTATES**

This First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Pine Lake Estates (the “First Amendment”) is executed as of the \_\_\_ day of \_\_\_\_\_, 2024, by D.R.A. Properties, LC, an Iowa limited liability company (“Declarant”).

WHEREAS, the Master Declaration of Covenants, Conditions and Restrictions for Pine Lake Estates as prepared by the Declarant was recorded November 3, 2023 in Book 19644, Page 756 of the Polk County, Iowa records (the “Declaration”) pertaining to the real estate described as follows:

Lots 1 to 83, and Lots 7A, 8A, 9A and 12A, in Pine Lake Estates  
Plat 1, an Official Plat, City of Ankeny, Iowa

WHEREAS, pursuant to the Declaration, the Declarant, as owner of at least one Unit subject to the Declaration, is allowed to amend the Declaration in any manner, and the Declarant desires to amend the Declaration as set forth herein.

NOW, THEREFORE, in consideration of the premises, the Declaration is hereby amended by this FIRST Amendment as follows:

1. Section D in Article III of the Declaration is deleted and replaced with the following provision:

*Exterior fencing is prohibited for Lots adjacent to the Lake, except for wrought iron or vinyl fencing, which is allowed to enclose underground pools on the Lot. The fence surrounding the pool must be located within 10 feet of the exterior boundary of the water*

*in the pool. Wrought iron or vinyl fences may be installed in the backyards of any Lot not abutting the Lake. No solid fences are permitted on any Lot. Invisible dog fencing is allowed on any Lot. There shall be no fencing or other obstructions on any conservancy district easement, sanitary sewer easement or surface water flowage easement. Fences on Lots adjacent to NE 18th Street shall be setback 20 feet from NE 18th Street right-of-way. Any otherwise permitted Fence is allowed at a 10-foot setback from NE 18th Street right-of-way with the condition that owner plants and maintains two between the fence and the NE 18th Street right-of-way.*

2. The following sentence is added at end of Subsection (xi) in Section A of Article III of the Declaration:

*Notwithstanding anything herein to the contrary, the owner of the Lot shall install the five-foot sidewalk no later than 24 months following the transfer of the Lot by Declarant.*

3. Except as amended hereby, the Declaration shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this First Amendment to be executed as of the date first above written.

ONE SIGNATURE PAGE FOLLOWS

**SIGNATURE PAGE - FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PINE LAKE ESTATES**

D.R.A. PROPERTIES, LC,  
an Iowa limited liability company

By: \_\_\_\_\_  
Ashley Johnson, Chief Operating Officer

STATE OF IOWA, COUNTY OF POLK) ss:

This record was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2024 by Ashley Johnson as Chief Operating Officer of D.R.A. Properties, LC, an Iowa limited liability company.

\_\_\_\_\_  
Notary Public, State of Iowa

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