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Doc ID: 030267100002 Type: GEN  
Kind: RESTRICTIVE COVENANT  
Recorded: 11/10/2015 at 03:00:31 PM  
Fee Amt: \$12.00 Page 1 of 2  
Polk County Iowa  
JULIE M. HAGGERTY RECORDER  
File# 2015-00153627

BK 15803 PG 349-350

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR WEST COVE TOWNHOMES  
Recorder's Cover Sheet**

**Preparer Information:** Michael J. Cunningham , 2830 100th Street, Suite 106,  
Urbandale, IA 50322, Phone: (515) 278-4200

**Taxpayer Information:** N/A

RETURN TO:

**Return Address:** Alex Hernandez, c/o Conlin Properties, Inc., 319 7<sup>th</sup> Street, Suite  
500, Des Moines, Iowa 50309

**Grantors:** N/A

**Grantees:** N/A

**Document or instrument number if applicable:** Book 5887, Page 407

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST COVE TOWNHOMES**

ARTICLE XV, SECTION 5: Article XV, Section 5 shall be deleted in its entirety and replaced with following paragraph after legal advisement and homeowner approval on October 20, 2015.

Section 5. Restriction on Rental. In order to protect the integrity of this development and to insure that those persons residing therein have similar proprietary interests in their Lots and Living Units, no Lot and Living Unit located therein shall be leased or rented to any person not having Ownership interest therein, unless and until the Unit has been occupied for a period of three (3) years by the Owner or Owners thereof. Thereafter, no Lot and Living Unit located thereon shall be leased or rented for a period of time of less than one (1) year and no longer than two (2) years, and no lease or rental agreement to any such Tenants or Lessees shall be extended or renewed for a shorter period of time. No Owner shall lease/rent his/her Living Unit more than one (1) time during his/her Ownership. Any Owner who leases/rents his/her Living Unit must submit to the Board new contact information for the Owner, contact information for the Tenant, a copy of the lease/rental agreement including start and end dates of the agreement, and a copy of the rental registration with the City of West Des Moines, Iowa. Owners in violation of Section 5 will be assessed no less than twenty dollars (\$20.00) per day until the violation is remedied and per approval by the Board. The Board shall not discriminate on the basis of race, color, sex, national origin, sexual orientation, religion, age, military status or disability when exercising their discretion, nor will they make any decision based on the personal characteristics of any Tenant.

WEST COVE TOWNHOMES ASSOCIATION

By: William Murray  
William Murray  
President of West Cove Home Owners Association