

**Instr. Number: 2019-10694**  
**Recorded: 11/12/2019 at 11:35:08.0 AM**  
**County Recording Fee: \$12.00**  
**Iowa E-Filing Fee: \$3.22**  
**Combined Fee: \$15.22**  
**Stacie L. Herridge - Recorder**  
**Transfer Tax:**  
**Story County, Iowa**

INSTRUMENT PREPARED BY:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010

**TERMINATION OF SUPPLEMENTAL DECLARATION OF COVENANTS AND CONDITIONS  
FOR COTTAGE HOMES  
SUNSET RIDGE SUBDIVISION,  
AMES, STORY COUNTY, IOWA**

**THIS TERMINATION OF SUPPLEMENTAL DECLARATION OF COVENANTS AND CONDITIONS FOR COTTAGE HOMES SUNSET RIDGE SUBDIVISION, AMES, STORY COUNTY, IOWA** (this "Termination") is made and entered into by Hunziker Land Development Company, L.L.C. (the "Declarant") as of the date set forth under the signatures hereto.

**RECITALS:**

**WHEREAS**, the Declarant, as the developer of certain real property known and developed as Sunset Ridge Subdivision, Ames, Story County, Iowa (collectively, with any and all additions thereto, the "Subdivision"), executed that certain Declaration of Covenants and Conditions, Sunset Ridge Subdivision, Ames, Story County, Iowa, dated June 15, 2005, and filed in the office of the Recorder of Story County, Iowa, on June 20, 2005, as Instrument No. 2005-00007113 (the "Original Declaration"); and

**WHEREAS**, the Original Declaration provided, in Section 3.03 and Section 4.03 thereof, among other places and among other things, for the supplementation of the Original Declaration with respect to the establishment of certain lot types and/or lot categories for lots within the Subdivision; and

**WHEREAS**, in accordance with the Original Declaration and in anticipation of the construction of "cottage homes" on certain lots within the Subdivision, the Declarant, as the Declarant under the Original Declaration, executed that certain Supplemental Declaration of Covenants and Conditions for Cottage Homes, Sunset Ridge Subdivision, Ames, Story County, Iowa, dated February 13, 2006, and filed in the office of the Recorder of Story County, Iowa, on February 15, 2006, as Instrument No. 2006-00001947 (the "Supplement") (the Original Declaration and the Supplement are hereinafter collectively referred to as the "Declaration Documents"); and

**WHEREAS**, no lots within the Subdivision are currently being assessed and/or treated as "cottage home" lots by the Association (as that term is defined in the Declaration Documents), and there is no need for the Association to assess and/or treat any lots within the Subdivision as "cottage home" lots and differently than other lots within the Subdivision; and

WHEREAS, the Declarant desires to amend the Declaration Documents to terminate and delete the Supplement to avoid confusion, if any, with respect to the establishment and/or categorization of lots within the Subdivision as "cottage home" lots; and

WHEREAS, Section 5.12 of the Original Declaration provides that the Declarant may, subject to certain restrictions set forth in the Original Declaration, alter, amend, or terminate the Declaration Documents without consent from any additional parties.

NOW, THEREFORE, in consideration of the above Recitals, and reliance on the same, and for other good and valuable consideration, the Declarant agrees as follows:

1. INCORPORATION OF RECITALS. The foregoing Recitals are incorporated herein and made a part of this Termination as if fully set forth verbatim. The Recitals and exhibits attached hereto, if any, are a substantive, contractual part of this Termination.

2. TERMINATION OF SUPPLEMENT. The Supplement is hereby terminated and of no force or effect whatsoever, and, if applicable, any lot within the Subdivision that may be established, classified, and/or categorized as a "cottage home" lot is no longer categorized and/or classified as such.

3. REMAINING PROVISIONS UNAFFECTED. All other provisions of the Declaration Documents not amended by this Termination shall remain in full force and effect and are in no way affected or limited by the execution of this Termination or the amendments provided for herein.

IN WITNESS WHEREOF, the undersigned has executed this Termination on this 11<sup>th</sup> day of November, 2019.

HUNZIKER LAND DEVELOPMENT COMPANY, L.L.C.

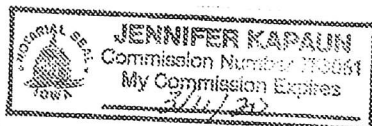
By: [Signature]  
Dean E. Hunziker, Manager

By: [Signature]  
Charles E. Winkleblack, Manager

STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 11<sup>th</sup> day of November, 2019, by Dean E. Hunziker and Charles E. Winkleblack, as the Managers of Hunziker Land Development Company, L.L.C.

[Signature]  
Notary Public in and for the State of Iowa  
My commission expires 3/11/20



Commission No. 783061