BK: 6548 PG: 190
Recorded: 3/15/2024 at 11:10:53.0 AM
County Recording Fee: $52.00
Iowa E-Filing Fee: $3.97
Combined Fee: $55.97
Revenue Tax:
Kim Painter RECORDER
Johnson County, Iowa

THIS INSTRUMENT PREPARED BY/RETURN TO: MATTHEW HEKTOEN
Simmons Perrine Moyer Bergman, PLC, 115 3rd Street SE, Suite 1200, Cedar Rapids, IA 52401 (319) 366-7641

SECOND AMENDMENT TO DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL PROPERTY REGIME FOR **CLOVER CONDOMINIUM REGIME**

Corridor Builders, Inc., an Iowa corporation (the "Developer") executes this Second Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Clover Condominium Regime (the "Declaration"), all pursuant to Chapter 499B, Code of Iowa, entitled Horizontal Property Regime Act (Condominiums), which Declaration was filed in the office of the Recorder of Johnson County, Iowa on October 6, 2023 in Book 6520 beginning at Page 378. This Second Amendment shall take effect when filed for record in the office of the Recorder of Johnson County, Iowa.

Pursuant to paragraph 3 of Article VI and paragraph 1 of Article XIII of the Declaration, the Developer amends the Declaration by adding one (1) Building containing Unit A - 128 Greenfield Drive and Unit B - 128 Greenfield Drive, all in Tiffin, Iowa, and by modifying the Declaration as follows:

1. The following is added to paragraph 2 of Article II of the Declaration:

   Attached as Exhibit A-2 is the Site Plan showing the location of the existing and proposed buildings.

   Attached as Exhibits D-3 is the Surveyor's Certificate.

2. The following is added to paragraph 4 of Article II of the Declaration:

   The complete set of plans for the Building containing Unit A – 128 Greenfield Drive and Unit B – 128 Greenfield Drive, in Tiffin, Iowa is shown on Exhibit B-3.

The approximate area of each Unit is set forth on Exhibit H-1.

3. Paragraph 2 of the First Amendment to Declaration of Submission of Property to Horizontal Property Regime for Clover Condominium Regime is hereby deleted the following inserted in lieu thereof:

"2. The following is added to paragraph 4 of Article II of the Declaration:

The complete set of plans for the Building containing Unit A – 100 Greenfield Drive, Unit B – 100 Greenfield Drive, Unit C – 100 Greenfield Drive and Unit D – 100 Greenfield Drive, in Tiffin, Iowa is shown on Exhibit B-1.

The complete set of plans for the Building containing Unit A – 104 Greenfield Drive, Unit B – 104 Greenfield Drive and Unit C – 104 Greenfield Drive, in Tiffin, Iowa is shown on Exhibit B-2.

The principal building materials used to construct 100 Greenfield Drive and 104 Greenfield Drive are attached on Exhibit C-2."

4. Attached to this Second Amendment are Exhibits A-3, B-3, D-3 and H-1. All references in the body of this Declaration to Exhibits A and H shall now be replaced and referred to as Exhibit A-3 and Exhibit H-1. All references in the body of the Declaration to Exhibits B and D shall now also include Exhibits B-1, B-2, D-1 and D-2, respectively.

5. Except for the terms and provisions of the Declaration (including all of the exhibits) which have been modified and amended by this Second Amendment to Declaration, all remaining terms and provisions of the Declaration as amended (including all exhibits) shall remain in full force and effect.

Now, THEREFOR, the undersigned has executed this document as of the date set forth below.

[signatures on following page]

Executed this 14th day of March, 2024.

CORRIDOR BUILDERS, INC.

By: _____, President
Nick Andersen, President

STATE OF IOWA)
) ss:
COUNTY OF JOHNSON)

This instrument was acknowledged before me this 14th day of March, 2024 by Nick Andersen, President, Corridor Builders, Inc., an Iowa corporation.

_____
Notary Public - State of Iowa
My Commission Expires: 5-14-2024



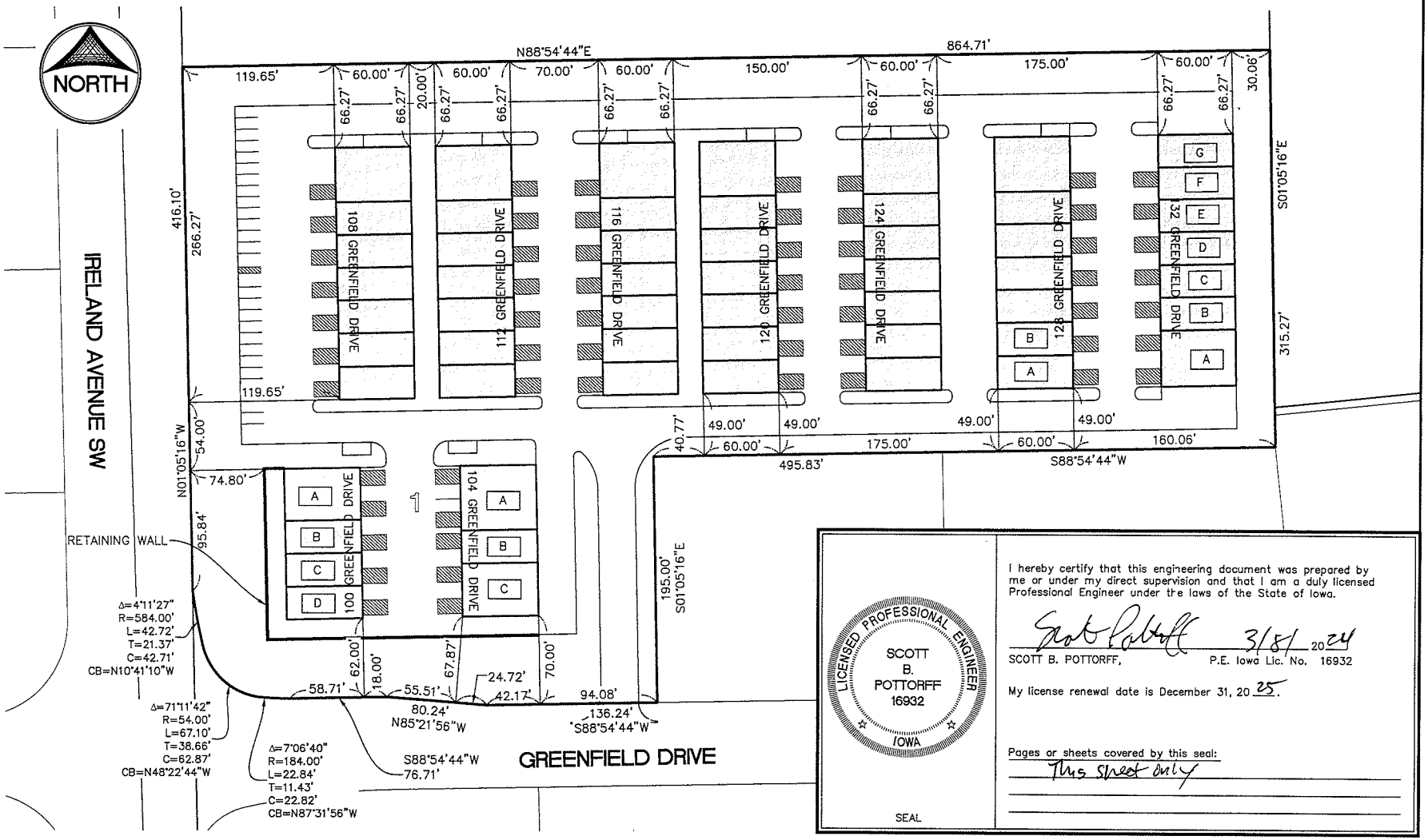
EXHIBIT "A-2"
CLOVER CONDOMINIUM
TIFFIN, JOHNSON COUNTY, IOWA

LEGAL DESCRIPTION:
LOT 1, THE SHAMROCK CENTER, TIFFIN, IOWA. ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 64, PAGE 19, PLAT RECORDS OF JOHNSON COUNTY, IOWA.

XX – STREET ADDRESS ALONG GREENFIELD DRIVE

NOTES:

1. ALL MEASUREMENTS FROM PROPERTY LINES TO BUILDINGS ARE PERPENDICULAR AND/OR RADIAL TO SAID PROPERTY LINES.
2. THIS DRAWING DEPICTS IMPROVEMENTS COMPLETED AS OF 3/01/2024.
3. REFERENCE BUILDING PLANS FOR BUILDING DIMENSIONS.
4. THIS IS A CONDO SURVEY AND NOT A BOUNDARY OR PROPERTY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH. THE PROPERTY BOUNDARIES ARE RECORDED DIMENSIONS AND APPROXIMATE ONLY.



LICENSED PROFESSIONAL ENGINEER
SCOTT B. POTTORFF 16932 IOWA

SEAL

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

SCOTT B. POTTORFF, P.E. Iowa Lic. No. 16932 — 3/8/2024

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal: This sheet only

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
9/26/2023	132 GREENFIELD DR - LSS
11/29/2023	100 & 104 GREENFIELD DR - LSS
03/01/2024	UNITS A & B OF 128 GREENFIELD DR - LSS

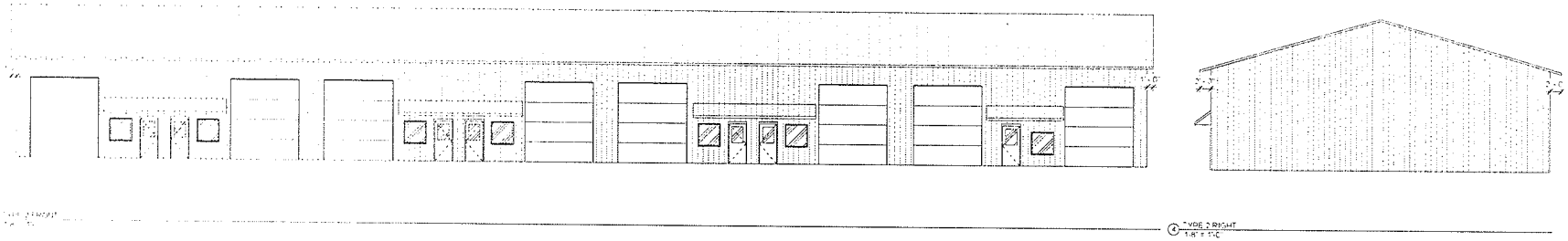
EXHIBIT "A-2" - SITE PLAN

CLOVER CONDOMINIUM
TIFFIN
JOHNSON COUNTY
IOWA

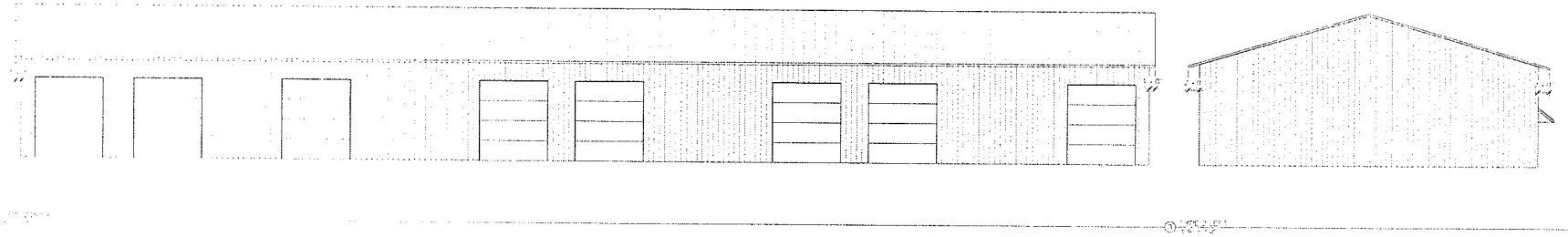
MMS CONSULTANTS, INC.

Date: 09/22/2023	
Designed by: LSS	Field Book No:
Drawn by: HEH	Scale: 1"=80'
Checked by: SBP	Sheet No: 1
Project No: 6385-074	of: 1

EXHIBIT "B-3" - BUILDING PLANS
UNITS A & B (128 GREENFIELD DRIVE)
CLOVER CONDOMINIUM REGIME



TYPE 2 RIGHT

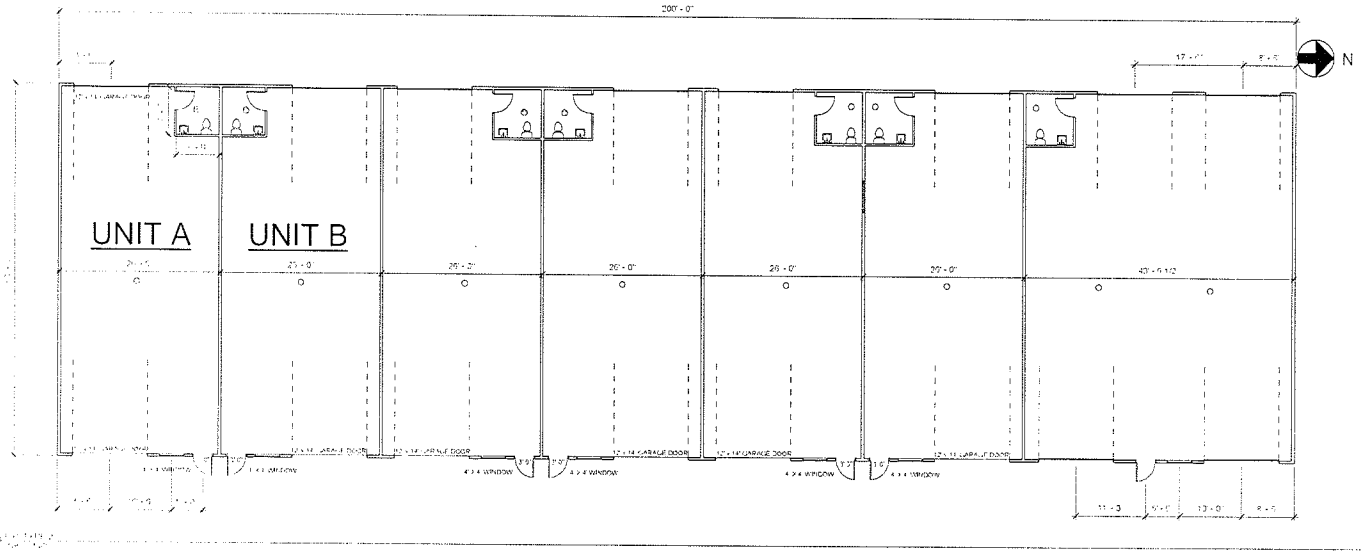


JD'S DRAFTING & DESIGN

128 GREENFIELD DRIVE

128 ELEVATION

EXHIBIT "B-3" - BUILDING PLANS
UNITS A & B (128 GREENFIELD DRIVE)
CLOVER CONDOMINIUM REGIME



JD'S DRAFTING & DESIGN

128 GREENFIELD DRIVE

128 FLOOR PLAN

Prepared by:	Scott B. Pottorff MMS Consultants, Inc.	1917 S. Gilbert Street Iowa City, Iowa 52240	319-351-8282 319-351-8476 facsimile
After recording return to:	Matthew Hektoen Simmons, Perrine, Moyer, Bergman PLC	115 3rd Street SE, Suite 1200 Cedar Rapids, Iowa 52401	319-896-4030 319-366-1917 facsimile

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EXHIBIT "D-3"

ENGINEER'S CERTIFICATE
CLOVER CONDOMINIUM
UNITS A AND B
(128 GREENFIELD DRIVE)

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

I, Scott B. Pottorff, being duly sworn on oath do depose and state the following:

1. That I am a Professional Engineer authorized and licensed to practice my profession in the State of Iowa.

2. That I have examined the Building Plans for Clover Condominium, Units A and B, (128 Greenfield Drive), referenced as Exhibit "B-3", attached hereto. This certificate is to become an exhibit to the Declaration of Submission of Property to Horizontal Property Regime for Clover Condominium (The Declaration).

3. I hereby certify that I have verified by non-destructive field observations that the above referenced Building Plans diagrammatically represent Units A and B, (128 Greenfield Drive), of Clover Condominium, located therein, and the common elements that the Declarant has now constructed on the land shown on the attached Site Plan, as Exhibit "A-2", insofar as is reasonably possible due to expected carpentry tolerances, except for the following:

    a) None

4. I hereby certify that the attached Exhibit "A-2"- Site Plan locates Units A and B, (128 Greenfield Drive), of Clover Condominium. That as a licensed Professional Engineer, I hereby certify that said Site Plan is sufficient to determine with reasonable certainty the location of Units A and B, (128 Greenfield Drive), of Clover Condominium, and hereby certify that said Building and Units, as constructed, are located as indicated on said Site Plan.

Scott B. Pottorff
Iowa License Number 16932
My biennial license renewal date is December 31, 2025.

Subscribed and sworn to before me by said Scott B. Pottorff this 8th day of March, 2024.

Notary Public in and for the State of Iowa.

NOTARIAL SEAL IOWA
LACEY STUTZMAN
Commission Number 822560
My Commission Expires
December 3, 2025

Unit Information and Percentage Interest

CLOVER CONDOMINIUM REGIME

Address of Unit	Fractional Interest	Approx. Finished Area/Unfinished Area
Unit A – 132 Greenfield Drive	8.942	2640 sq. ft./0 sq. ft.
Unit B – 132 Greenfield Drive	5.284	1560 sq. ft./0 sq. ft.
Unit C – 132 Greenfield Drive	5.284	1560 sq. ft./0 sq. ft.
Unit D – 132 Greenfield Drive	5.284	1560 sq. ft./0 sq. ft.
Unit E – 132 Greenfield Drive	5.284	1560 sq. ft./0 sq. ft.
Unit F – 132 Greenfield Drive	5.284	1560 sq. ft./0 sq. ft.
Unit G – 132 Greenfield Drive	5.284	1560 sq. ft./0 sq. ft.
Unit A – 100 Greenfield Drive	8.540	2520 sq. ft./0 sq. ft.
Unit B – 100 Greenfield Drive	5.284	1560 sq. ft./0 sq. ft.
Unit C – 100 Greenfield Drive	5.284	1560 sq. ft./0 sq. ft.
Unit D – 100 Greenfield Drive	5.284	1560 sq. ft./0 sq. ft.
Unit A – 104 Greenfield Drive	10.57	3120 sq. ft./0 sq. ft.
Unit B – 104 Greenfield Drive	5.284	1560 sq. ft./0 sq. ft.
Unit C – 104 Greenfield Drive	8.540	2520 sq. ft./0 sq. ft.
Unit A – 128 Greenfield Drive	5.284	1560 sq. ft./0 sq. ft.
Unit B – 128 Greenfield Drive	5.284	1560 sq. ft./0 sq. ft.