BK: 6535 PG: 682
Recorded: 12/27/2023 at 11:04:49.0 AM
County Recording Fee: $77.00
Iowa E-Filing Fee: $3.00
Combined Fee: $80.00
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

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

CORRIDOR BUILDERS, INC., an Iowa corporation (the "Declarant") executes this Corrective First 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 First Amendment shall take effect when filed for record in the office of the Recorder of Johnson County, Iowa.

Pursuant to paragraph 4 of Article VI and paragraph 1 of Article XIII of the Declaration, the Declarant amends the Declaration by adding two (2) Buildings, with one (1) Building containing Unit A - 100 Greenfield Drive, Unit B - 100 Greenfield Drive, Unit C - 100 Greenfield Drive, and Unit D - 100 Greenfield Drive and one (1) Building containing Unit A - 104 Greenfield Drive, Unit B - 104 Greenfield Drive and Unit C - 104 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-1 is the Site Plan showing the location of the existing and proposed buildings.

   Attached as Exhibits D-1 and D-2 are the Surveyor's Certificates.

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-3.

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-4.

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

The approximate area of each Unit is set forth on Exhibit E-3.

3. Paragraph 3 of Article II of the Declaration is hereby deleted and Exhibit "H" is inserted in lieu thereof.

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

5. INTENTIONALLY OMITTED.

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

7. CORRECTIVE INSTURMENT. This instrument is being recorded to correct the following elements in the First Amendment to Declaration of Submission of Property to Horizontal Property Regime for Clover Condominium Regime recorded on December 8, 2023 in Book 6532 at Page 540 of the records of the Johnson County, Iowa Recorder (the "*Original Recording*"):

a. Wherever the term "Developer" appeared in the Original Recording should be and is hereby replaced by the term "**Declarant**"
b. The reference to "paragraph 3 of Article VI" in the Original Recording should be and is hereby replaced by the words "paragraph 4 of Article VI"
c. The paragraph numbered 5 in the Original Recording is deleted.
d. All references to and the signature block for "Hightower Development, Inc." in the Original Recording should be and are hereby replaced by "Corridor Builders, Inc." as the proper signer.

[SIGNATURES ON FOLLOWING PAGE]

[SIGNATURE PAGE TO CORRECTIVE FIRST AMENDMENT TO DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL PROPERTY REGIME FOR CLOVER CONDOMINIUM REGIME]

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

Executed this 22nd day of December

CORRIDOR BUILDERS, INC.

By: _____
Name: Nicholas A Anderson
Title: President

STATE OF IOWA)
) ss:
COUNTY OF Johnson)

This instrument was acknowledged before me this 22 day of December 2023 by Nicholas A Anderson as President of **Corridor Builders, Inc.**, an Iowa corporation.

_____
Notary Public - State of Iowa
My Commission Expires: 10/3/25

JERAD RUTH
Commission Number 779965
My Commission Expires
October 3, 2025

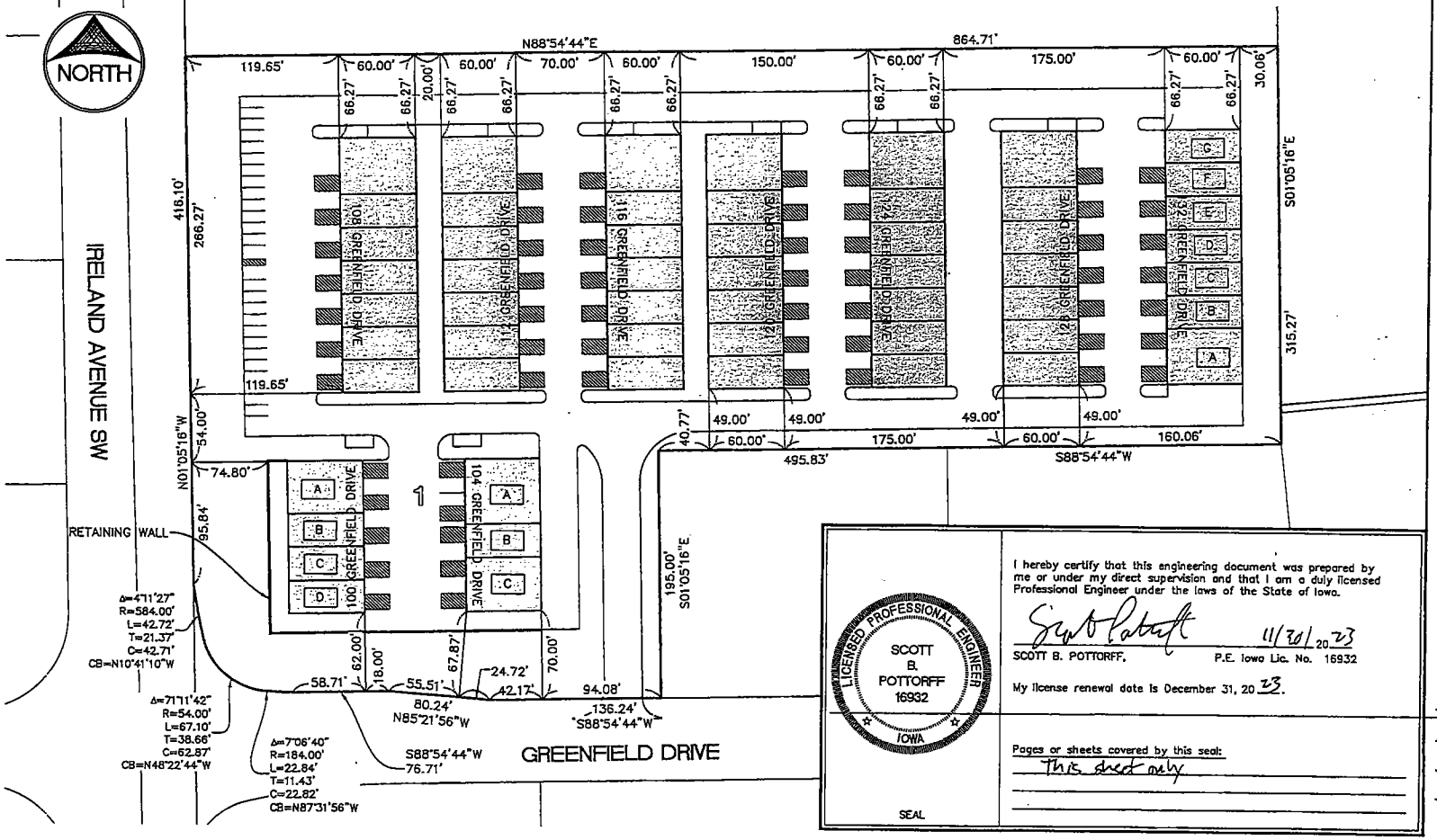
EXHIBIT "A-1"
CLOVER CONDOMINIUM
TIFFIN, JOHNSON COUNTY, IOWA

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 11/29/2023.
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

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

11/30/2023

My license renewal date is December 31, 2023.

Pages or sheets covered by this seal:
This sheet only

SEAL

CIVIL ENGINEEI
LAND PLANNEI
LAND SURVEYOI
LANDSCAPE ARCHITEC
ENVIRONMENTAL SPECIALIS
1917 S. GILBERT S
IOWA CITY, IOWA 522
(319) 351-82
www.mmsconsultants.n

Date	Revision
9/26/2023	132 GREENFIELD DR -
11/29/2023	100 & 104 GREENFIELD DR -

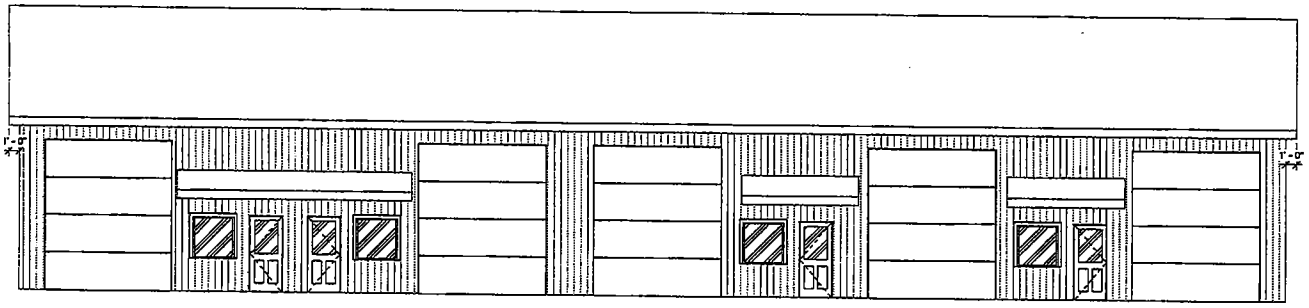
EXHIBIT "A-1
- SITE PLAN

CLOVER CONDOMINIUM
TIFFIN
JOHNSON COUNTY
IOWA

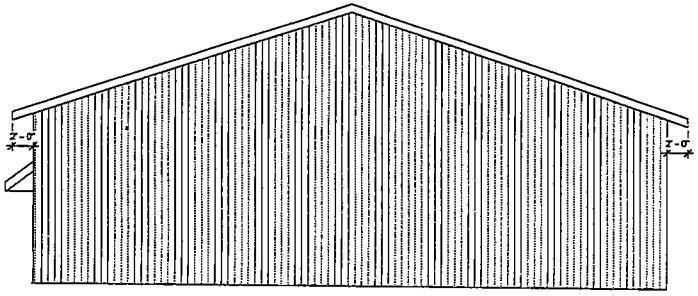
MMS CONSULTANTS, IN

Date:	09/22/202
Designed by: LSS	Field Book No:
Drawn by: HEH	Scale: 1"=8
Checked by: SBP	Sheet No:
Project No: 6385-074	of:

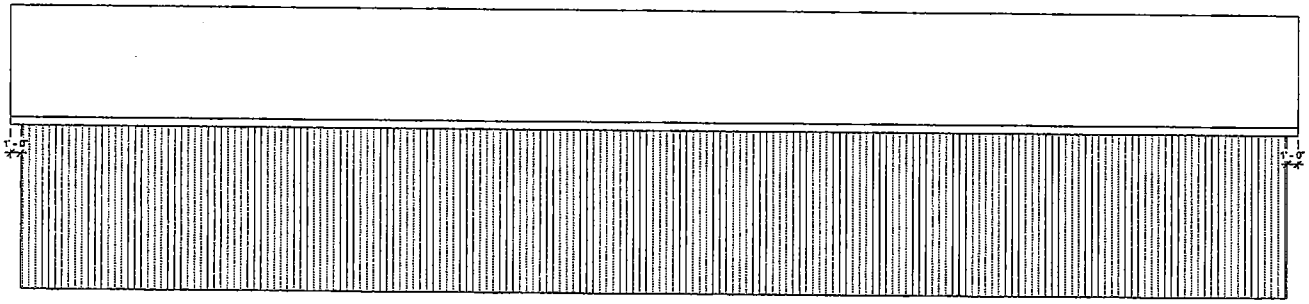
EXHIBIT "B-1" - BUILDING PLANS
UNITS A, B, C, & D (100 GREENFIELD DRIVE)
CLOVER CONDOMINIUM REGIME



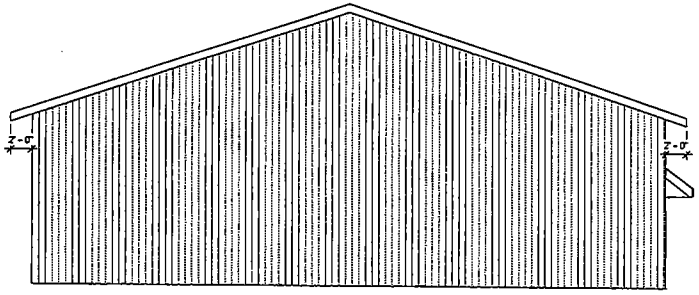
① 100 EAST
3/16" = 1'-0"



④ 100 NORTH
3/16" = 1'-0"



② 100 WEST
3/16" = 1'-0"



③ 100 SOUTH
3/16" = 1'-0"

JD'S DRAFTING & DESIGN

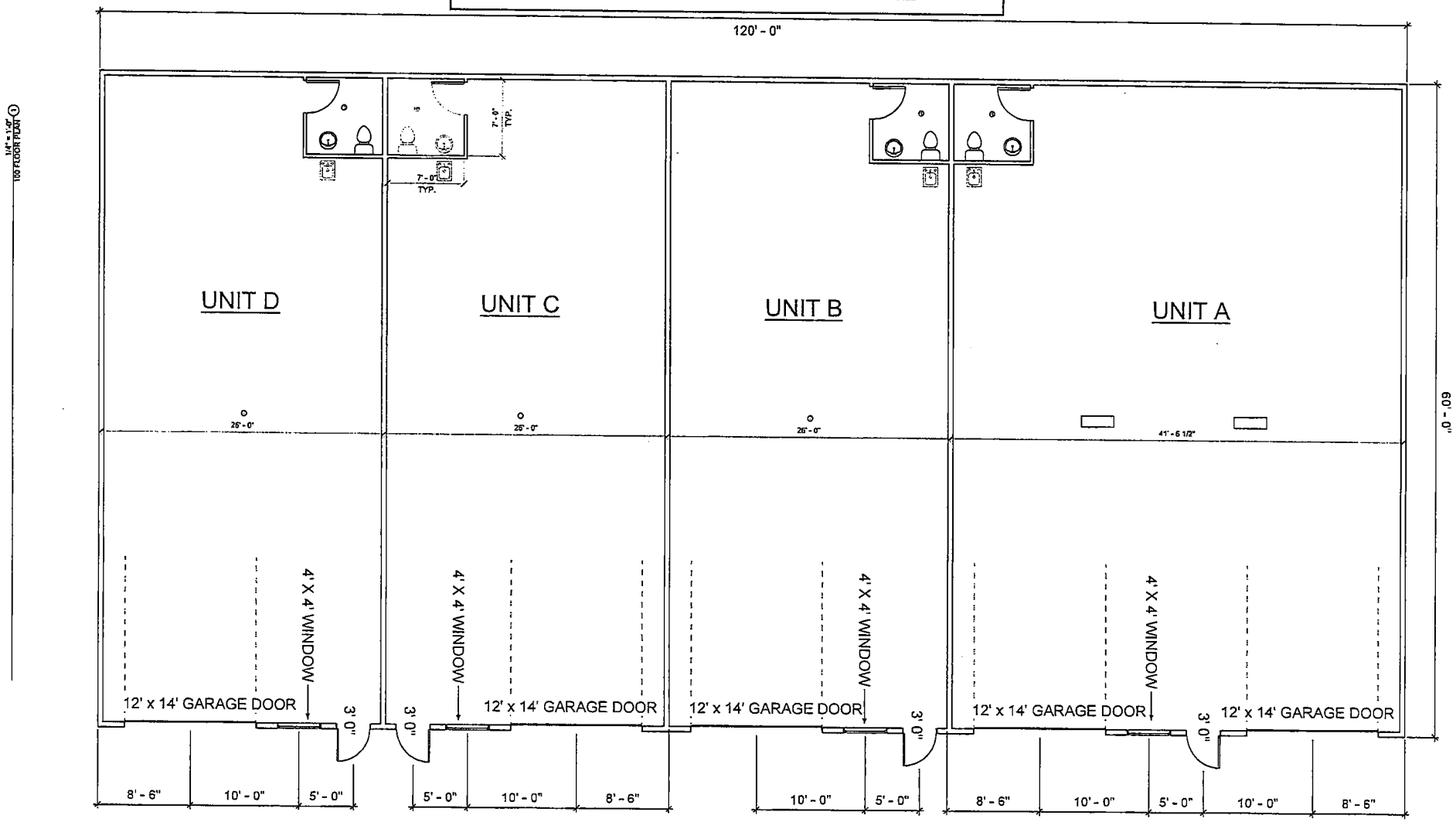
100 GREENFIELD DRIVE

08/21/23

100 ELEVATION

PAGE
1 OF 2

EXHIBIT "B-1" - BUILDING PLANS
UNITS A, B, C, & D (100 GREENFIELD DRIVE)
CLOVER CONDOMINIUM REGIME

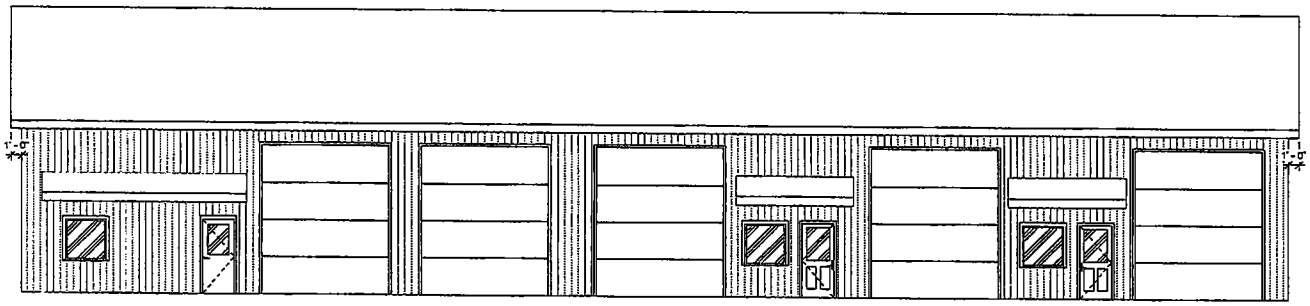


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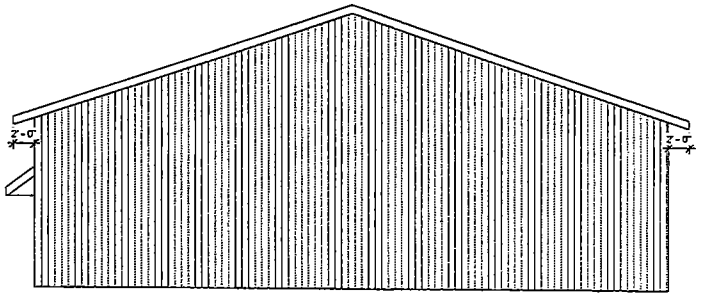
Office: 2674 HWY 965 NE / North Liberty, Iowa 52317
Email: jdsdrafting.design@gmail.com
Phone: 319-330-4072

100 GREENFIELD DRIVE	08/21/23	100 FLOOR PLAN	PAGE 2 OF 2

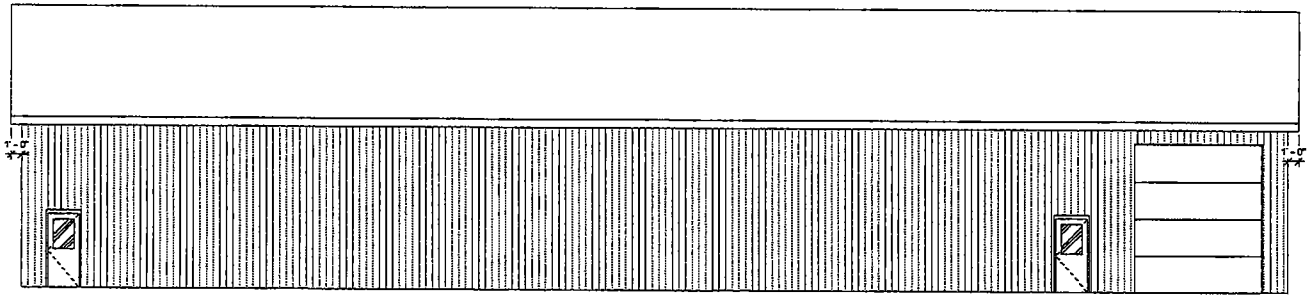
EXHIBIT "B-2" - BUILDING PLANS
UNITS A, B, & C (104 GREENFIELD DRIVE)
CLOVER CONDOMINIUM REGIME



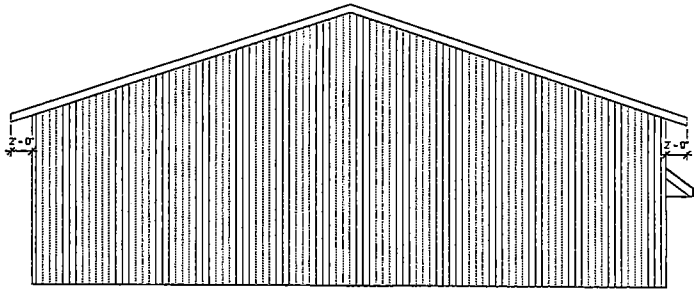
① 104 WEST
3/16" = 1'-0"



② 104 SOUTH
3/16" = 1'-0"



④ 104 EAST
3/16" = 1'-0"



③ 104 NORTH
3/16" = 1'-0"

JD'S DRAFTING & DESIGN

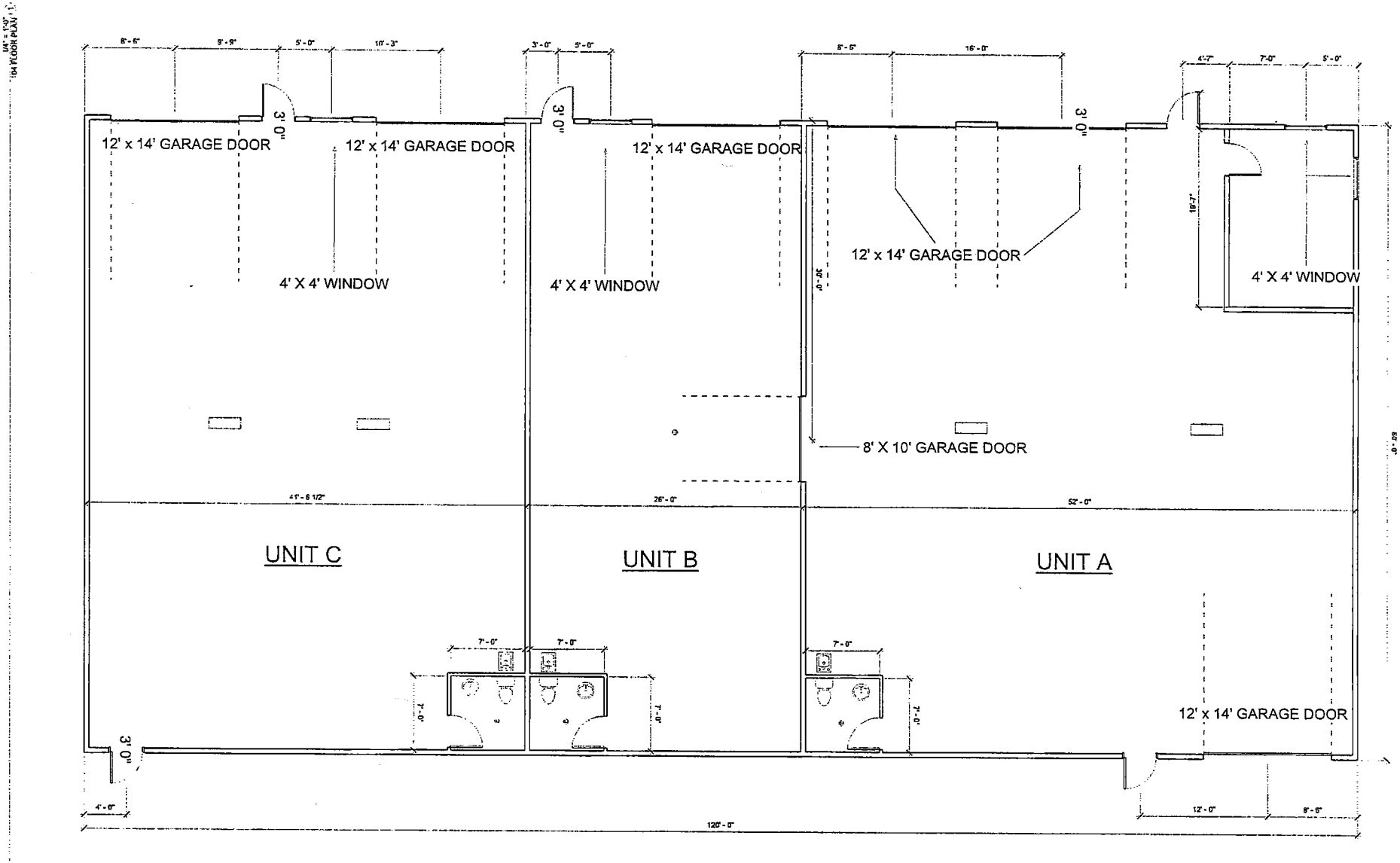
104 GREENFIELD DRIVE

08/21/23

104 ELEVATION

PAGE
1 OF 2

EXHIBIT "B-2" - BUILDING PLANS
UNITS A, B, & C (104 GREENFIELD DRIVE)
CLOVER CONDOMINIUM REGIME



JD'S DRAFTING & DESIGN

104 GREENFIELD DRIVE

08/21/23

104 FLOOR PLAN

PAGE 2 OF 2

EXHIBIT C-1

100, 104 Greenfield Drive - Building Specifications

Wood Posts	4-ply 2"x6" glulam columns (10' O.C.). 16" wide x 8" thick concrete footing at endwalls. 36" wide x 8" thick concrete footing at sidewalls. Column holes backfilled with well graded granular fill. 18' tall walls.
Trusses	Wood, engineer-certified trusses with 4/12 pitch @ 10' O.C..
Steel Wall (int. & ext.)	29-gauge metal wall panels. Paint color– Brite Red ext. / Alamo White int. / Charcoal wainscot & trim & soffit.
Roof Coverings	29-gauge metal roof panels. Paint color– Charcoal.
Interior Walls (if applicable)	Wood framed. Covering can be steel, drywall, or wood and are optional. Insulation optional.
Partition Walls	2"x6" face wall.
Ceilings	29-gauge steel panel ceiling liner. Paint color– Alamo White.
Bathroom Walls	29-gauge metal wall panels. Paint color – Alamo White.
Insulation	Attic: R-38 blown-in fiberglass. Partition and Exterior walls: R-19 unfaced fiberglass batt insulation with 4 mil clear poly.
Gutters	6" aluminum gutters and 3"x4" downspouts.
Windows	4'x4' vinyl slider windows.
Service Door	3' steel insulated door with 1 lite.
Overhead Door	Steel insulated door with R-value 17.54. Color – White.
Overhead Door 104 A to B	8' x 10' Roll Up door.
Overhead Door 104 B to C	Framing for 8' x 10' opening, no garage door installed.
Overhead Door Operator	LiftMaster T501 1/2 HP operator with remote control and button opener.

Concrete Floor	5" minimum.
Drains – 100 #A, 104 #A, #C	(6) 3' L x 1' W x 2' D drain with grate for cleanout.
Drains – Remainder Units	Circular in-ground cast-iron floor drain & piping.
Electrical – 100 #A, 104 #A, #C	Standard lighting and outlets per code. (2) 50 Amp 220-volt outlets. Additional electrical can be added during electrical walkthrough.
Electrical – Remainder Units	Standard lighting and outlets per code. Additional electrical can be added during electrical walkthrough.
Plumbing	1 Spigot per bay. Additional spigots or sinks can be added during plumbing walkthrough.

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

EXHIBIT "D-1"

ENGINEER'S CERTIFICATE
CLOVER CONDOMINIUM
UNITS A, B, C, AND D
(100 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, B, C, and D, (100 Greenfield Drive), referenced as Exhibit "B-1", 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, B, C, and D, (100 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", 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-1"- Site Plan locates Units A, B, C, and D, (100 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, B, C, and D, (100 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, 2024.

Subscribed and sworn to before me by said Scott B. Pottorff this 30th day of November, 2023.

Notary Public in and for the State of Iowa.

NOTARIAL SEAL IOWA

LACEY STUTZMAN
Commission Number 822560
MY COMMISSION EXPIRES
DECEMBER 3, 2025

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

EXHIBIT "D-2"

ENGINEER'S CERTIFICATE
CLOVER CONDOMINIUM
UNITS A, B, AND C
(104 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, B, and C, (104 Greenfield Drive), referenced as Exhibit "B-2", 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, B, and C, (104 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", 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-1"- Site Plan locates Units A, B, and C, (104 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, B, and C, (104 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, 2024.

Subscribed and sworn to before me by said Scott B. Pottorff this 30th day of November, 2023.

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	10.0	2640 sq. ft./0 sq. ft.
Unit B – 132 Greenfield Drive	5.91	1560 sq. ft./0 sq. ft.
Unit C – 132 Greenfield Drive	5.91	1560 sq. ft./0 sq. ft.
Unit D – 132 Greenfield Drive	5.91	1560 sq. ft./0 sq. ft.
Unit E – 132 Greenfield Drive	5.91	1560 sq. ft./0 sq. ft.
Unit F – 132 Greenfield Drive	5.91	1560 sq. ft./0 sq. ft.
Unit G – 132 Greenfield Drive	5.91	1560 sq. ft./0 sq. ft.
Unit A – 100 Greenfield Drive	9.55	2520 sq. ft./0 sq. ft.
Unit B – 100 Greenfield Drive	5.91	1560 sq. ft./0 sq. ft.
Unit C – 100 Greenfield Drive	5.91	1560 sq. ft./0 sq. ft.
Unit D – 100 Greenfield Drive	5.91	1560 sq. ft./0 sq. ft.
Unit A – 104 Greenfield Drive	11.8	3120 sq. ft./0 sq. ft.
Unit B – 104 Greenfield Drive	5.91	1560 sq. ft./0 sq. ft.
Unit C – 104 Greenfield Drive	9.55	2520 sq. ft./0 sq. ft.