

178

Prepared by/Return to: Patrick J. Ford, 222 S. Linn St., Iowa City, Iowa 52240; Telephone: (319)338-7551

**FIRST AMENDMENT TO DECLARATION OF
SUBMISSION OF PROPERTY TO
HORIZONTAL PROPERTY REGIME PURSUANT TO
CHAPTER 499B OF THE CODE OF IOWA FOR
CREEKSIDE COMMONS CONDOMINIUMS
JOHNSON COUNTY, IOWA**

1. The Condominium Declaration for Creekside Commons Condominiums (hereinafter "the Declaration") is recorded in Book 4024, Page 431 of the records of the Recorder of Johnson County, Iowa.

2. Exhibit B of the Declaration (the Bylaws of Creekside Commons Condominiums Owners Association) is hereby amended by revising Paragraph 1 of Section II thereof ("Members' Meetings") to read as follows (with additions indicated by underlined text and deletions indicated by ~~striketthrough text~~):

The organizational meeting of the members of the Association to elect successors of the initial board of directors shall be held within fifty (50) days of the date on which the declarant has sold and given possession of all of the units within the project or such earlier time if the Declarant elects. Thereafter the annual and any special meetings shall be held at a time and at a place within Iowa City, Johnson County, Iowa, chosen by the board of directors and all such meetings, annual or special, shall be held at such particular time and place as is set forth in the notice thereof. Notwithstanding the foregoing, an annual, regular, or special meeting of the members is not required to be held at a geographical

location if the meeting is held by means of the internet or other electronic communications technology in a manner pursuant to which the members have the opportunity to read or hear the proceedings substantially concurrent with the occurrence of the proceedings, vote on matters submitted to the members, pose questions, and make comments.

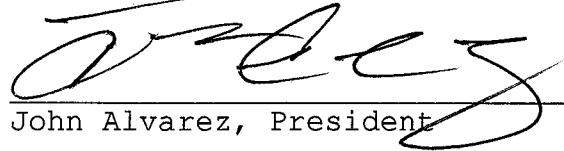
3. The above-referenced Amendment to the Condominium Declaration was adopted pursuant to the authority of Iowa Code §§ 504.708 and 504.1022, by the affirmative vote of at least 75% of the votes entitled to be cast, which minimum vote requirement is set by Paragraph 1 of Section VII of the Bylaws of the Association.

4. All of the other provisions of the said existing Declaration of Submission of Property to Horizontal Property Regime for Creekside Commons Condominiums are herein affirmed and shall remain in effect.

DATED this 7th day of November, 2020.

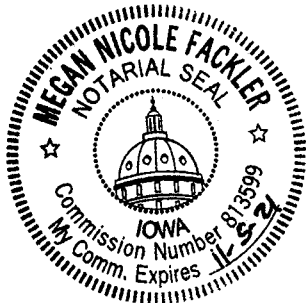
CREEKSIDE COMMONS CONDOMINIUMS
OWNERS ASSOCIATION

By:


John Alvarez, President

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on the 7 day of November, 2020, by John Alvarez as President of Creekside Commons Condominiums Owners Association.




Notary Public, State of Iowa