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Johnson County Iowa
Kim Painter County Recorder
BK 6160 PG 599-600

6272

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

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

1. The Condominium Declaration for Trailridge Condominiums (hereinafter "the Declaration") is recorded in Book 629, Page 190 of the records of the Recorder of Johnson County, Iowa.

2. Exhibit D of the Declaration (the Bylaws of Trailridge Association) is hereby amended by revising Section 2.05 of Article 2 thereof ("Place of Meetings") to read as follows (with additions indicated by underlined text and deletions indicated by ~~strikethrough text~~):

> Any meetings of the members may be held at any place within or without the State of Iowa. If no other place is fixed for a meeting of the members, the meeting place shall be the principal place of business of the Association in the State of Iowa. 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 §504.822, by the affirmative vote of 100% of the members of the Board of Directors, which vote requirement is set by section 8.02 of Article 8 of the By-Laws of Trailridge Association.

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

DATED this 6th day of January, 2021.

TRAILRIDGE ASSOCIATION

By: _____
Mitch Finn, Deputy Executive Director of Hawkeye Area Community Action Program, Inc., the Secretary of Trailridge Association

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on the 6TH day of January, 2021, by Mitch Finn, as Deputy Executive Director of Hawkeye Area Community Action Program, Inc., the Secretary of Trailridge Association.

_____
Notary Public, State of Iowa

NOTARIAL SEAL IOWA
DAN RAUSER
Commission No. 775118
My Comm. Expires October 2, 2021