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Johnson County Iowa
Kim Painter County Recorder
BK 3798 PG 749-751

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AMENDMENT TO CONDOMINIUM DECLARATION OF MANCHESTER CONDOMINIUMS I.

Pursuant to Resolutions adopted by the owners of not less than fifty-one (51) percent of all votes entitled to be cast by owners who were present and entitled to vote, in person or by proxy, at a meeting of members held July 24, 2003, following notice of the meeting perfected per Article XIV(1)(a) of the Condominium Declaration and Article II of the Bylaws of Manchester Condominiums I. Owners Association, which Condominium Declaration is dated July 10, 2001, and recorded July 12, 2001, in Book 3091 at page 588 of the Records of the Johnson County Recorder's Office, the owners agreed to amend said Bylaws of Manchester Condominiums I. Owners Association effectively amending said declaration as follows:

1. Article IV of the Bylaws of Manchester Condominiums I. Owners Association is hereby amended by adding a new paragraph 13 as follows:

> 13.(a). The Association shall have the ability to augment and delete rules and regulations from the Exhibit "C" section (Rules & Regulations) of the Association Bylaws from time to time.
>
> (b) Members of the Association through the Board of Directors will set forth a procedure for the reporting of violations of the Rules & Regulations (Exhibit "C") for the Association and establish a procedure by which the

Association may assess fines for habitual violators of the Rules & Regulations.

(c) An owner who feels that a member of this Association has violated the Rules & Regulations shall file a written complaint with the Association.

(d) The Association shall provide a written notice to the unit owner to inform them of the complaint.

(e) The Association shall keep a copy of all complaints filed with the Association.

(f) If the Association receives three (3) written complaints of the same nature for any one unit within a six-month period, the Association may do the following:

i. Impose a fine equal to the current amount of one month's dues to the unit owner.

ii. Provide written notice to the unit owner of the fine and request immediate payment.

iii. If the fine is not paid within 30 days of the receipt of the written notice from the Association by the unit owner, the Association shall be empowered to place a lien on the property in the same fashion as done for unpaid assessments by unit owners.

iv. The Association shall have the authority to add any fine imposed herein to the monthly assessments then owing by the offending unit owner.

2. Article IX(2)(b) of the Condominium Declaration for Manchester Condominiums I. is deleted in its entirety and in its place the following subparagraph (b) is inserted:

> Article IX(2)(b): All future owners of a condominium unit who purchase their unit after the date of execution and recording of this amendment must reside in their purchased unit. There must be at least one person residing in the unit whose name is on the deed. A unit owner may sublet a portion of their unit as long as at least one person whose name is on the deed for the unit resides in said unit. All rental inspections/permit fees paid by the Association because of the rental of all or a portion of a unit shall be assessed equally to all unit owners who rent out a portion of or all their unit. This assessment shall be made to the owners of the rental units on a time to time basis.

Milton Deppe, President — Date: 9-21-04

Karen Deppe, Vice-President — Date: 9-21-04

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on the 21st day of September, 2004 by Milton Deppe and Karen Deppe as President and Vice-President of Manchester Condominiums I. Owners Assocation.

LINDSAY A HARTMAN
Commission Number 722833
My Commission Expires

Notary Public in and for the
State of Iowa

rw/MCD/R.E./ManchesterCond.-AmendCondoDec