Doc ID: 027044000012 Type: GEN
Kind: CONDOMINIUM AMEND
Recorded: 05/31/2018 at 04:22:58 PM
Fee Amt: $62.00 Page 1 of 12
Johnson County Iowa
Kim Painter County Recorder
BK5790 PG857-868

1670

Prepared By: James D. Houghton, 568 Highway 1 West, Iowa City, IA 52246 ~ (319) 351-8600
Return Document To: Anderson & Houghton, LLP, 568 Highway 1 West, Iowa City, IA 52246 ~ (319) 351-8600

SECOND AMENDMENT TO DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL PROPERTY REGIME PURSUANT TO CHAPTER 499B FOR CHURCHILL SQUARE CONDOMINIUMS

DECLARANT
S.G.A., Inc.
100 N. Calhoun
P.O. Box 22
West Liberty, IA 52776

DECLARANT'S ATTORNEY
James D. Houghton
Anderson & Houghton, LLP
568 Highway 1 West
Iowa City, IA 52246

SECOND AMENDMENT TO DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL REGIME ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF PREMISES

This Second Amendment to Declaration of Submission of Property to the Horizontal Property Regime established by Chapter 499B, the Code of Iowa, and amending the original Declaration dated July 20, 2017 and recorded July 20, 2017, in Book 5680, Page 513-561, and First Amendment to Declaration dated October 2, 2017 and recorded October 2, 2017, in Book 5709, Page 515-526, of the records of the Johnson County Recorder's Office is made by S.G.A., Inc., hereinafter referred to as "Declarant," and being

made pursuant to the Declarant's reserved rights found in Article I (2) and Exhibit "A," and hereby amends the original Declaration and First Amendment as follows:

1. Exhibit "A" of the original Declaration is hereby deleted and the attached Revised Exhibit "A" is hereby adopted in its place.
2. The attached Exhibit "G" and Exhibits thereto are hereby adopted as to Units 4122, 4124, 4126 and 4128, Unbridled Avenue.

The Second Amendment shall take effect when filed in the office of the Recorder of Johnson County, Iowa.

IN WITNESS WHEREOF; Declarant has executed this Second Amendment to the Declaration the day and year written below.

S.G.A., Inc.

May 31, 2018
Date

By: _____
Travis J. Shield, President & Secretary

STATE OF IOWA)
) ss:
COUNTY OF JOHNSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for the State of Iowa, on May 31, 2018, by Travis J. Shield as President and Secretary of S.G.A., Inc.

_____
Notary Public in and for the State of Iowa

JACQUELINE MAHER
Notary Public
Commission No. 774752 2018
My Commission Expires September 11, ____

Prepared by:	Kelly J. Beckler MMS Consultants, Inc.	1917 S. Gilbert Street Iowa City, Iowa 52240	319-351-8282 319-351-8476 facsimile
After recording return to:	James D. Houghton Anderson & Houghton, LLP	568 Highway 1 West Iowa City, Iowa 52246	319-351-8600 319-338-7627 facsimile

EXHIBIT "G"
ENGINEER'S CERTIFICATE
Churchill Square Condominiums
Units 4122, 4124, 4126, and 4128 (Unbridled Avenue),

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

I, Kelly J. Beckler, being first 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 Churchill Square Condominiums Units 4122, 4124, 4126, and 4128 (Unbridled Avenue), referenced as Exhibit "D". This certificate is to become an exhibit to the Declaration of Submission of Property to Horizontal Property Regime for Churchill Square Condominiums (the Declaration).

3. I hereby certify that I have verified by non-destructive field observations that the above referenced Building Plans diagrammatically represent Units 4122, 4124, 4126, and 4128 (Unbridled Avenue), and all of Churchill Square Condominiums located therein, and the common elements that the Declarant has constructed on the real estate shown on the attached Site Plan, as Exhibit "B", insofar as is reasonably possible due to expected carpentry tolerances, except for the following:

   NONE

REVISED

EXHIBIT "A"

DESCRIPTION OF LAND, UNITS AND OWNERSHIP INTERESTS IN COMMON ELEMENTS

1. ***Description of Land.*** The real estate submitted to the Horizontal Property Regime is described as follows:

Lot 10, Churchill Meadows, Iowa City, Johnson County, Iowa, according to the plat thereof recorded in Book 59, Page 244, Plat Records of Johnson County, Iowa; also Auditor's Parcel 2016084, being a portion of the Vacated Herbert Hoover Highway in the NW ¼ of the NE ¼ of Section 7, Township 79 North, Range 5 West of the 5th P.M., Iowa City, Johnson County, Iowa, according to the plat thereof recorded in Book 60, Page 301, Plat Records of Johnson County, Iowa.

2. ***Description of Units and Ownership Interests.*** The ownership interests in the Common Elements, voting rights and unit designation of each unit in the Regime are set forth below.

Unit	*Percentage Ownership in Common Votes in Elements and Pro Rata Share of Expenses*	*Votes in Association*
4102 Unbridled Ave.	1/12th	1
4104 Unbridled Ave.	1/12th	1
4106 Unbridled Ave.	1/12th	1
4108 Unbridled Ave.	1/12th	1
4122 Unbridled Ave.	1/12th	1
4124 Unbridled Ave.	1/12th	1
4126 Unbridled Ave.	1/12th	1
4128 Unbridled Ave.	1/12th	1
4701 Herbert Hoover Hwy.	1/12th	1
4703 Herbert Hoover Hwy.	1/12th	1
4705 Herbert Hoover Hwy.	1/12th	1
4707 Herbert Hoover Hwy.	1/12th	1
Total: 12	100%	12

4. I hereby certify that the attached Site Plan – Exhibit "B", locates Units 4122, 4124, 4126, and 4128 (Unbridled Avenue) of Churchill Square Condominiums. That as a licensed Professional Engineer, I hereby certify that said Site Plan is sufficient to determine with reasonable certainty the location of Units 4122, 4124, 4126, and 4128 (Unbridled Avenue) of Churchill Square Condominiums, and hereby certify that said Building and Units, as constructed, are located as indicated on said Site Plan.

Kelly J. Beckler, P.E.
Iowa License Number 14624
My biennial license renewal date is December 31, 2018

Subscribed and sworn to before me by said Kelly J. Beckler this 9th day of February, 2018.

Notary Public in and for the State of Iowa.

NOTARIAL SEAL IOWA
JOANNE M. STONER
Commission Number 177894
My Commission Expires
February 7, 2019

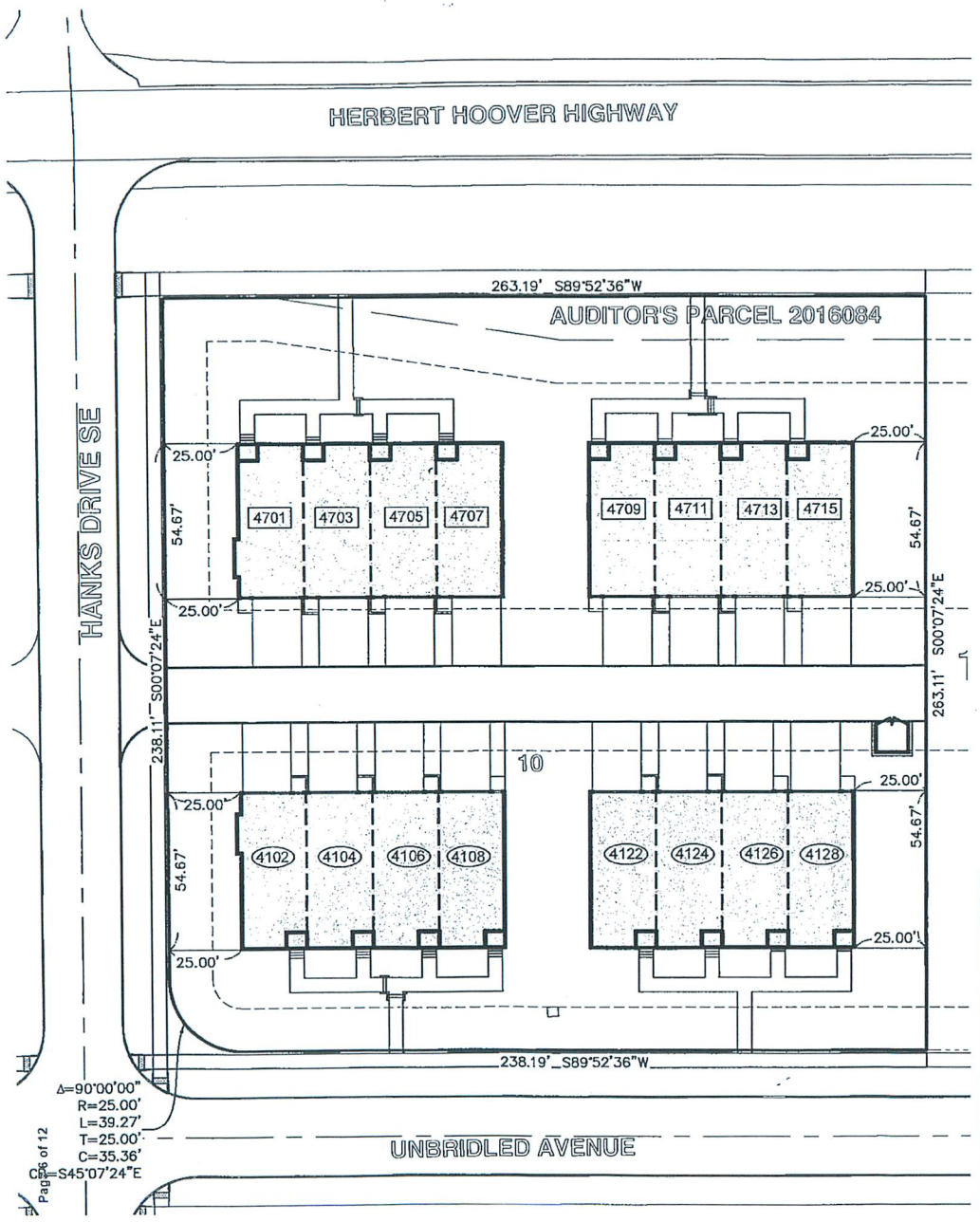


EXHIBIT "B" - SITE PLAN
CHURCHILL SQUARE CONDOMINIUMS
IOWA CITY, IOWA

NORTH

LEGAL DESCRIPTION
CHURCHILL SQUARE CONDOMINIUMS, IOWA CITY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 60, PAGE 108, PLAT RECORDS OF JOHNSON COUNTY, IOWA

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 02/09/18.
3. REFERENCE BUILDING PLANS, EXHIBIT "D" 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 RECORD DIMENSIONS AND APPROXIMATE ONLY.

[XXX] HERBERT HOOVER HIGHWAY SE STREET ADDRESS

(XXX) UNBRIDLED AVENUE STREET ADDRESS

LICENSED PROFESSIONAL ENGINEER
KELLY J. BECKLER 14624
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.

2/9/20 18

KELLY J. BECKLER, P.E. Iowa Lic. No. 14624

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:
SHEET 1 OF 1

MMS
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Book: 5790 Page: 857 Seq: 6

Date	Revision
09/20/2017	UNITS 4701,4703,4705,4707
02/09/2018	UNITS 4122, 4124, 4126, 4128

EXHIBIT "B" SITE PLAN

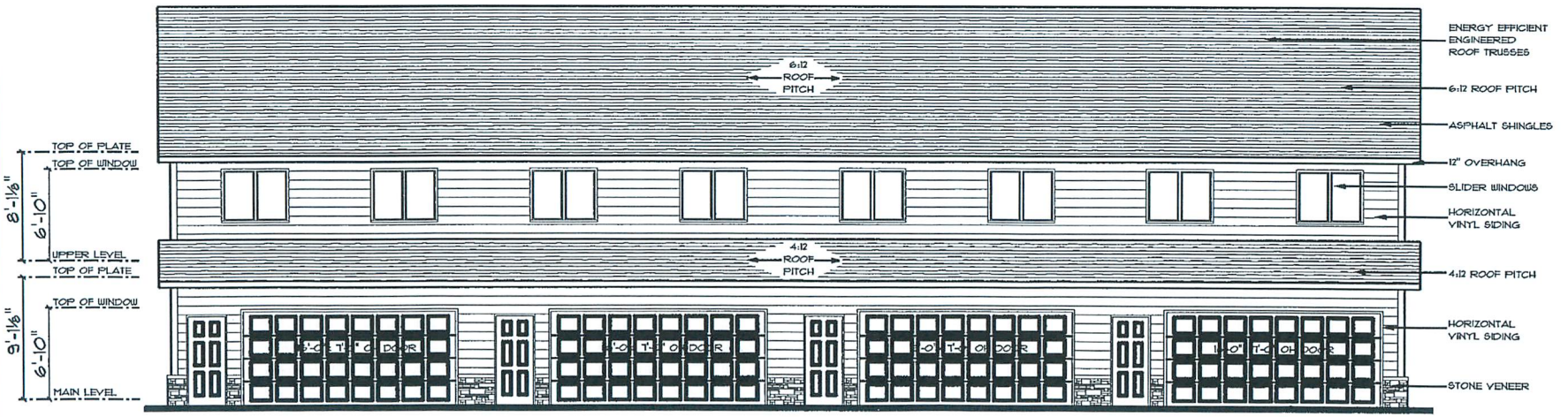
CHURCHILL SQUARE CONDOMINIUMS
IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 07/11/17	
Designed by:	Field Book No:
Drawn by: RAB	Scale: 1"=40'
Checked by: KJB	Sheet No: 1
Project No: IC 5085-008	of: 1



FRONT ELEVATION



REAR ELEVATION

EXHIBIT "D"
CHURCHILL SQAURE CONDOMINIUMS

SGA CONSTRUCTION

CHURCHILL MEADOWS 4-PLEX

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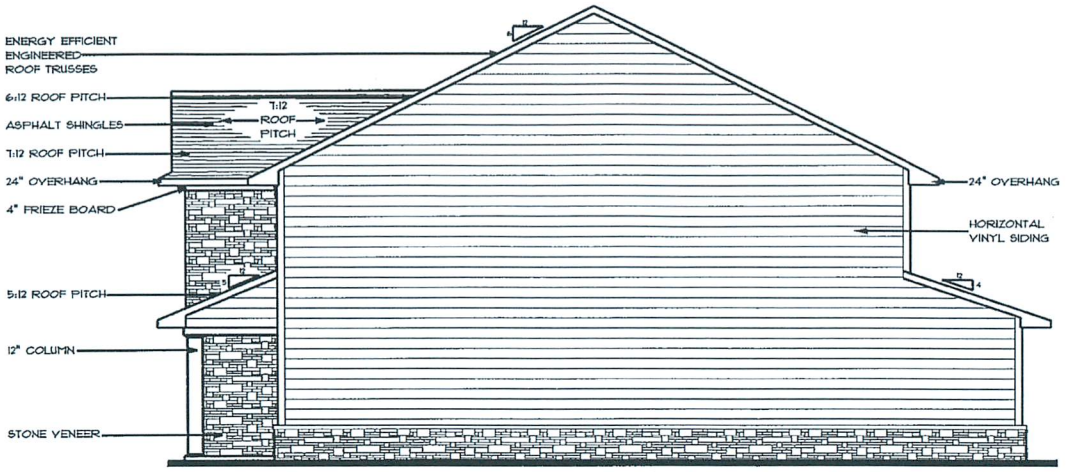
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PROJECT NUMBER: 16M1758

A1

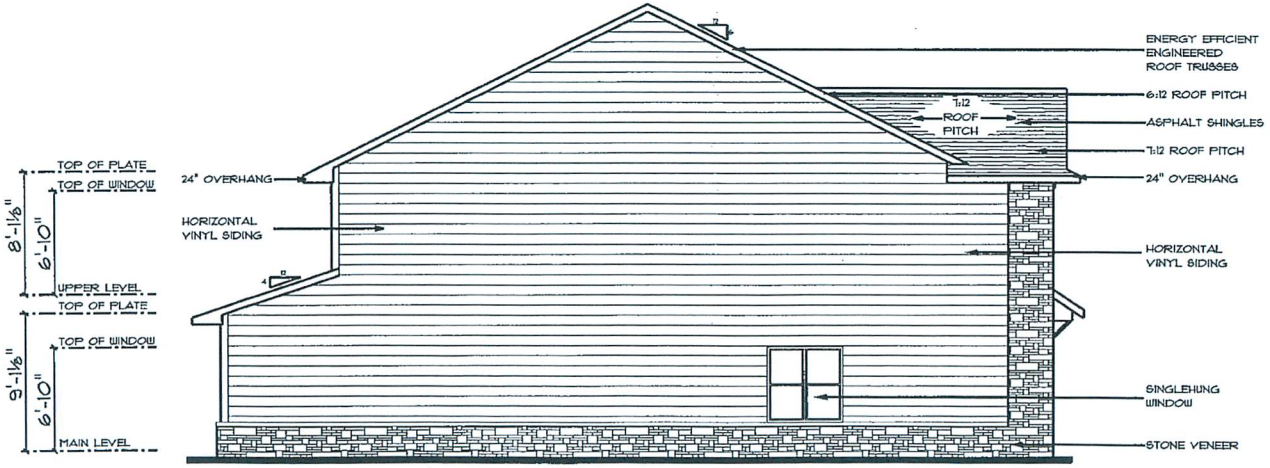
ROOF ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHALL FIRST BE REVIEWED BY A LICENSED PROFESSIONAL. THE CLIENT OR CONTRACTOR HIRING ROOF ELEMENTS FROM ANY CLAIMS OR LAWSUITS THAT COULD ARISE DURING OR AFTER THE CONSTRUCTION OF THIS HOME OR BUILDING IN CONFLICT ALL STRUCTURAL MEMBERS, DIAGRAMS AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL ENGINEER PROFESSIONAL.

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RIGHT ELEVATION



LEFT ELEVATION

EXHIBIT "D"
CHURCHILL SQAURE CONDOMINIUMS

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SGA CONSTRUCTION

CHURCHILL MEADOWS 4-PLEX

SCALE: 1/8" = 1'-0"
DATE: 04/04/2006
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: KM1758

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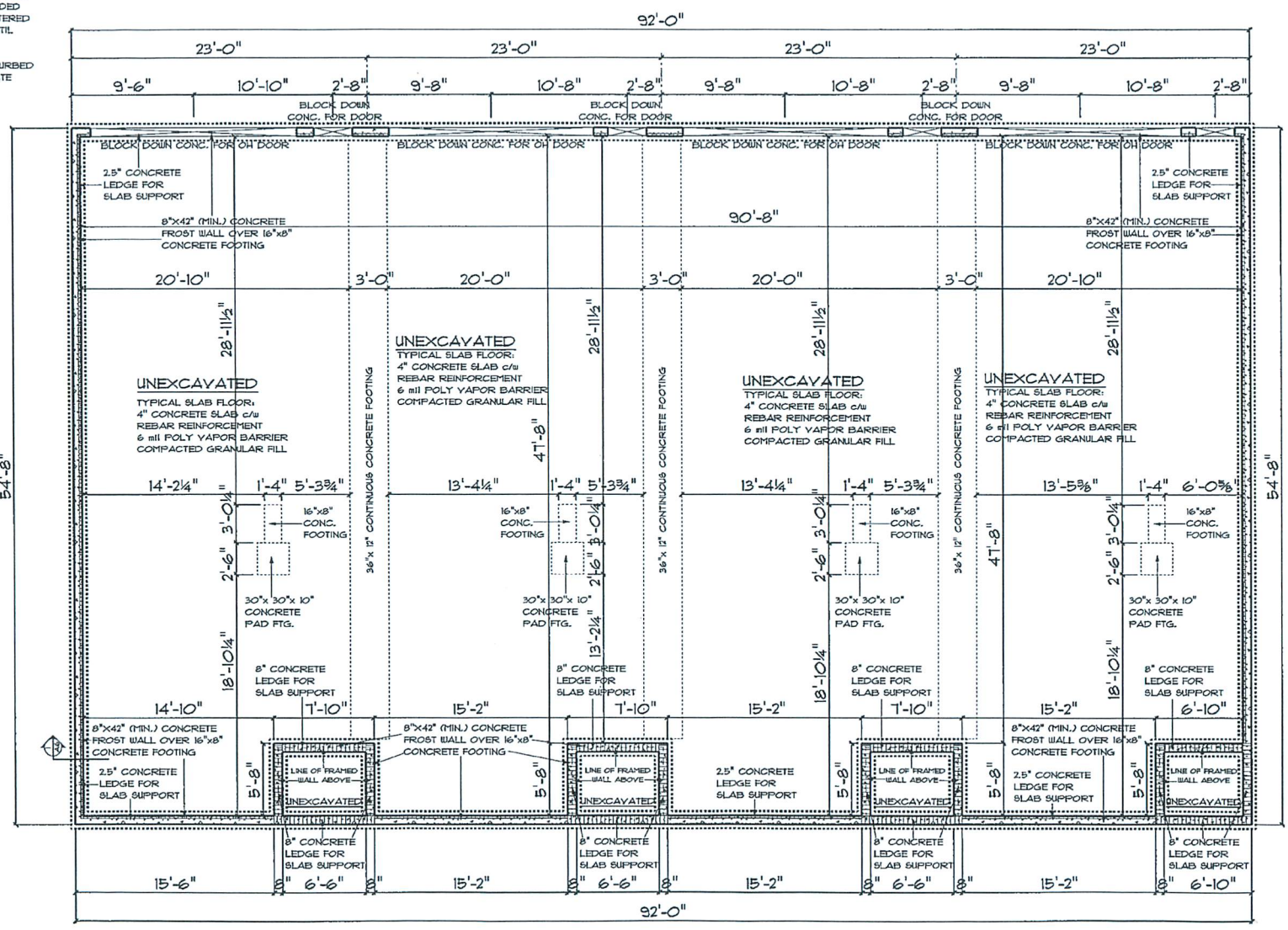
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FOUNDATION NOTES

- 1500 PSF SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. MODIFY AS NEEDED IF DIFFERENT CONDITIONS ARE ENCOUNTERED
- DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE
- 3000 PSI CONCRETE (TYPICAL)
- DO NOT PLACE ANY FOOTINGS ON DISTURBED SOIL - IF ENCOUNTERED, OVER EXCAVATE AND EXTEND FOOTING DEPTH
- FOOTINGS ARE TO MEET LOCAL FROST FOOTING REQUIREMENTS



FOUNDATION PLAN

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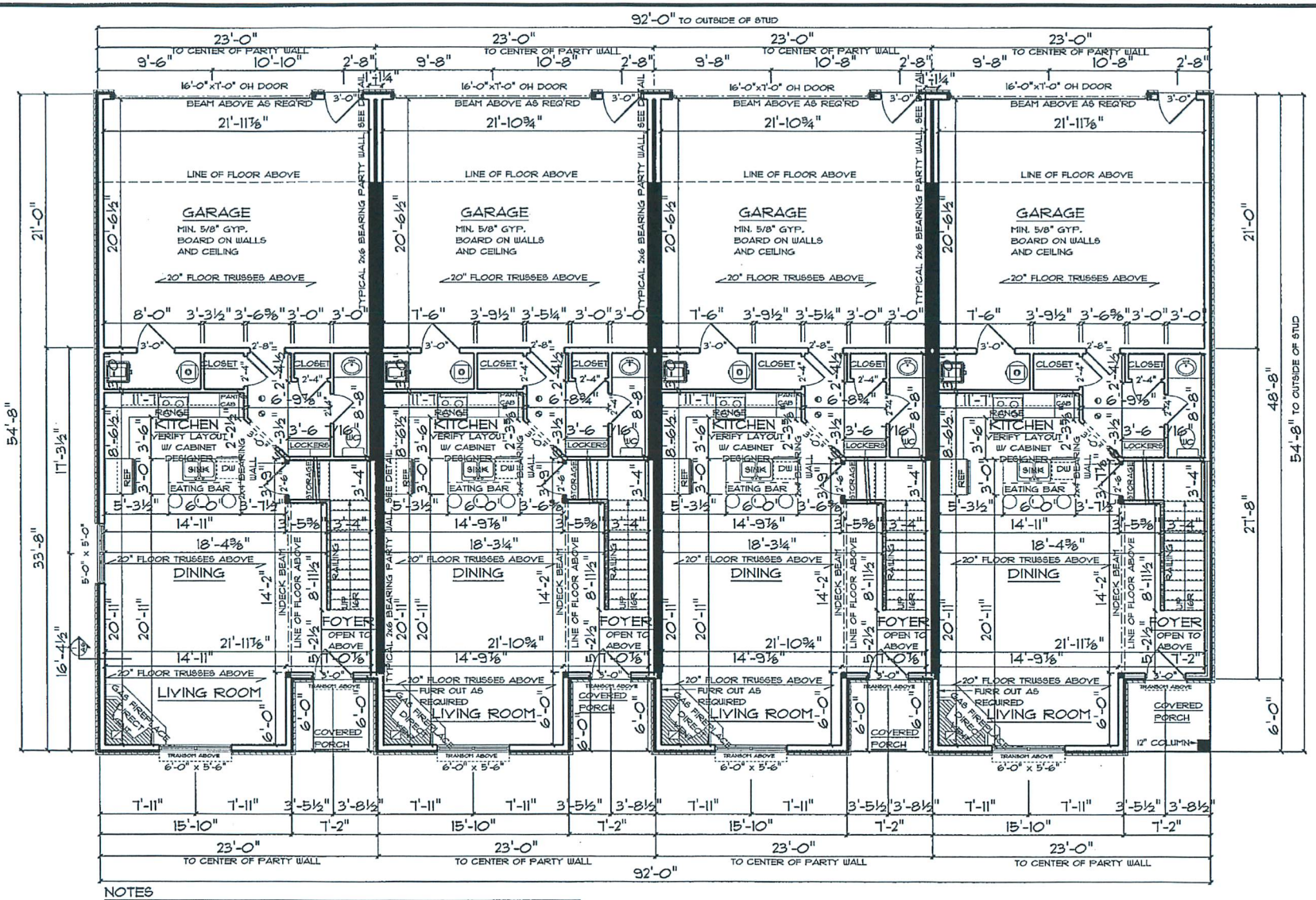
EXHIBIT "D"
CHURCHILL SQAURE CONDOMINIUMS
CHURCHILL MEADOWS 4-PLEX

SCALE: 1/8" = 1'-0"
DATE: 04/14/2015
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 15-1758

A3

DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND CONSULTANTS FROM THEIR PLANS SHALL FIRST BE REVIEWED BY A CONSTRUCTION PROFESSIONAL. THE CLIENT SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IN RESOLVING ANY PROBLEMS DUE TO THE PLANS BEING INCORRECT, INCOMPLETE OR CONTRADICTORY. ALL CONSTRUCTION AT THIS SITE SHALL BE IN CONFORMANCE WITH ALL STRUCTURAL MEMBERS INCLUDING ANY INSTALLATIONS MUST BE SPECIFICALLY REVIEWED BY A STRUCTURAL ENGINEER PROFESSIONAL.

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NOTES

- 9'-1 1/8" WALL HEIGHTS UNLESS NOTED
- SINGLE-HUNG WINDOWS UNLESS NOTED - VERIFY SIZES
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
- EXTERIOR WALLS ARE 2x6'S AT 16" O.C.
- INTERIOR WALLS ARE 2x4'S AT 16" O.C.
- FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
- 2x6 PLUMBING WALLS AS REQUIRED
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN 10" - MAX RISE 7 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR

CO - CARBON MONOXIDE DETECTOR
SD - SMOKE DETECTOR

MAIN LEVEL FLOOR PLAN

MAIN LEVEL SQ. FT.:	729 SQ. FT.
UPPER LEVEL SQ. FT.:	912 SQ. FT.
TOTAL FINISHED SQ. FT.:	1641 SQ. FT.

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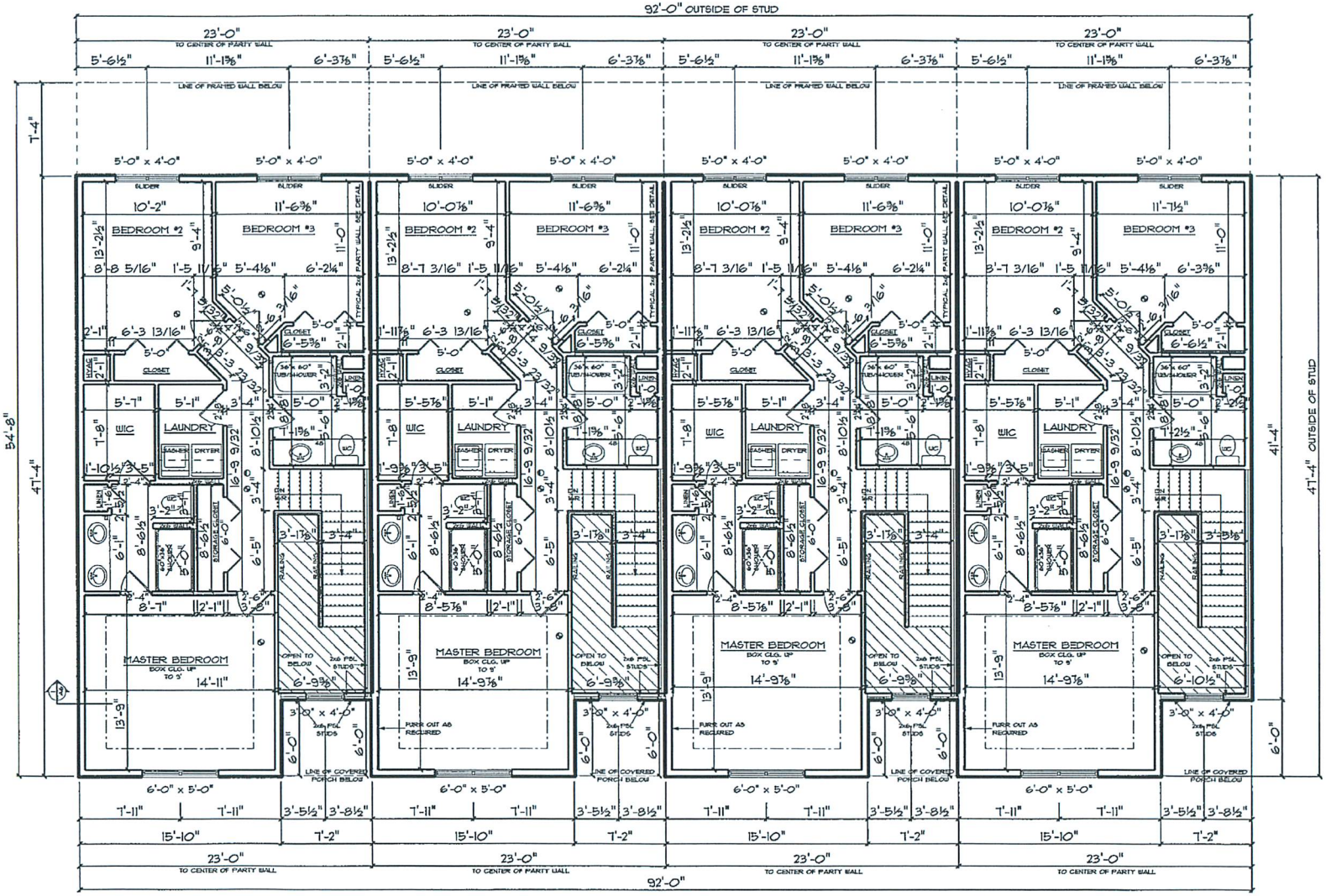
EXHIBIT "D"
CHURCHILL SQAURE CONDOMINIUMS
CHURCHILL MEADOWS 4-PLEX

SCALE: 1/8" = 1'-0"
DATE: 04/01/2016
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 15M1758

A4

DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND CANNOT WARRANT THAT THESE PLANS SHALL PASS ANY PLAN REVIEW BY A CONSTRUCTION PROFESSIONAL. THE CLIENT AND BUILDER OF THESE PLANS ASSUMES ALL RESPONSIBILITY FOR ANY CHANGES OR LAWSUITS THAT ORIGINATE FROM ANY CHANGES AFTER THE CONSTRUCTION OF THIS LINE OR BUILDING IS COMPLETED. ALL STRUCTURAL MEMBERS ENGINEERED AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.

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NOTES

- 8'-1 1/8" WALL HEIGHTS UNLESS NOTED
- SINGLE-HUNG WINDOWS UNLESS NOTED - VERIFY SIZES
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
- EXTERIOR WALLS ARE 2x6'S AT 16" O.C.
- INTERIOR WALLS ARE 2x4'S AT 16" O.C.
- FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
- 2x6 PLUMBING WALLS AS REQUIRED
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN 10" - MAX RISE 7 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR

◐ - CARBON MONOXIDE DETECTOR
Ⓢ - SMOKE DETECTOR

UPPER LEVEL FLOOR PLAN

MAIN LEVEL SQ. FT.:	729 SQ. FT.
UPPER LEVEL SQ. FT.:	912 SQ. FT.
TOTAL FINISHED SQ. FT.:	1641 SQ. FT.

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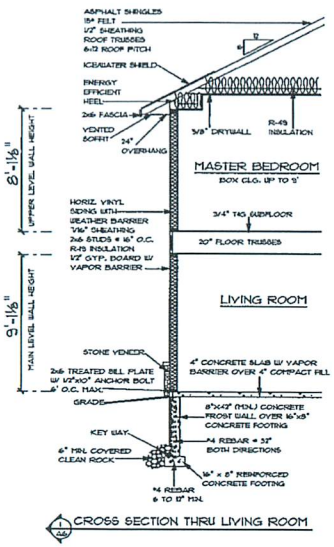
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CHURCHILL SQAURE CONDOMINIUMS
CHURCHILL MEADOWS 4-PLEX

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DATE: 04/04/2006
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PROJECT NUMBER: KM1758

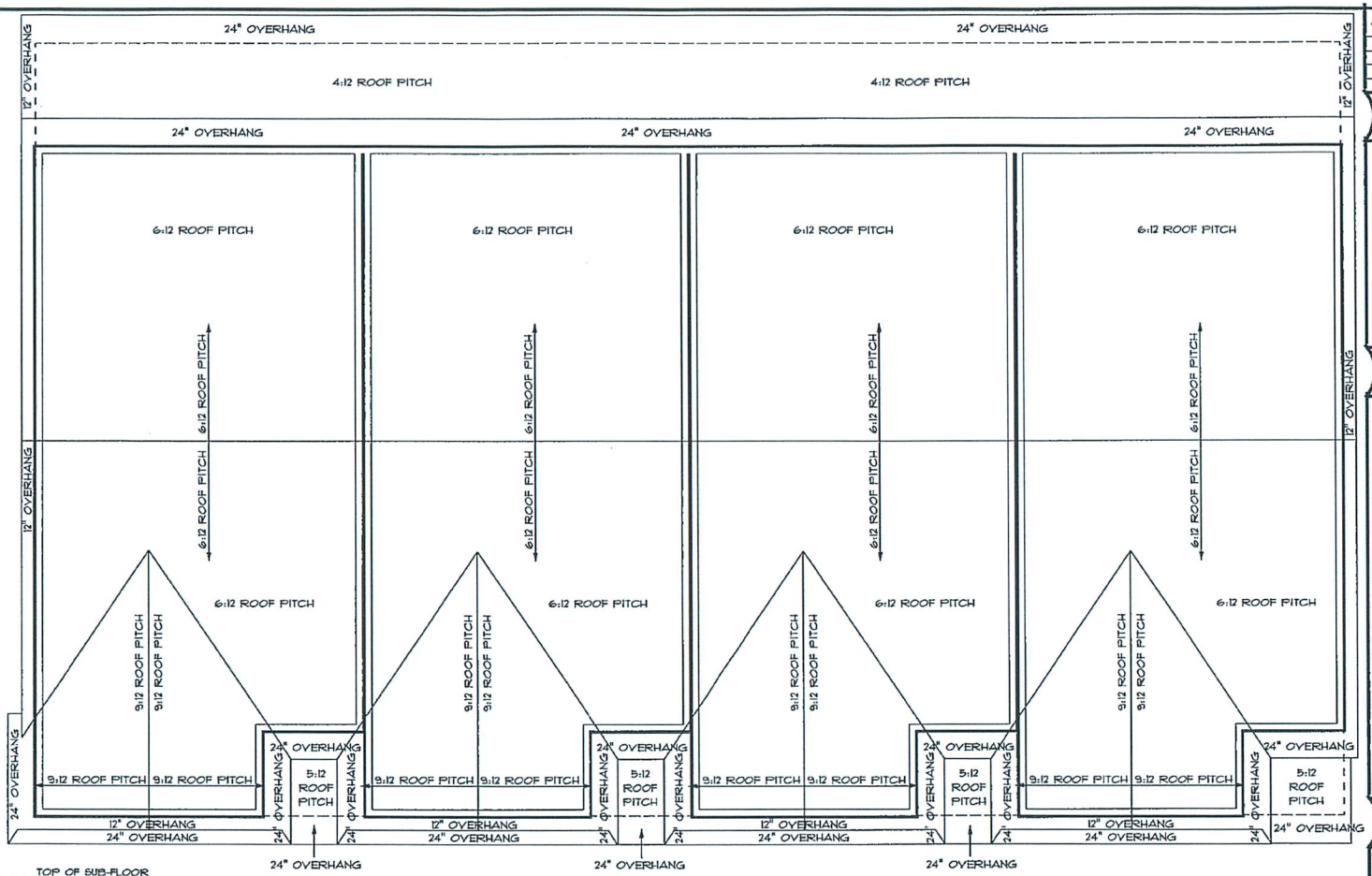
A5

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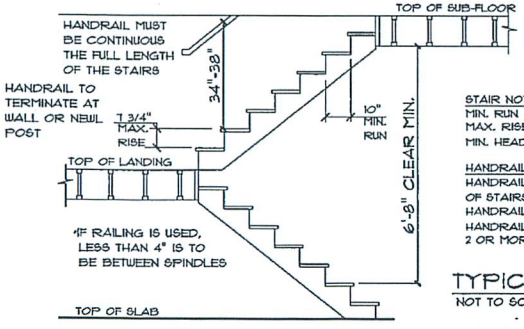
Book: 5790 Page: 857 Seq: 11



CROSS SECTION THRU LIVING ROOM



ROOF PLAN



STAIR NOTES:
MIN. RUN 0'-10"
MAX. RISE 0'-7 3/4"
MIN. HEADROOM 6'-8"

HANDRAIL HEIGHTS 34"-38"
HANDRAILS MAY ENCROACH WIDTH OF STAIRS BY 4-1/2" MAX.
HANDRAILS MAX. CROSS SECTION = 2-5/8"
HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS

GUARDRAIL HEIGHTS FOR PORCHES/DECKS
36" MIN. GUARDRAIL REQUIRED IF FLOOR (DECK/PORCH)SURFACE IS LOCATED 30" ABOVE THE GRADE/FLOOR.
GUARDRAIL SHALL NOT BE LESS THAN 36" IN HEIGHT.

TYPICAL STAIR SECTION
NOT TO SCALE

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EXHIBIT "D"
CHURCHILL SQAURE CONDOMINIUMS
CHURCHILL MEADOWS 4-PLEX

SCALE: 1/8" = 1'-0"
DATE: 06/14/2016
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 16-1758

A6

DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER. ANY CONSTRUCTION FROM THESE PLANS SHOULD FIRST BE REVIEWED BY A CONSTRUCTION PROFESSIONAL. THE CLIENT AND BUILDER ASSUME ALL RESPONSIBILITY AND LIABILITY IN ANY CLAIMS OR LAWSUITS THAT COULD ARISE FROM OR AFFECT THE CONSTRUCTION OF THIS HOME. BEFORE BUILDING, ALL CONCLUSIONS, ALL STRUCTURAL VOIDS & MEASURES ARE TO BE TAKEN & MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.

Book: 5790 Page: 857 Seq: 12