Recorded: 6/20/2016 at 3:00:58.0 PM
Fee Amount: $47.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2016 PG: 1567

Prepared by: Mark E. Mershon, 3012 Rownd Street, Cedar Falls, IA 50613, (319) 553-1471

AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN: STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

The undersigned first being duly sworn (affirmed) upon oath, deposes and states:

That William Holscher is now the record titleholder of the following described real estate situated in Delaware County, to-wit:

> Unit 16 and the undivided 12.5% interest in the land and common elements appurtenant to said unit, in "The Maples, A Condominium", according to Declaration Of Submission Of Property To Horizontal Property Regime For The Maples, A Condominium, recorded in Book 2000, Page 2401, and First Amendment To Declaration Of Submission Of Property To Horizontal Property Regime For The Maples, A Condominium, recorded in Book 2007, Page 1313; same being located on Lot Nine (9) in The Maples A Subdivision Of Lot 8 and Lot 8A Of Lake View First Addition, Part Of Section 23, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2000, Page 2399.

1. Said purchase was from the Developer of "The Maples, A Condominium," Hughes Development, Inc., Evan R. Hughes, President, the seller, who, to my best knowledge and information, was the sole owner of the property I purchased, and also at that time was a member of The Maples Owners Association, and had the right to transact any business relating to the development, construction, sale, lease, or rental of the units...to the extent of being able to designate, transfer, sell, and reserve boat slips as a part of the sales of the unit I purchased.

2. Attached hereto and made a part hereof is Exhibit "A," dated June 1, 2007, and is the agreement by Hughes Development, Inc. and me as purchaser, whereby I am granted two (2) adjacent boat slips in The Maples that go with my Unit 16, Building Site Number 9. (Number 16 has been also referred to as Number 15. This is referenced in the minutes of The Maples Owners Association.) At the time of my purchase, I was aware that there were 25 boat slips, and I was initially assigned Slip No. 9, and in 2007, 2008, and thereafter have had two slips, currently, Slips Nos. 8 and 9. I have had these slips since 2010.

3. I have also attached Exhibit "B," which is minutes from 2007, The Maples Owners Association, which states that beginning in 2008, each owner will have to permit their own dock and can have up to 2 docks without a fee. My purchase of the property occurred on April 10, 2007, pursuant to Exhibit "A." In 2008 I was granted two slips. I have also attached Exhibit "C," which is the minutes for June 5, 2010, of The Maples Owners Association, at which time the Association approved additional slip policy. Attached to the minutes is the June 5, 2010, Slip Policy that clearly sets out that at that time there were 25 Watercraft slips, and the first 8 units, mine

being one of those, had the right to use 2 slips. My unit was designated as No. 15 incorrectly in the minutes of the Association when it is actually Unit 16.

4. It would be my desire and intent to have my dock slip rights be part of my unit and run with the land, and if I were to sell my unit, the two adjacent dock slips, Nos. 8 and 9, would be common elements that have become limited common elements, and a part of my Unit No. 16, (sometimes referred to as No. 15 in the Association minutes), and subject to my unit's specific use.

5. I have attached a Google Map marked Exhibit "D" of the dock slips, showing the location of slips 8 and 9. The Maples Owners Association has subsequently constructed additional dock slips to bring the total number up to at least 30 dock slips.

That said William Holscher is now in complete actual and sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession; and is for the purpose of confirming title to the above described real estate under the provisions of Sections 614.17 and 614.17A, Code of Iowa, and other statutes relative thereto.

William Holscher, Affiant

Signed and sworn to (or affirmed) before me on this 15th day of ~~May~~ June, 2016, by William Holscher.

NOTARIAL SEAL IOWA
JENNIFER HOOP
COMMISSION NO. 722855
MY COMMISSION EXPIRES
06-11-2018

Notary Public

In the purchase agreement dated April 10, 2007, for the property referred to as unit 16 building site 9 of the Maples also known as 25253 207th Ave. Delhi, IA 52223, The buyer William Holscher has been granted two adjacent boat slips. The seller Hughes Development, Inc. has agreed to this request and has notified the association of this agreement.

BY Evan R. Hughes Pres 6-1-07

Hughes Development, Inc. Date/Time
Evan R. Hughes Seller

W. G. Holscher

William G. Holscher Date / Time
Buyer

EXHIBIT "A"

THE MAPLES OWNERS ASSOCIATION

Minutes – 28 May 2007

A meeting of THE MAPLES OWNERS ASSOCIATION was called to order by Rich Hughes.

Members present were: Bryce Seegers, Terri Seegers, Conrad & Naomi Dunn, Irv Janey, Jonas & Holly Zimmerman, Jayne Richardson, Rich Hughes, Chip Hughes.

Minutes of the 01Jul06 meeting were approved as read.

Treasurer's Report was reviewed and approved as presented.

Use of ramp – Members of condo association and their guests have unlimited use of the ramp. The combination will be changed to: 8-6-4-2.

Lawn care –

Thomsen Mowing will continue mowing. We will provide them with a list of monthly work to be done, as follows:

- April — Clean out leaves (all to be done by Memorial Day); Mow
- May — Fertilize and Weed/Feed; Mow
- June — Weed Lily Patch & Mulch as needed; Mow
- July — Mow
- August — Mow
- September — Broadleaf application; Mow
- October — Mow
- November — Mow

- Schedule to mow during the week, not the weekend.
- Blow grass clippings off the sidewalks after mowing

Removal of mold on buildings –

Each unit will take care own building.

Garbage Pickup –

Add Jayne Richardson to the contact list for Allied Waste.
Investigate installation of concrete bed for garbage container and 3" rock approach. Rich will get bids.

Park Security Lights –

All are working now. Keep the light by docks but power differently so that we pay the rate only and not a fixed rate.
Remove the other poles during this summer.

Abandon the old well –

Chip will take care of doing this.
The wells have been tested and are o.k.
Brown Well & Pump – Shueyville – does work on the wells.

Additions to condo units –

All changes/additions must be approved by the association.
Approved Richardson's addition to deck.
Approved Janey's addition to deck.

Assignment of docks –

Need a list of all owners and current dock location – Rich will provide.
Will paint or tag each dock.
Starting next year, each owner will need to have a permit for their dock; can have up to (2) docks with no fee.
Need to use 911 numbers on each dock.
New owners will be limited to (1) dock each.
Any lifts installed must be new; lift covers cannot be hard structure and must use canvas top.
Upper deck needs work – Rich will contact Gerald Gotto to reseal it.

Trim Trees –

Cedar trees by Unit #8 need to be removed.
Contact Weiners Tree and Stump Removal – Manchester for a bid on tree trimming.

Window washing service –

Agreed to do all outside windows. Bill association and then individuals will pay. – Jayne to contact service.

Location of fire pit –

Comment that it might be obstructing view.
Need to identify issues and then determine location

Insurance for next year –

Terri to contact Harper Insurance Agency and Parrott Insurance Agency for quotes.

Real Estate Taxes –

Each condo owner pays taxes on 1/16 of the land value.
Then, as condo units are built and added to the association, the building value is added.

Association dues –

Monthly dues will remain at $100 per month.
Checks can be mailed to: Terri Seegers
P.O. Box 62
Denver, IA 50622

Chip will pay for Lot #3 mowing

Parking –

Empty boat trailers can be parked in Chip's lot across the street, in an orderly fashion.

Officers elected for the coming year –

President	Rich Hughes
Vice – President	Jayne Richardson
Secretary – Treasurer	Terri Seegers

Meeting was adjourned.

Respectfully submitted,
Terri Seegers, Secretary-Treasurer

MAPLES OWNERS ASSOCIATION

Annual Meeting Minutes
05 June 2010

Members Present: Daryl Kunkel, Terri Seegers, Mike and Brandy Whittenbaugh, Chad and Angie Hoyt, Bill Holscher, Chip Hughes, Karla Grennan, Ivan Nienhaus, Conrad and Naomi Dunn.

Minutes from Prior Meetings – Minutes of the 20Jun09 Annual Meeting and 22Oct09 Special meeting were approved as presented.

Financial report – Financial reports for the year ended 12/31/09 and for year-to-date through 6/5/10 were approved as presented. All members agreed to pay remaining dues for 2010 as soon as possible. If additional funds are needed, a special dues assessment will be made.

Update on insurance claim - Financials for the August 2008 hail damage claim were reviewed. The total claim was $79,130.00 and the Association received a payment of $65,641.38. To date, expenditures totaling $53,875.97 have been made to repair the damages. At present, the only known remaining repair is to replace rain gutters on the front of Kunkel's unit. All other units were instructed to identify any remaining damages and to have them repaired by 12/31/10. After that point, all remaining funds from this claim will be placed in the General Fund as undesignated to any unit.

Pole lights near Grennan's condo – the purpose of these lights was to light up the dock area for security. Currently the lights are turned off. Members agreed to leave the lights in place, but to turn them off. We will reassess the need at our next annual meeting and determine next action.

Flag pole lights and Maples Flag – The flag pole, lights and American Flag have been installed and completed, thanks to the work of Mike Whittenbaugh. At present, we do not have a Maples flag available.

Dogs on grounds – There are no complaints to date. Members were reminded to keep the area clean if they do have pets on the grounds.

Trailers parking for summer near new well clean up – Space is needed to park watercraft trailers. Daryl Kunkel will contact Shawn Reth to see if trailers could be parked on his open property at the entrance to the addition and what the annual fee will be. If the area is available, then members can contact Shawn individually to make parking arrangements.

Members have requested additional parking in the area. As soon as the required sediment basin is dry, that area will be converted into a parking area for 5 – 6 vehicles. Chip Hughes agreed to grade the area and haul in the needed dirt and gravel. The Maples Association will pay for the rock. Angie Hoyt will have a sign made to designate the parking area for members and guests; association will pay for the signs.

Boat Ramp – It is noted that Chip Hughes owns the Boat Ramp. Condo owners and their guests can freely use. Condo neighbors can use at the beginning and end of the boating season. There is no current plan for ramp ownership in the future. The ramp gate should be closed but not locked. Angie Hoyt will obtain a "Private Boat Ramp" sign and association will pay for.

Tree Trimming and Removal – Several trees need to be trimmed or removed. Mike Whittenbaugh will obtain quotes for the work. He will then work with other members to determine which trees to trim/remove and designate a work day.

Insurance Coverage – We will continue coverage through the Harper's Agency. Daryl Kunkel will coordinate the renewal.

Repairs and Improvements – Holscher's and Grennan's would like additional landscaping/retaining wall along the hill at the west end of the property. They will develop a plan, bring it to the Board who can then decide what to do and how to fund. There was also discussion about doing something similar on the opposite end (by Seegers and Whittenbaugh's). Chip Hughes will spray weeds along the boat ramp and where the boat trailers are parked. Daryl Kunkel will talk to Lakeview Grounds regarding the weed spray and leaf removal; if there are other issues with the lawn care, please send an email to Daryl so he can address.

Decks – Each unit is responsible for staining and treating their own deck. All should continue with clear or a shade of brown stain. Whittenbaugh's agreed to stain the lookout deck; association will buy the stain. No screened-in decks are allowed.

Grass seeding and road repairs – Chip Hughes will seed the leech field. Chip also reminded the group that they need to attend the annual Road Association meeting and that the Association should have representation on the Board. He also noted that the common road stops at the condo property line by Unit #1.

Update on any new condos being built – Currently, one additional building is in the process of being built, and one unit has a prospective buyer. Pro-Build owns the right to build the next building(s) as well.

Maples novelties - caps/shirts, etc. – The members expressed no interest at this time.

Condo slips available for rent in the future – The attached "Additional Slip Policy" was approved by the group. Chip Hughes will get cost estimates for additional new docks. Daryl Kunkel and Terri Seegers will update the dock assignments listing. Chip reminded the group that any added lifts must be new and the canopies must be green canvas.

Safety Issues – No known issues at this time. If anything does come up, members are reminded to contact Daryl Kunkel.

Election of Officers – The following officers were elected for the coming year:

President – Daryl Kunkel

Vice President – Mike Whittenbaugh

Secretary-Treasurer – Terri Seegers

Other Business - None

6-5-2010

Maples Owners Association – Dock Assignment Policy

We currently have 25 watercraft slips. The first eight (8) units built will have the use of two (2) slips. Those units are:

#1 – Seegers	#7 – Kunkel
#2 – Whittenbaugh	#8 – Dunn
#3 – Janey	#15 – Holscher
#4 – Lake Delhi Lodge	#16 – Grennan

The next two (2) transition units will have the use of one (1) slip, but have the option to use a second slip if they pay a one-time fee equal to one-half the cost of a new slip. Those units are:

13 – Pace
#14 – Hoyt

All new units built after this point in time will have the use of one (1) slip, but have the option to use a second slip if they pay a one-time fee equal to the cost of a new slip. Those units are #5, #6, #9, #10, #11, #12.

If an owner does not use a second slip, it can go back to the association and the association can then rent to other association members for an annual fee of $250.

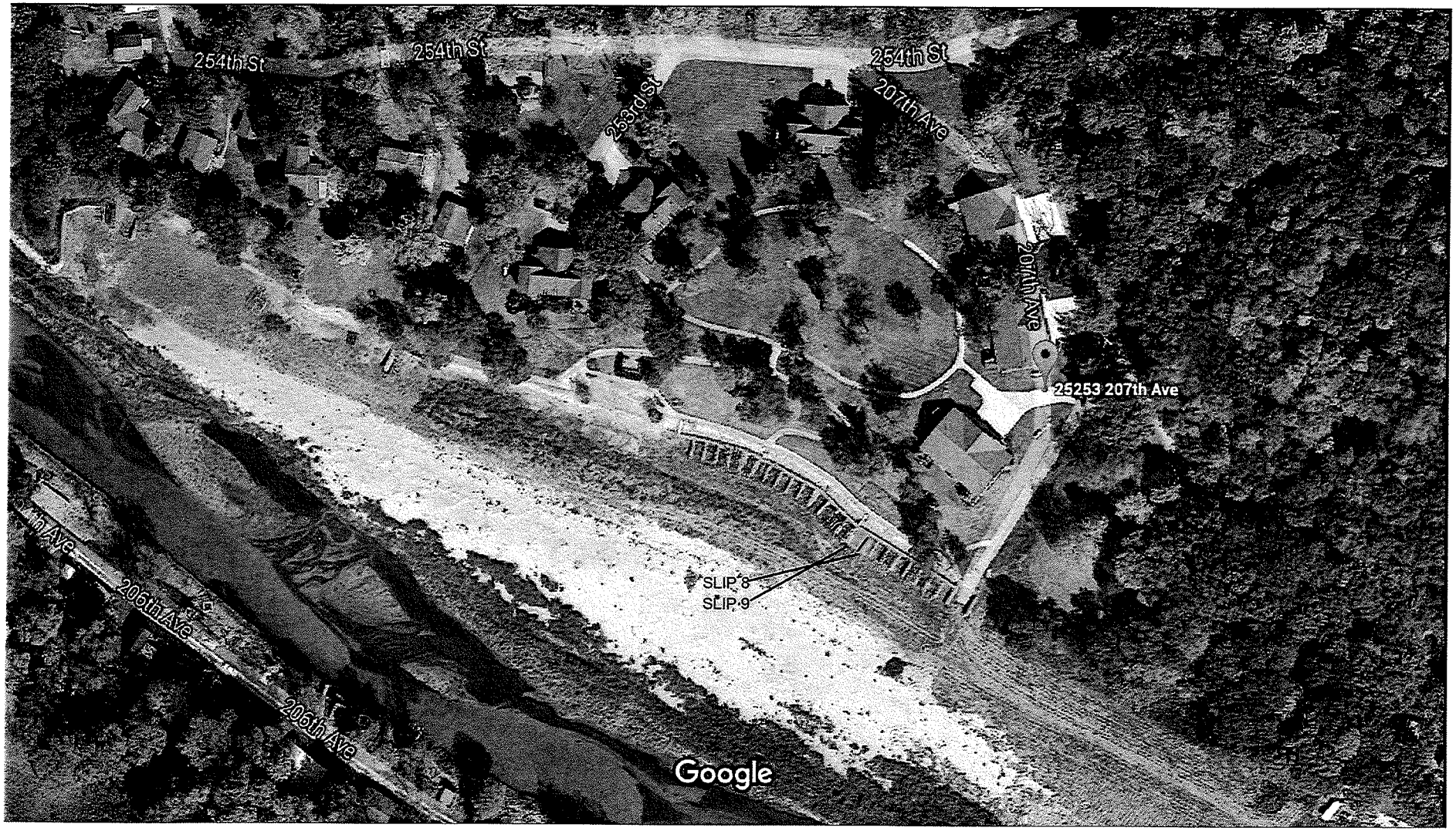
Premium Slips: $250/year slip rental with the board approval to be due March 1st each year (These slips will be called premium slips and are rented for 12 month periods starting March 1st of each year)

Additional slip policy:
The board has the ability to a thirty day written cancellation (at anytime) which would include the removal of lift. (Maples will prorate on use fees and reimburse) This is put in place in case more condo's are sold and slips are needed. The premium slips are available for Water craft owned by Condo members only and has the board approval. The premium slip (s) that will come back first will be the ones that are associated with that condo being sold and is needed by the new owner of that Condo.

Starting in 2011, each condo unit will be assessed an annual dock maintenance fee of $200 per unit.

Dock fee monies will be designated for dock maintenance / repairs and construction on more docks in the future.

Google Maps 25253 207th Ave



Imagery ©2016 Google, Map data ©2016 Google 100 ft

EXHIBIT "D"

25253 207th Ave

Delhi, IA 52223