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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by & Return to: Carr & Carr Attorneys, 117 S. Franklin St., PO Box 333, Manchester, Iowa 52057
(563) 927-4164

Second Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa

This Second Amendment to Declaration of Submission to a Horizontal Property Regime and Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa ("Second Amendment") is made by EASTERN IOWA PUMPING, INC., and its successors or assigns ("Developer"), in order to amend the Declaration of Submission to a Horizontal Property Regime and Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa recorded November 1, 2005 in Book 2005, Page 3954, and First Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa, recorded in Book 2019, Page 837, of the records in the office of the Delaware County, Iowa Recorder (the "Declaration").

Recitals

A. The Declaration established a horizontal property regime known as Bailey Drive Estates.

B. Under Article 1.03 of the Declaration, the Developer reserved the right to amend the Declaration for future additions.

C. Pursuant to the authority reserved in Article 1.03 of the Declaration, the Developer executes this Second Amendment to amend the Declaration to (i) increase the number of total Units and Buildings from (5) to (7); and (ii) substitute revised Exhibits as specified below.

Agreement

Now, therefore, pursuant to the reserved rights set forth in Article 1.03 of the Declaration, the Developer amends the Declaration, as follows:

1. Definitions. Capitalized terms shall have the meaning as defined in the Declaration except as otherwise defined in this Second Amendment.

2. Amendments.

   a. Article 1.02 of the Declaration is deleted and the following is substituted in lieu thereof:

      1.01 **Building Complex.** One building consisting of 3 Units and two buildings consisting of 2 Units each which shall be constructed on the development parcel. Each unit shall be one story with no basement. The Principle material of the complex consist of vinyl siding with brick in the front, sheet rock walls with wood frame, and shingles.

   b. Exhibits A, B, and C to the Declaration are hereby amended by deleting the previously attached Exhibits and substituting in lieu thereof the Exhibits attached to this Second Amendment.

IN WITNESS WHEREOF, the said EASTERN IOWA PUMPING, INC., has caused its name to be signed to these presents by its President and Secretary this 2nd day of July, 2020.

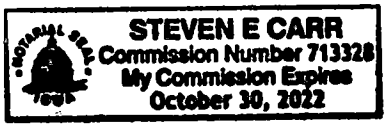
EASTERN IOWA PUMPING, INC.

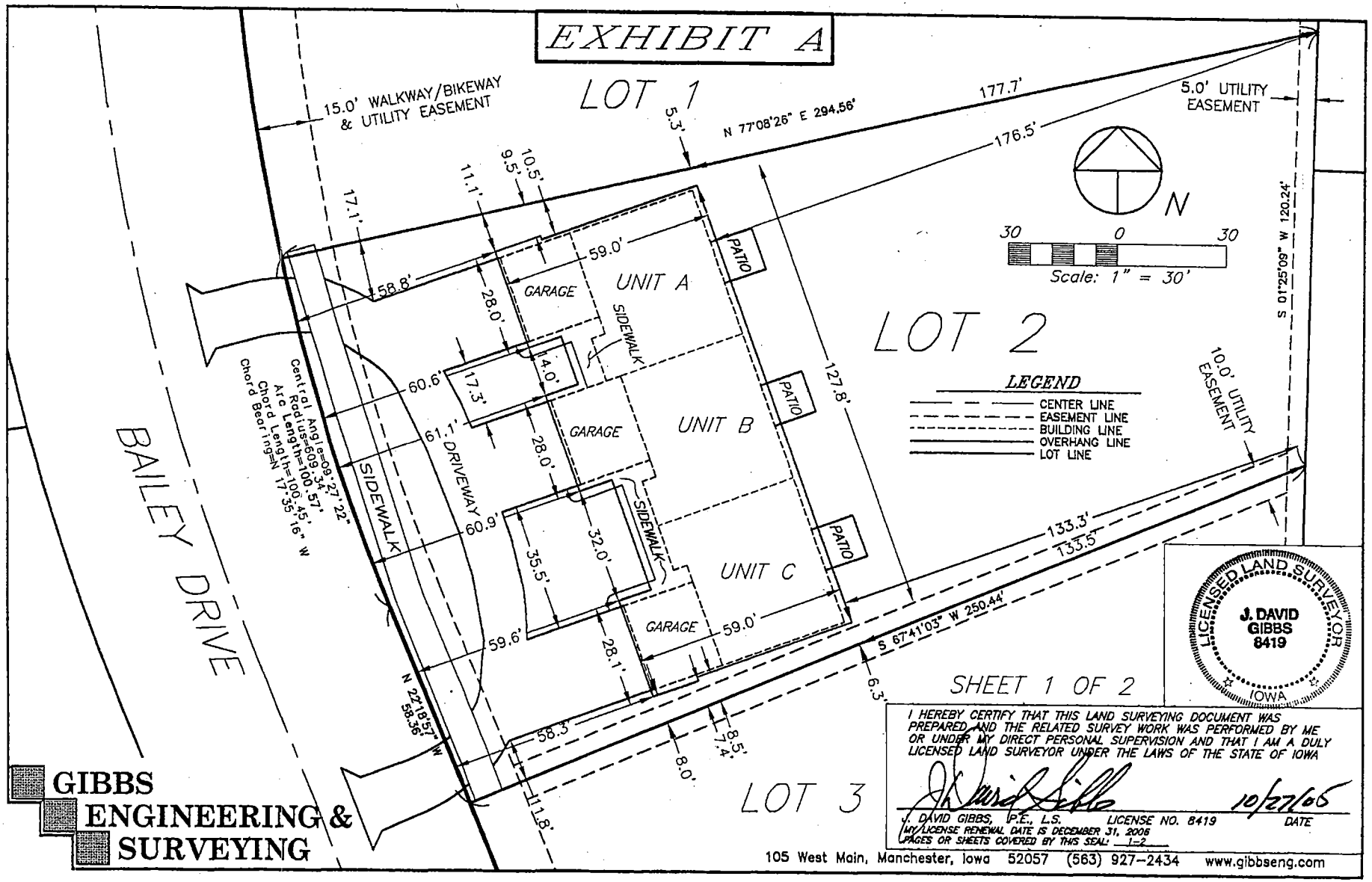
By: _____
Joe Hildebrand, President and Secretary

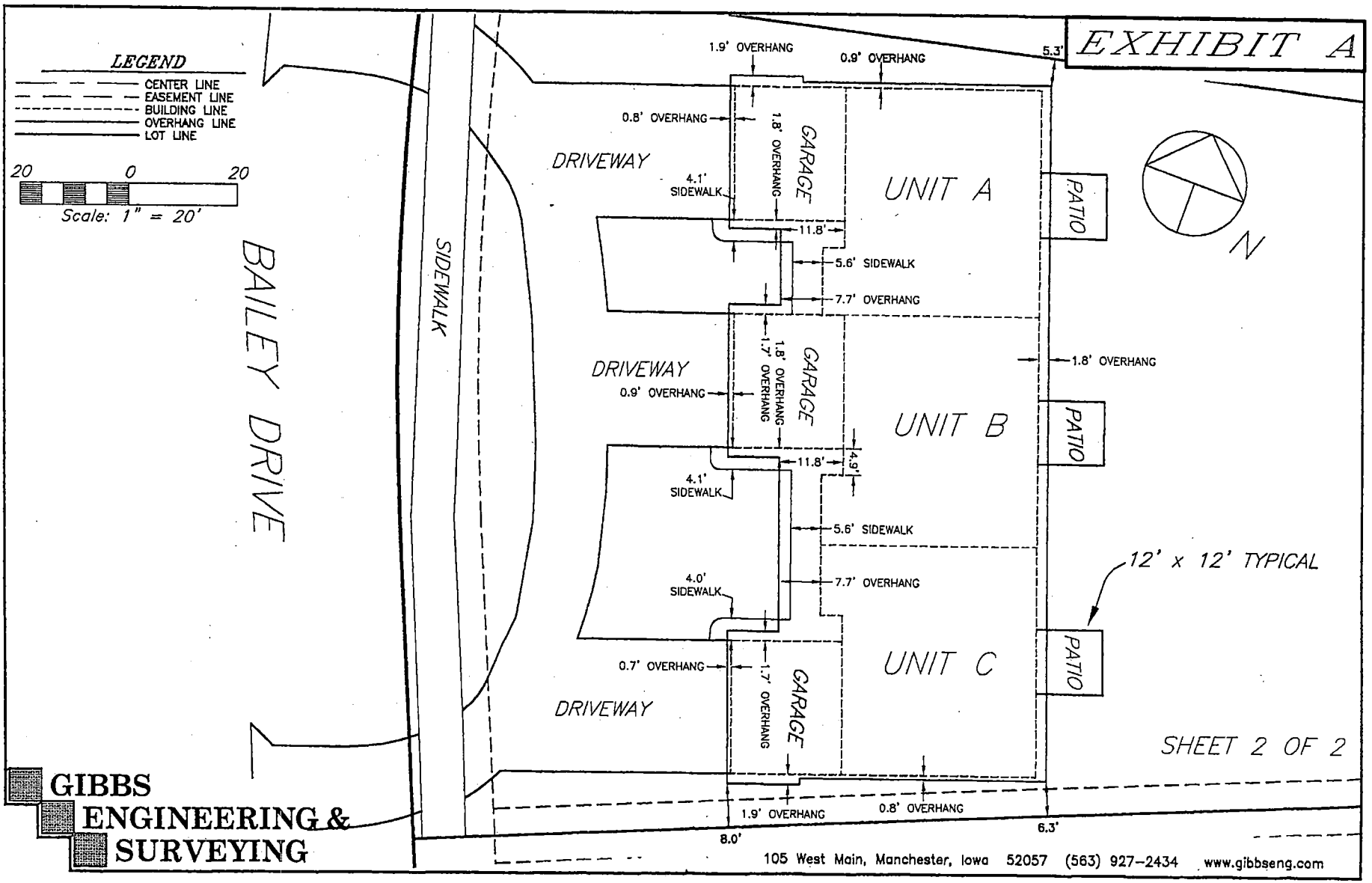
State of Iowa)
) ss:
County of Delaware)

This instrument was acknowledged before me on this 2nd day of July, 2020 by Joseph G. Hildebrand as President and Secretary of Eastern Iowa Pumping, Inc.

Notary Public in the State of Iowa



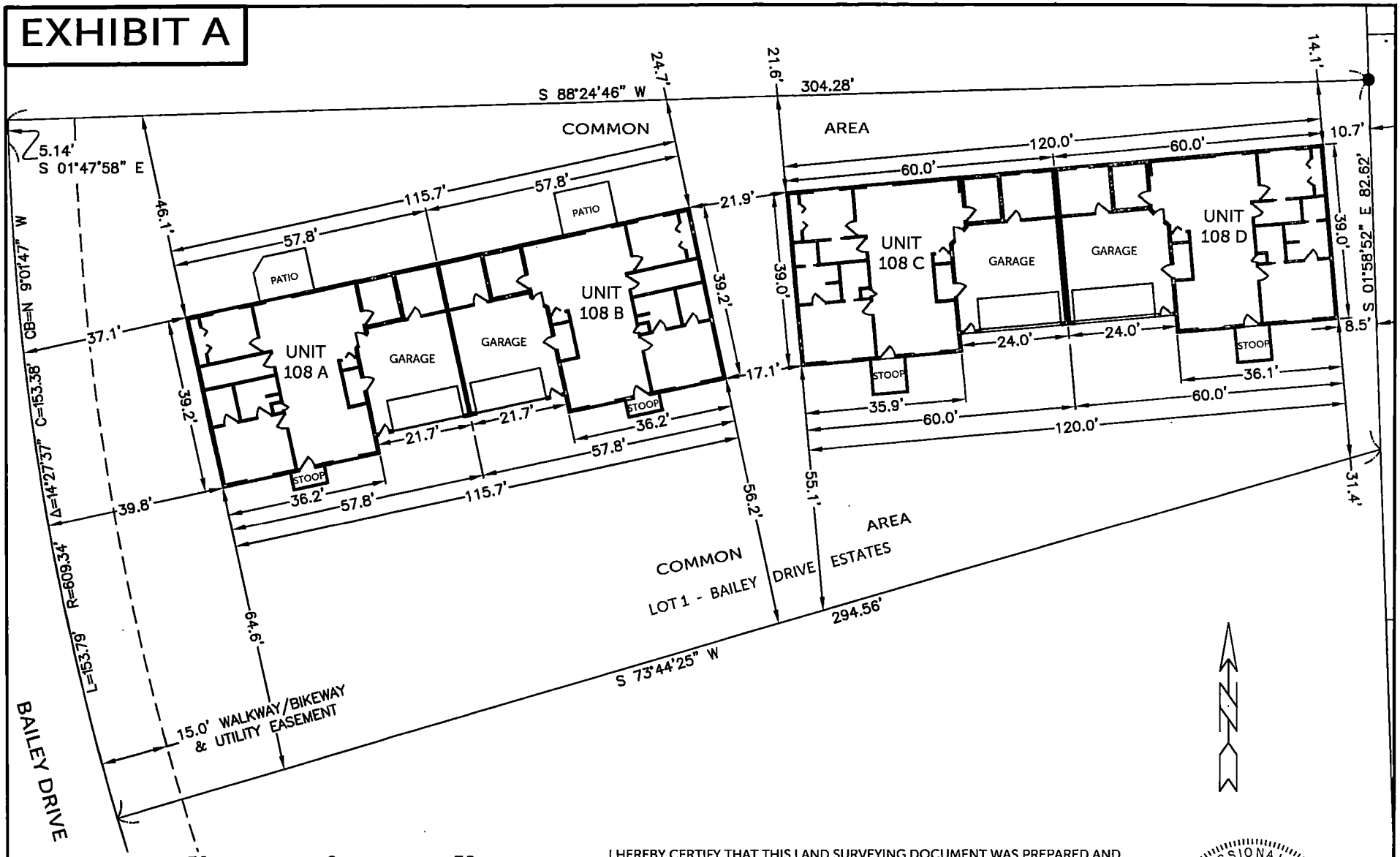

EXHIBIT A
LOT 1
LOT 2
LOT 3
15.0' WALKWAY/BIKEWAY & UTILITY EASEMENT
5.0' UTILITY EASEMENT
10.0' UTILITY EASEMENT
N 77°08'26" E 294.56'
177.7'
176.5'
S 01°25'09" W 120.24'
133.3'
133.5'
S 67°41'03" W 250.44'
N 22°18'57" W 58.36'
BAILEY DRIVE
SIDEWALK
61.1' DRIVEWAY
UNIT A
UNIT B
UNIT C
GARAGE
PATIO
59.0'
28.0'
17.3'
4.0'
35.5'
32.0'
28.1'
127.8'
60.6'
60.9'
59.6'
58.8'
58.3'
11.8'
8.0'
7.4'
6.3'
17.1'
11.1'
9.5'
10.5'
5.3'
Central Angle=09°27'22"
Radius=609.34'
Arc Length=100.57'
Chord Length=100.45'
Chord Bearing=N 17°35'16" W
N
30 0 30
Scale: 1" = 30'
LEGEND
CENTER LINE
EASEMENT LINE
BUILDING LINE
OVERHANG LINE
LOT LINE
LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA
SHEET 1 OF 2
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA
J. DAVID GIBBS, P.E., L.S. LICENSE NO. 8419
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006
PAGES OR SHEETS COVERED BY THIS SEAL: 1-2
10/27/06
DATE
GIBBS ENGINEERING & SURVEYING
105 West Main, Manchester, Iowa 52057 (563) 927-2434 www.gibbseng.com



GIBBS ENGINEERING & SURVEYING

105 West Main, Manchester, Iowa 52057 (563) 927-2434 www.gibbseng.com

EXHIBIT A



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

6/30/2020

RANDALL L. RATTENBORG, P.L.S. LICENSE NO. 17939 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

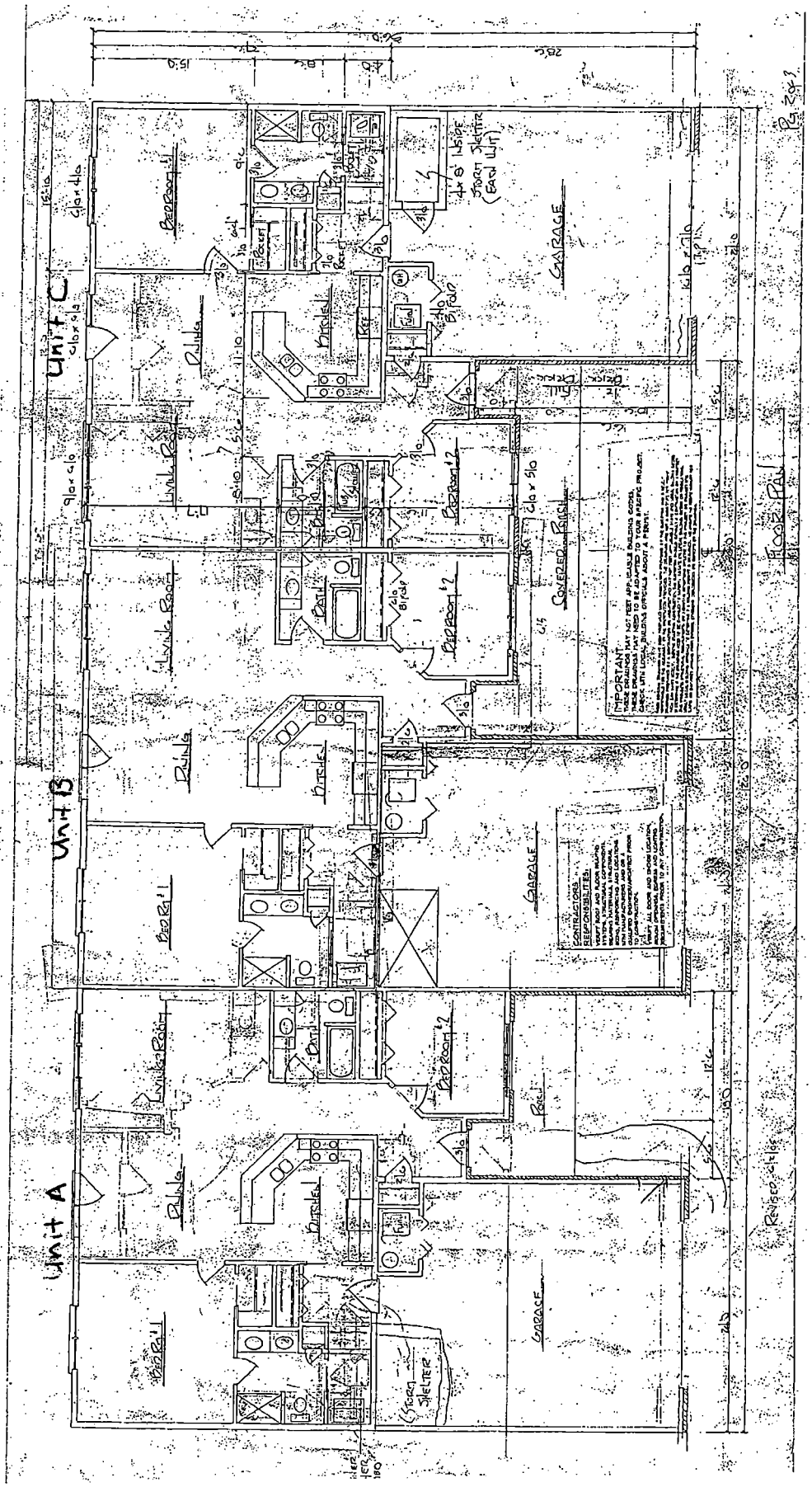
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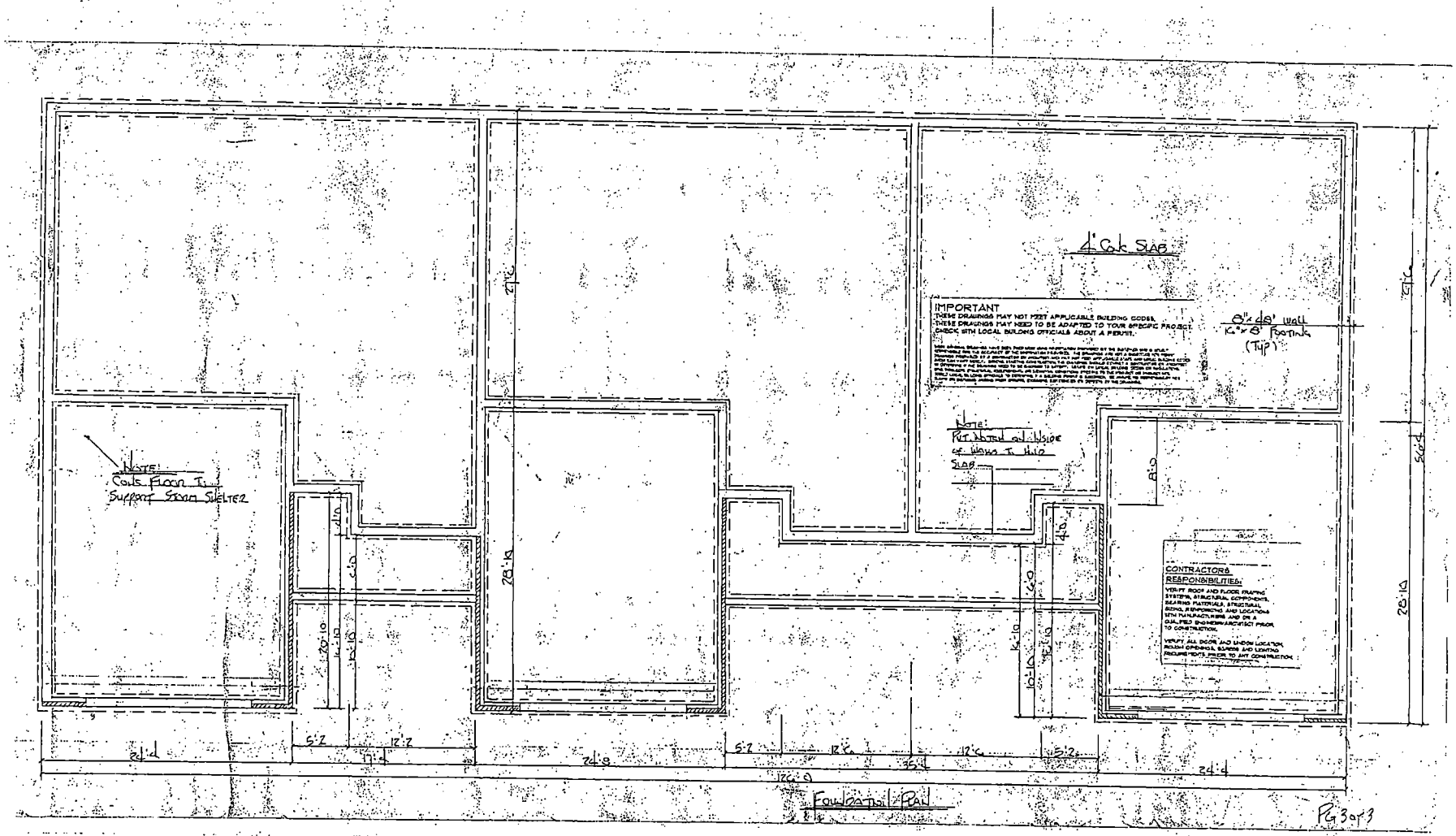
LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

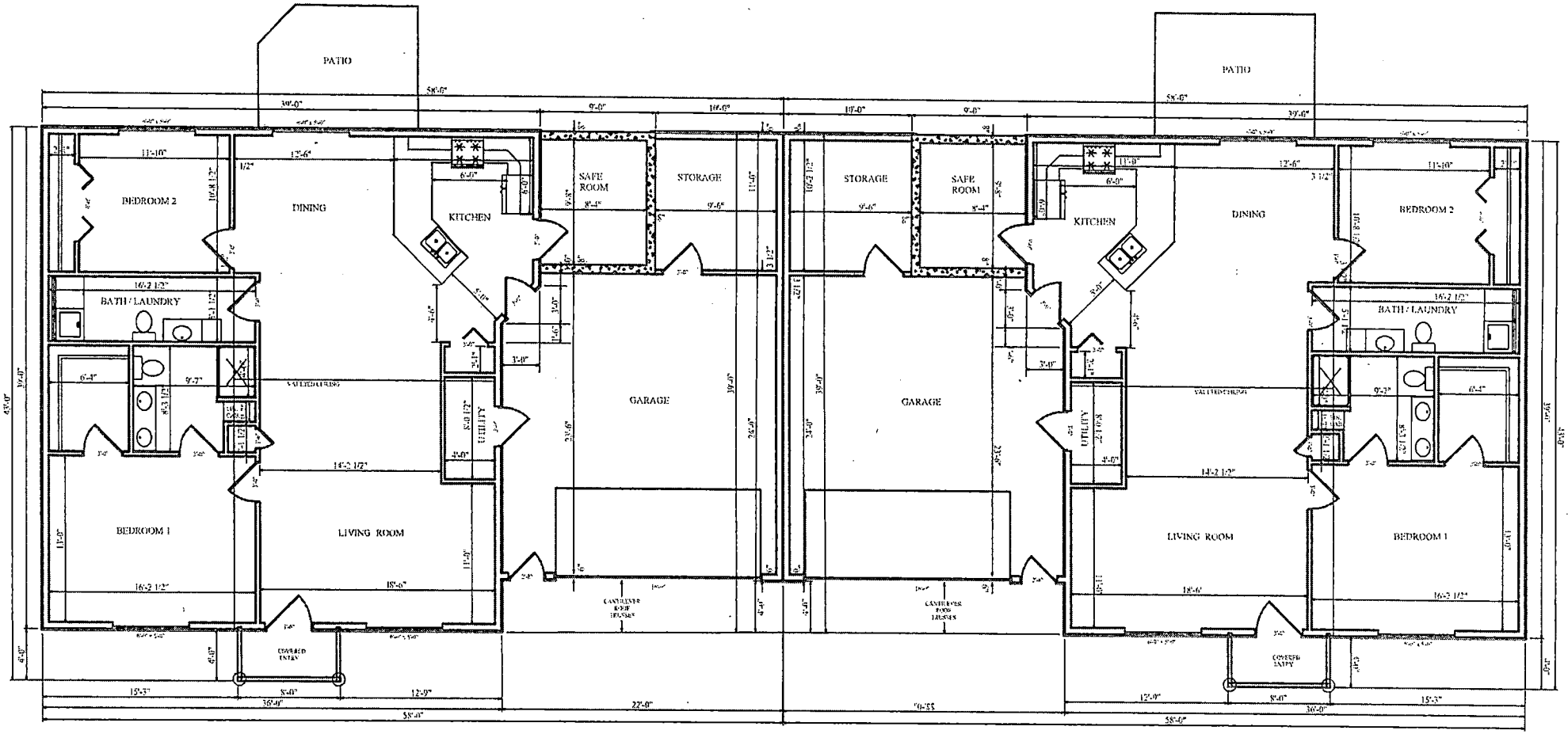
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057
Phone 563-927-2434 burringtongroup.com

Q:\Civil3D_Projects\Manchester\Hildebrand Bailey Drive\Horizontal Regime\Bailey Drive Horizontal Regime.dwg

Exhibit B


Unit C
Unit B
Unit A
GARAGE
Bedroom 1
Bedroom 2
Kitchen
Bath
Living Room
Dining
Laundry
Storm Shelter
Covered Porch
Roof Plan
IMPORTANT

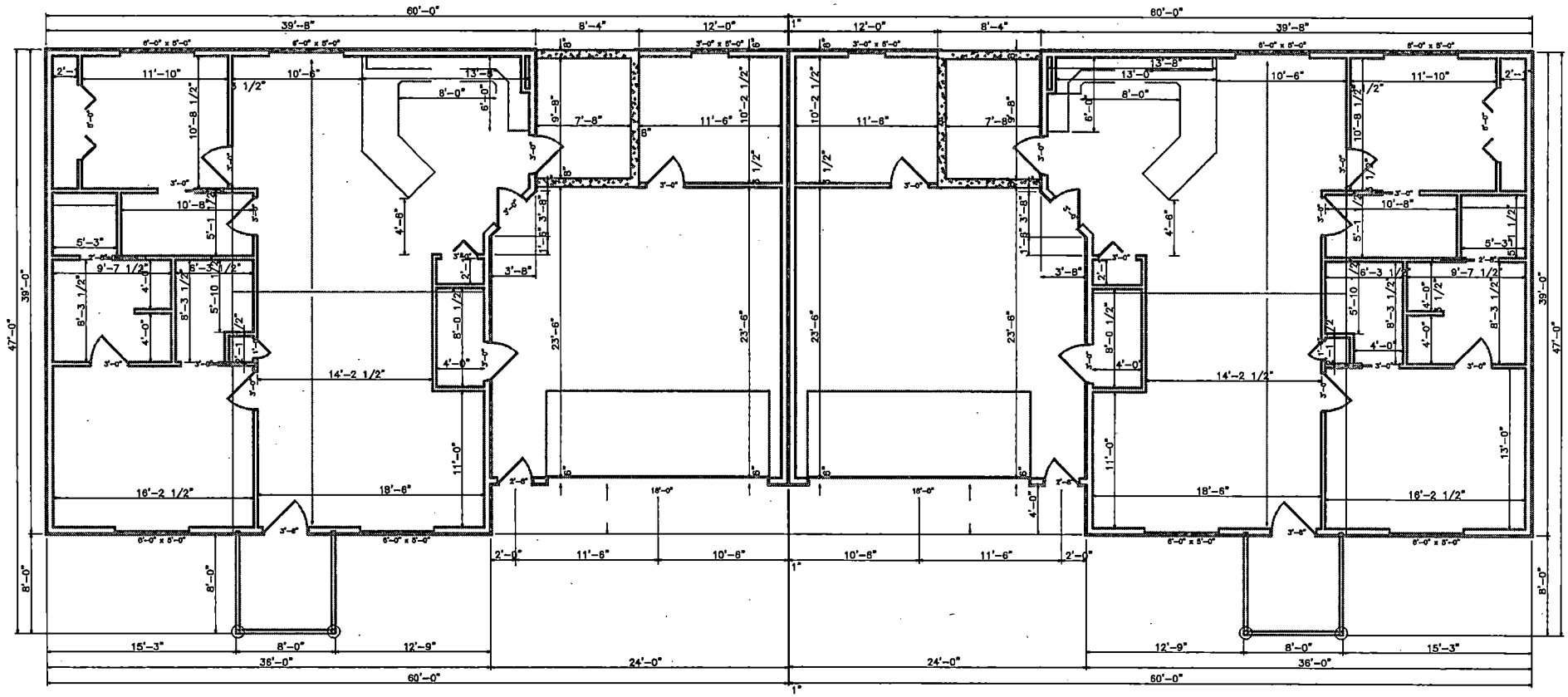

4" Sk SLAB
IMPORTANT
THESE DRAWINGS MAY NOT MEET APPLICABLE BUILDING CODES.
THESE DRAWINGS MAY NEED TO BE ADAPTED TO YOUR SPECIFIC PROJECT.
CHECK WITH LOCAL BUILDING OFFICIALS ABOUT A PERMIT.
8"x 48" Wall
16"x 8" Footing
(Typ)
Note:
Put Notch at Inside
of Walls to Hold
Slab
CONTRACTORS
RESPONSIBILITIES:
Note:
Earth Floor In
Support Storm Shelter
28'-10
24'-4
5'-2
12'-2
24'-9
12'-9
Foundation Plan
Pg 3 of 3



FLOOR PLAN UNIT 108 A & 108 B

UNIT 108 C

UNIT 108 D



FLOOR PLAN UNIT 108 C & 108 D

FLOOR PLAN AS PROVIDED BY BUILDING MATERIAL SUPPLIER

Lot Number	Unit	Percentage Interest
Lot 1	Unit 108 A	14.2857
	Unit 108 B	14.2857
	Unit 108 C	14.2857
	Unit 108 D	14.2857
Lot 2	Unit A	14.2857
	Unit B	14.2857
	Unit C	14.2857
	TOTAL	100.00*

*rounded up by .0001

"EXHIBIT C"