Book 2020 Page 4125
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Date 11/10/2020 Time 4:02:54PM
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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

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

This Fourth Amendment to Declaration of Submission to a Horizontal Property Regime and Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa ("Fourth 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 recorded April 17, 2019 in Book 2019, Page 837, Second Amendment recorded July 13, 2020 in Book 2020, Page 2339, and Third Amendment recorded September 9, 2020 in Book 2020, Page 3078 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) submit additional property to the Declaration, (ii) increase the number of total Units and Buildings from nine (9) to eleven (11); and (iii) 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 Fourth Amendment.

2. Amendments.

   a. The real estate submitted shall be:

      Lot 1, Lot 2, Lot 3 and Lot 6 of Bailey Drive Estates, a re-subdivision of Lot 1-Lot 24, including vacated streets, and part of Lot 25 of Empire Estates Subdivision City of Manchester, Delaware County, Iowa, according to Plat recorded in Book 2005, Page 2453; and Lot 10 of Bailey Drive Estates 2nd Subdivision, a subdivision of Lot 7 and part of Lot 8 of Bailey Drive Estates, City of Manchester, Delaware County, Iowa according to Plat recorded in Book 2019, Page 3471.

   b. Article 1.01 of the Declaration is deleted and the following is substituted in lieu thereof:

      1.01 **Development Parcel.** (same as 2a above)

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

      1.02 **Building Complex.** One building consisting of 3 Units and four 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.

   d. 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 Fourth 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 10th day of November 2020.

Any reference to "Second Amendment" in the Third Amendment to Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa recorded September 9, 2020 in Book 3078 was by clerical error and was intended to state "Third Amendment."

EASTERN IOWA PUMPING, INC.

By: _____
Joe Hildebrand, President and Secretary

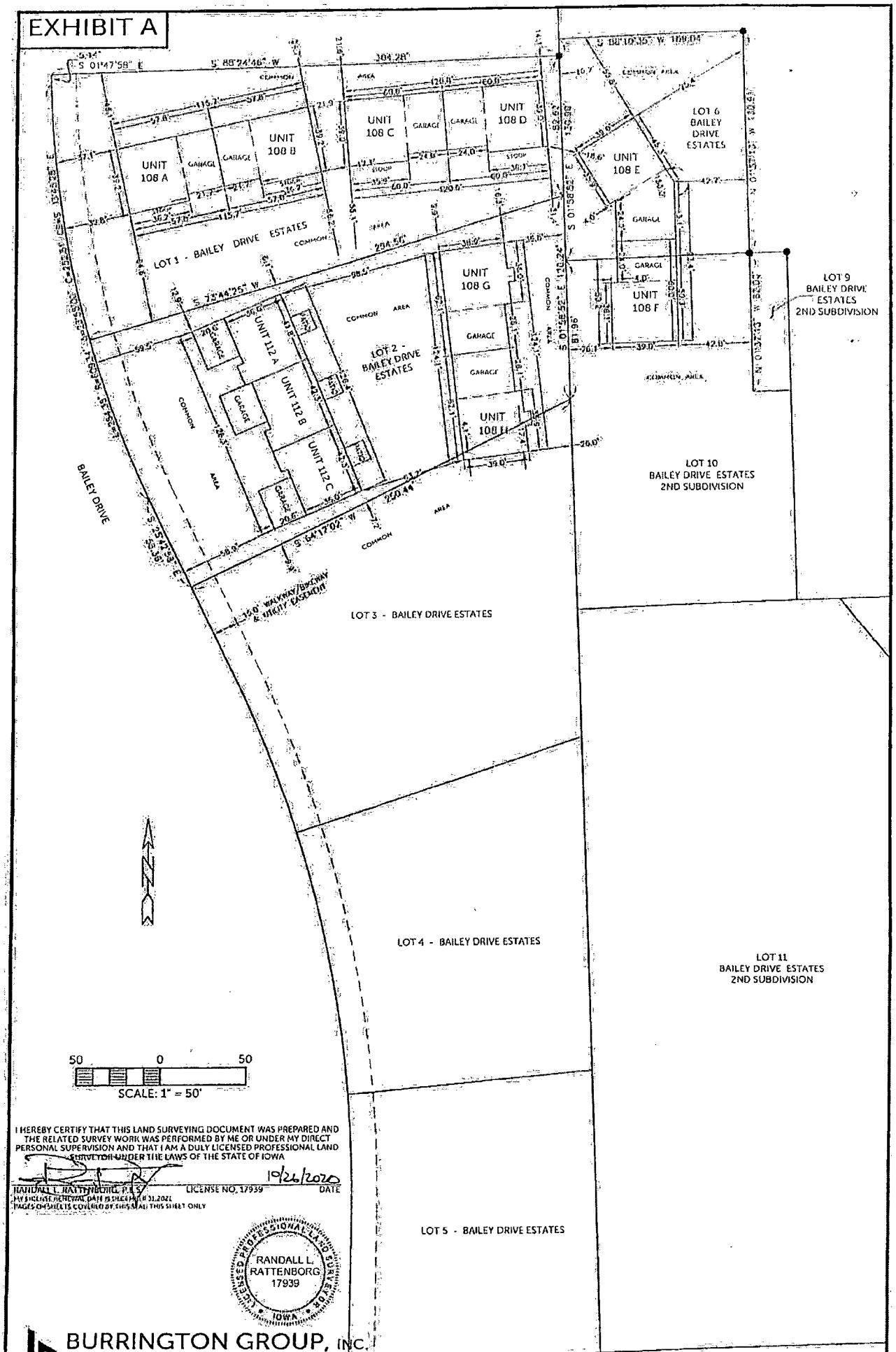
State of Iowa)
) ss:
County of Delaware)

This instrument was acknowledged before me on this 16th day of November, 2020 by Joseph G. Hildebrand as President and Secretary of Eastern Iowa Pumping, Inc.

_____
Notary Public in the State of Iowa

NOTARIAL SEAL IOWA
PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
12-20-2021

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

RANDALL L. RATTENBORG, P.L.S. LICENSE NO. 17939 DATE 10/26/2020

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

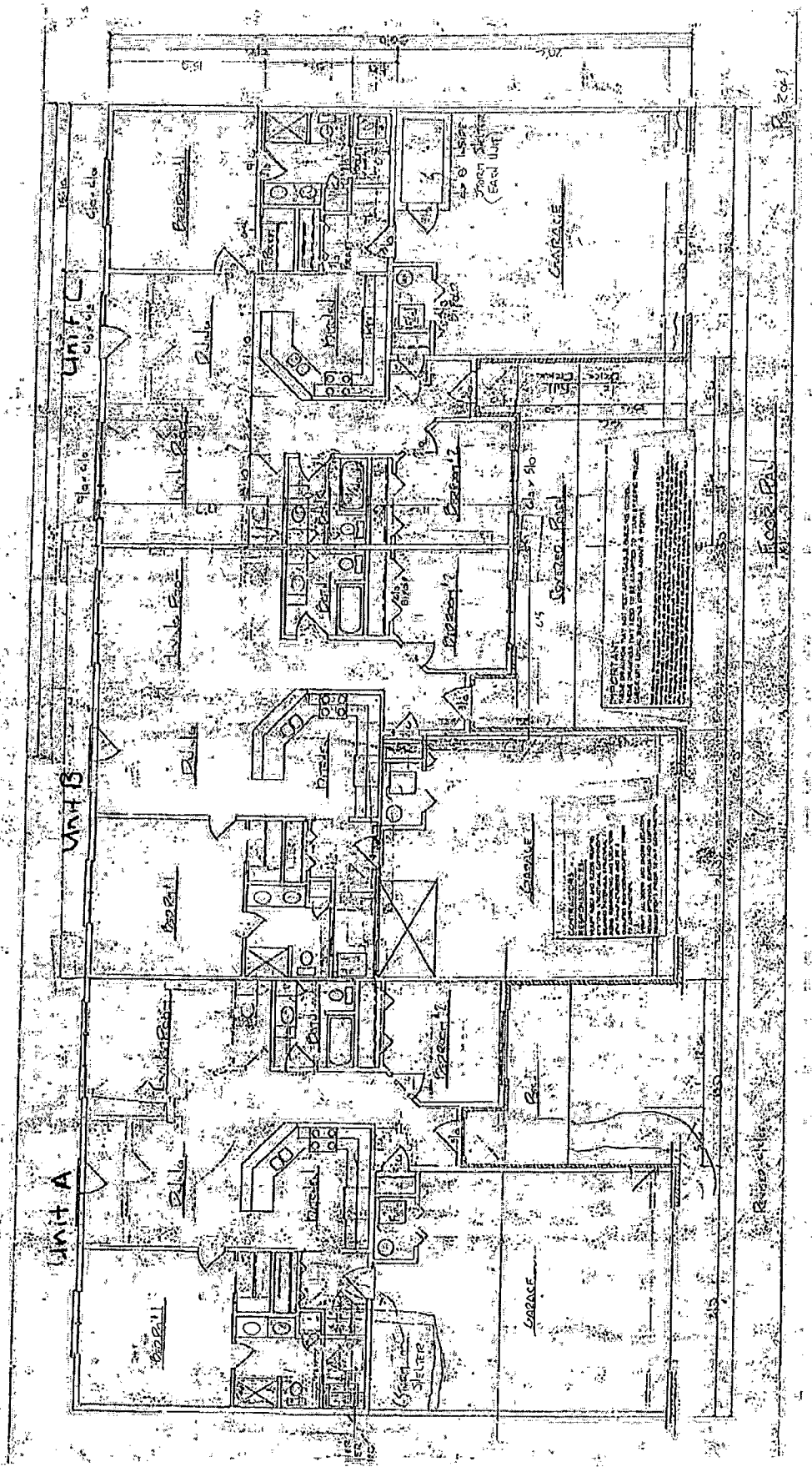
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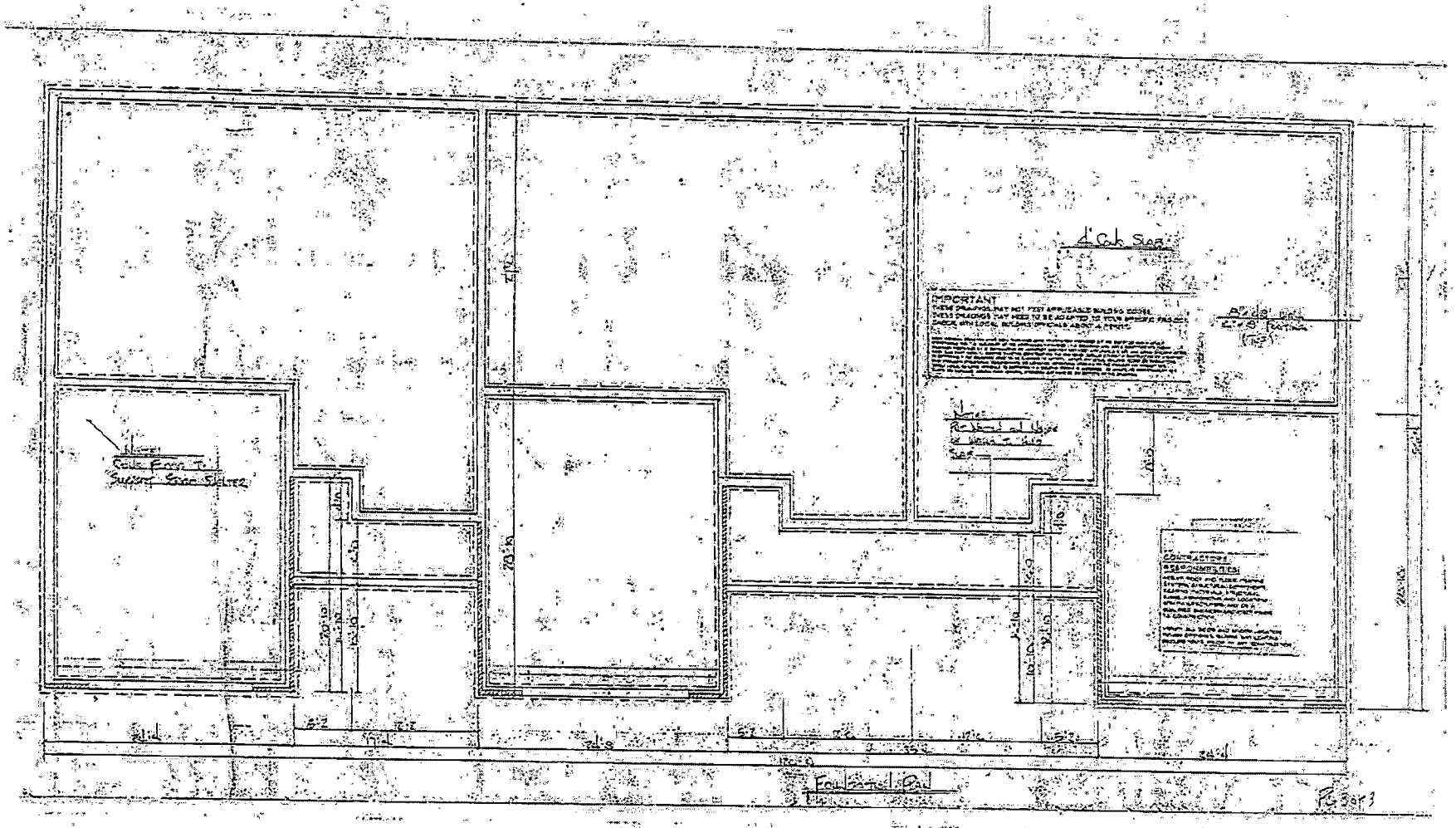
LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

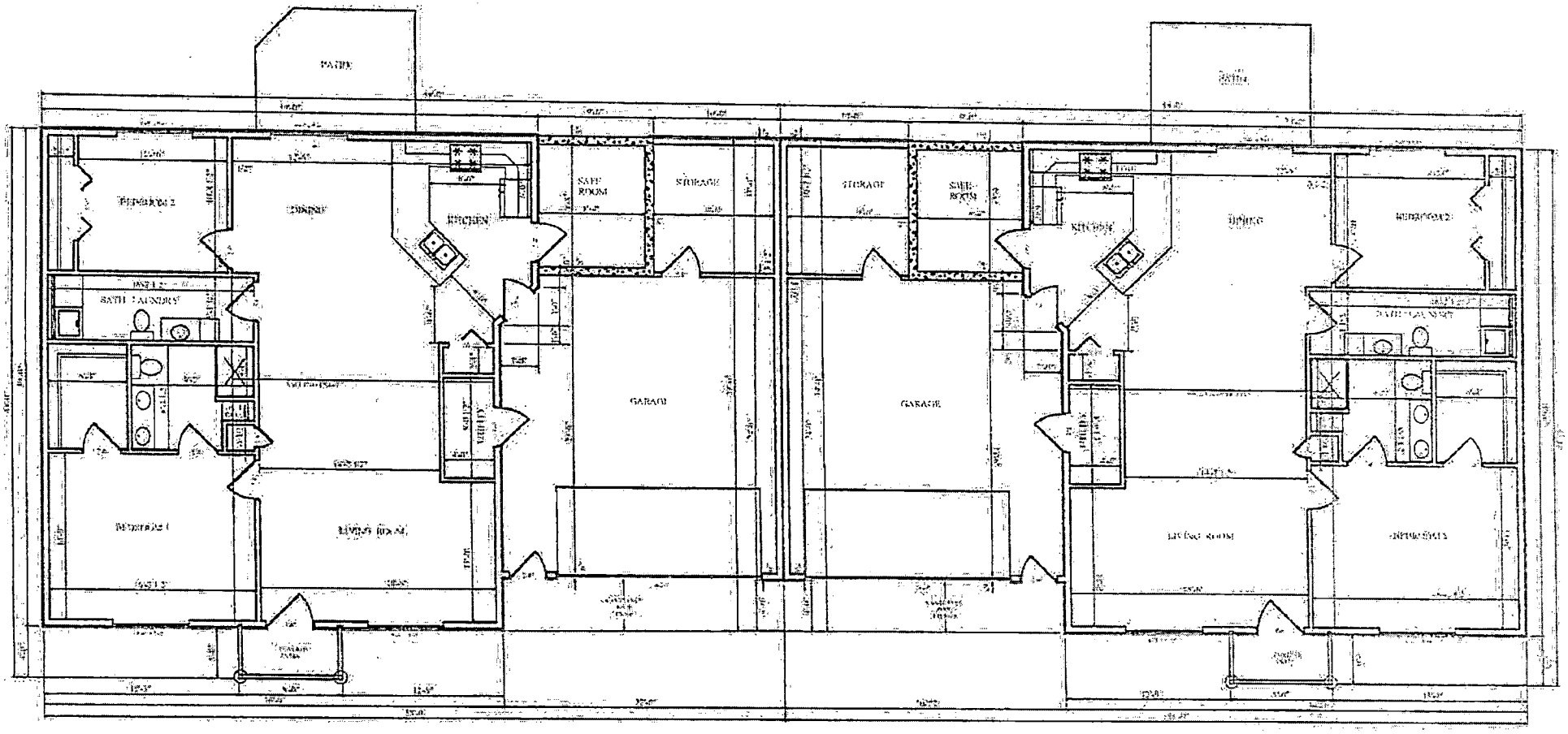
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057
Phone 563-927-2434
burringtongroup.com

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Exhibit B



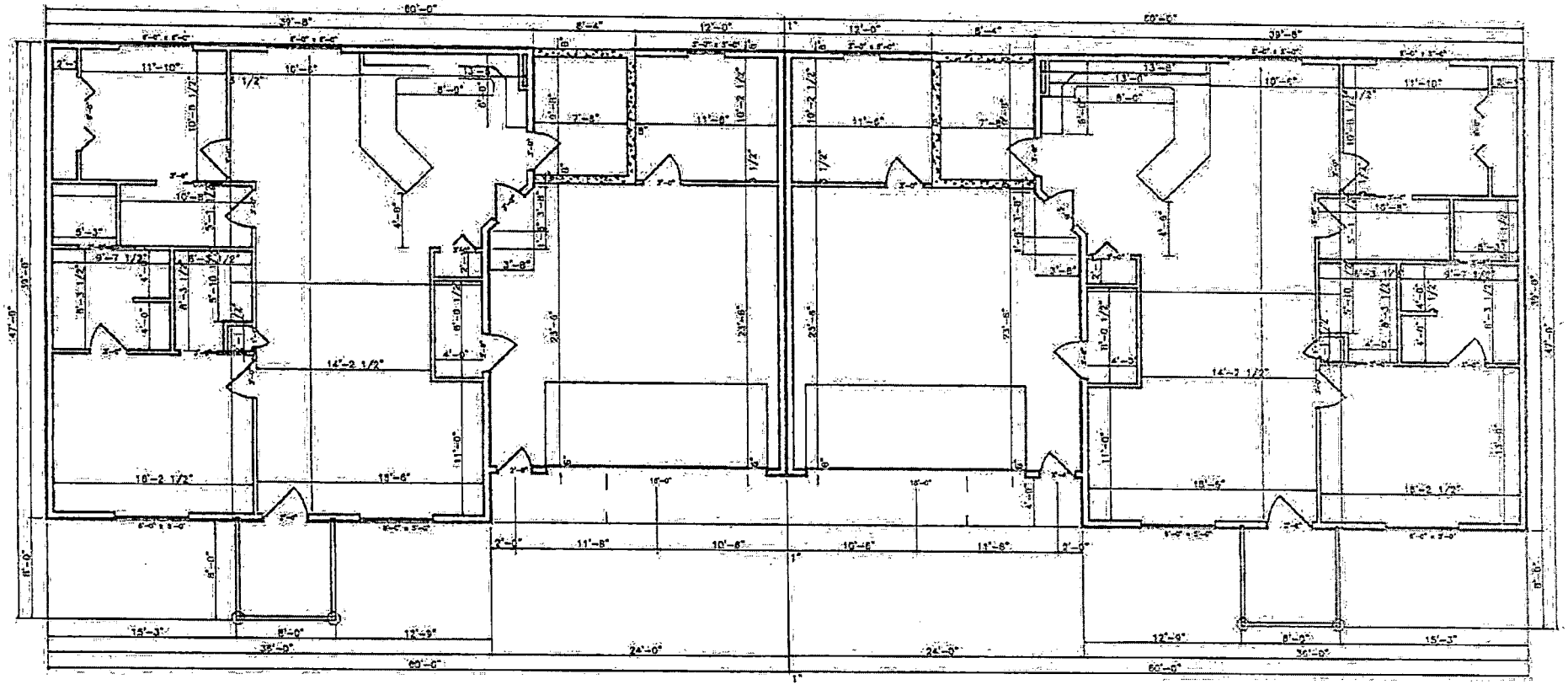

4' Cab Step
IMPORTANT
Cable Post To Support Snow Shelter
Foundation Pad



FLOOR PLAN UNIT 108 A & 108 B

UNIT 108 C

UNIT 108 D

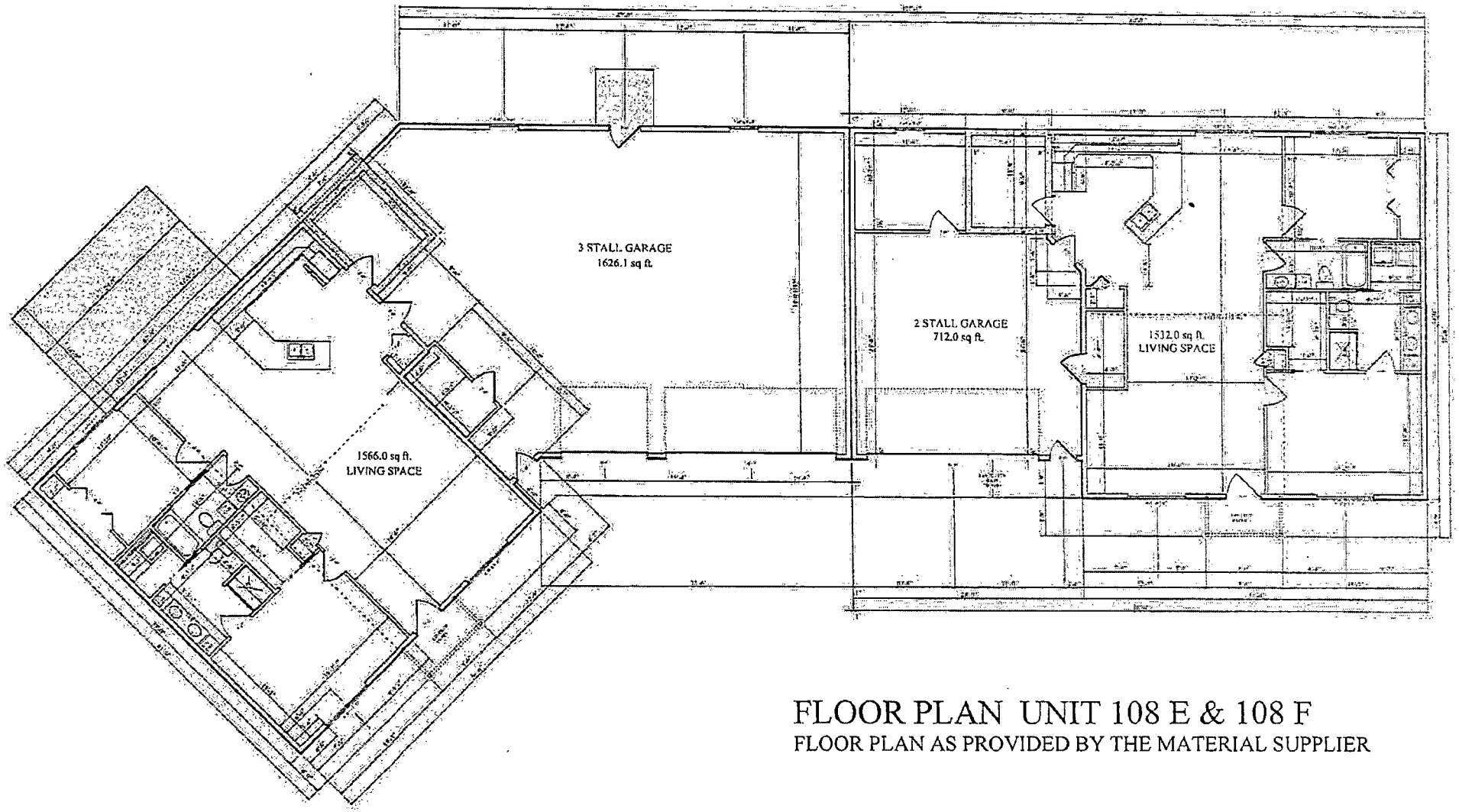


FLOOR PLAN UNIT 108 C & 108 D

FLOOR PLAN AS PROVIDED BY BUILDING MATERIAL SUPPLIER

UNIT 108 E

UNIT 108 F

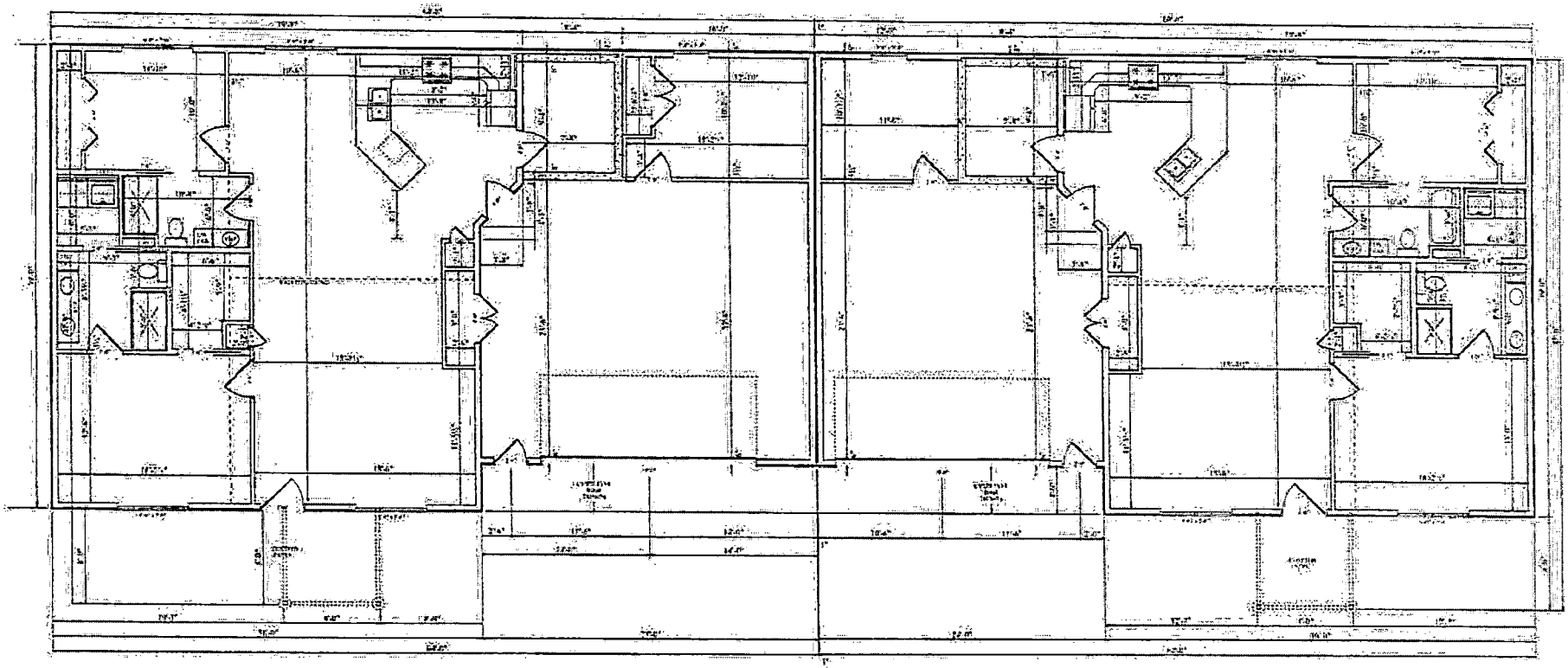


FLOOR PLAN UNIT 108 E & 108 F

FLOOR PLAN AS PROVIDED BY THE MATERIAL SUPPLIER

UNIT 108 H

UNIT 108 G



DELHI LUMBER
310 Franklin St
Delhi, IA 52223
PH (563) 922-5401
FAX (563) 922-5441

3308.1 sq ft.

HILDEBRAND

July 17, 2020

IMPORTANT

FLOOR PLAN - UNIT 108 G & 108 H

FLOOR PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

Lot Number	Unit	Percentage Interest
Lot 1	Unit 108 A	9.09
	Unit 108 B	9.09
	Unit 108 C	9.09
	Unit 108 D	9.09
Lot 6 and Lot 10	Unit 108 E	9.09
	Unit 108 F	9.09
Lot 2	Unit A	9.09
	Unit B	9.09
	Unit C	9.09
	Unit 108 G	9.09
	Unit 108 H	9.09
	TOTAL	100.00*

*rounded up by .01

Note: Lots 1, 2 and 6 are part of Bailey Drive Estates and Lot 10 is part of Bailey Drive Estates 2nd Subdivision

"EXHIBIT C"