Book 2025 Page 728
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Bailey Drive Estates
Homeowners Association
112 Bailey Drive, Unit B
Manchester, IA 52057

Preparer: Patricia Salow, Secretary
Phone: 563-920-6516

The following Items 1 through 15 are additions to and modifications of the Covenants of the Declaration of Submission to a Horizontal Property Regime and of Easements, Restrictions and Covenants for Bailey Drive Estates, Manchester, Iowa, recorded 11/01/2005, in Book 2005, Page 3954. These additions and modifications were voted on and approved for adoption to the Covenants by the membership of Bailey Drive Estates Homeowners Association at their Annual Meeting on October 9, 2024.

1. Article IV. 4.02c Unit Antennas and Air Conditioners (7/29/2020 - portion added) "Each unit can have one television satellite antenna mounted to the portion of the roof for that Unit (not visible from the front of the unit.)"

   "The antenna cemented in the ground in the lawn behind Heiserman's unit (108 Bailey Drive, Unit E) is "grandfathered" in and is acceptable."

2. Patio Modifications (added 7/29/2020) The patio of each Unit can be added to or modified in size by the Unit Owner, upon agreement of the members of Bailey Drive Estates Homeowners Association.

3. Approach to Garage (clarified as a Limited Common Element on 7/29/2020) The cement approach to the garage of each Unit from the main driveway is a Limited Common Element and is the responsibility of the respective Unit Owner for any repair or replacement. Although the Maintenance/Reserve Fund is not stipulated to be used for anything specific, the intent is for roofs and maintenance of Common Elements and not for Limited Common Elements.

4. Garbage and Recycle Receptacles (added 6/24/2021) Garbage and recycle receptacles are to be stored in the Unit Owner's garage and should not be brought out to the curbside for pick up more than 12 hours prior to the scheduled pick-up time.

5. Pet Waste (added 10/6/2021) All pet waste/excrements must be immediately collected and properly disposed of by the pet handler. Proper disposal means

no waste/excrement shall be left on property. Waste may not be visibly stored on Limited Common Element areas visible from the driveway.

6. Golf Carts (added 10/6/2021) Golf carts may be used within the Bailey Drive Estates complex property but must be stored inside a garage when not in use.

7. Fire Pits (added 06/9/2022) Fire pits are allowed to be used but must be placed a safe distance from walls or siding.

8. Trees (added 06/9/2022) Homeowners are allowed to purchase trees at their own expense and the Bailey Drive Estates Homeowners Association will pay for the maintenance of the trees. Watering the new trees must be done by the purchasers of the trees. The recommendations regarding types of trees and the placement of trees made by Sam Childs (as referred to in the Minutes of the June 9, 2022, HOA Meeting) should be followed. Any request for the purchase of a certain type of tree(s) must be submitted to the Homeowners Association Board for approval before the purchase and planting of any tree(s).

9. Gazebos on Patios and Flag Poles in Front Yards (added 10/5/2022) can be permitted if requested by a Unit Owner. A vote must be taken by all Homeowners Association members for approval or rejection of the request.

10. Article VI. - 6.01f Adverse Use and Signs. (modified 06/18/2024)

    Removed that part of paragraph that stated:

    "by Developer, or its agent,"

11. Article VI. - 6.01l Unsightly Use of Common Elements. (modified 06/18/2024)

    "All garbage containers shall be stored inside the Units."

    Removed that part of the sentence that stated:

    "and shall be of metal construction."

12. Article VI. - Regarding parking vehicles on Common Elements or Limited Common Elements (6.01c No Adverse Use. and 6.01m Parking on Common Elements.)

    (modified 06/18/2024)

    Modified to add the following:

    "Parking vehicles for a repeated and/or

prolonged period on a driveway or on an approach to a garage is prohibited."

13. Article VI. 6.01g Exterior Appearance (modified 06/18/2024)

Modified to add the following:

"Unit Owners shall remove and discard weeds, dead plants, dead potted plants, dead shrubs and shall maintain flower beds and landscaped areas around their unit in a well-groomed manner."

14. Article VI. - (regarding garage sales) 6.01j Nuisances (modified 06/18/2024)

Modified to add the following:

"Individual and/or collective participant garage sales are not permitted to be held at Bailey Drive Estates."

15. Article VII. Leasing, 7.01 Leasing by Owner (modified 10/09/2024)
7.01 Leasing by Owner
Replaced with the following:

"There will be no rental or leasing of any unit of Bailey Drive Estates."

Dated this 24th day of March, 2025, of Delaware County, Iowa

Richard Salow

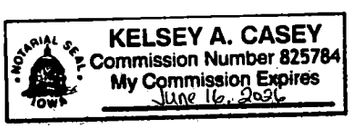
Richard Salow, President of Bailey Drive Estates Homeowners Association

Patricia Salow

Patricia Salow, Secretary of Bailey Drive Estates Homeowners Association

State of Iowa, County of Delaware:

This record was acknowledged before me on March 24, 2025, by Richard Salow, President and by Patricia Salow, Secretary of Bailey Drive Estates Homeowners Association.



Kelsey A Casey

Notary Public in and for the State of Iowa