



Book 2022 Page 206

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

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

This Sixth Amendment to Declaration of Submission to a Horizontal Property Regime and Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa ("Sixth 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, Third Amendment recorded September 9, 2020 in Book 2020, Page 3078, Fourth Amendment recorded November 10, 2020 in Book 2020, Page 4125, and Fifth Amendment recorded August 6, 2021 in Book 2021, Page 2840 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 Sixth Amendment to amend the Declaration to (i) submit additional property to the Declaration, (ii) increase the number of total Units and Buildings from fifteen (15) to twenty-one (21); 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 Sixth Amendment.
2. Amendments.
 - a. The real estate submitted shall be:

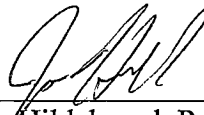
Lot 1, Lot 2, Lot 3, Lot 4, and Lot 6 of Bailey Drive Estates, a re-subdivision of Lot 1-Lot 24, including vacated streets, and part of Lot 25 of Empire Estates Subdivision City of Manchester, Delaware County, Iowa, according to Plat recorded in Book 2005, Page 2453; and Lot 10 and Lot 11 of Bailey Drive 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 nine buildings consisting of 2 Units each which shall be constructed on the development parcel. Each unit shall be one story with no basement. The principal materials 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 Sixth Amendment.

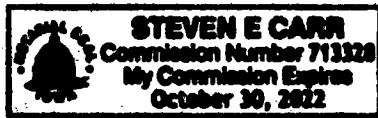
IN WITNESS WHEREOF, the said EASTERN IOWA PUMPING, INC., has caused its name to be signed to these presents by its President and Secretary this 18th day of January 2022.

EASTERN IOWA PUMPING, INC.

By: 
Joe Hildebrand, President and Secretary

State of Iowa)
)
County of Delaware) ss:

This instrument was acknowledged before me on this 18th day of January, 2022 by Joseph G. Hildebrand as President and Secretary of Eastern Iowa Pumping, Inc.



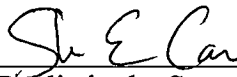
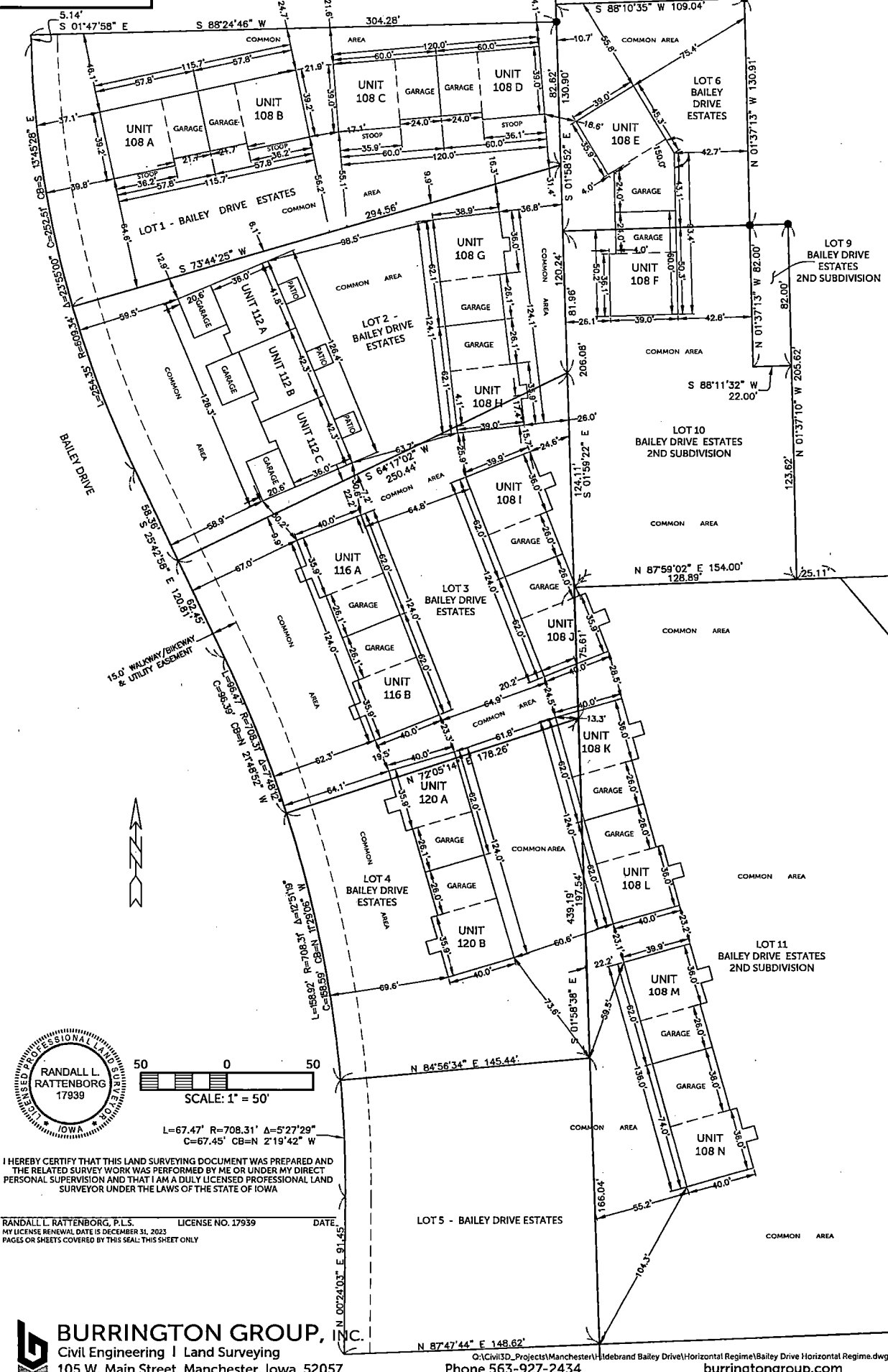

Notary Public in the State of Iowa

EXHIBIT A



50 0 50
SCALE: 1" = 50'

L=67.47' R=708.31' Δ=5°27'29"
C=67.45' CB=N 2°19'42" W

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
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434
burringtongroup.com

The floor plan shows a three-unit residential building. Unit A is on the left, Unit B in the middle, and Unit C on the right. Each unit has a living room, kitchen, and bedrooms. A central hallway provides access to each unit. A garage is located at the bottom of the plan, and a covered porch runs along the right side. The plan includes various dimensions and room labels such as 'Living Room', 'Kitchen', 'Bedroom', 'Bath', 'HALL', 'GARAGE', and 'COVERED PORCH'.

Unit A: 12' x 12' Living Room, 10' x 10' Kitchen, 10' x 10' Bedroom, 10' x 10' Bath, 10' x 10' Hall, 10' x 10' Garage.

Unit B: 12' x 12' Living Room, 10' x 10' Kitchen, 10' x 10' Bedroom, 10' x 10' Bath, 10' x 10' Hall, 10' x 10' Garage.

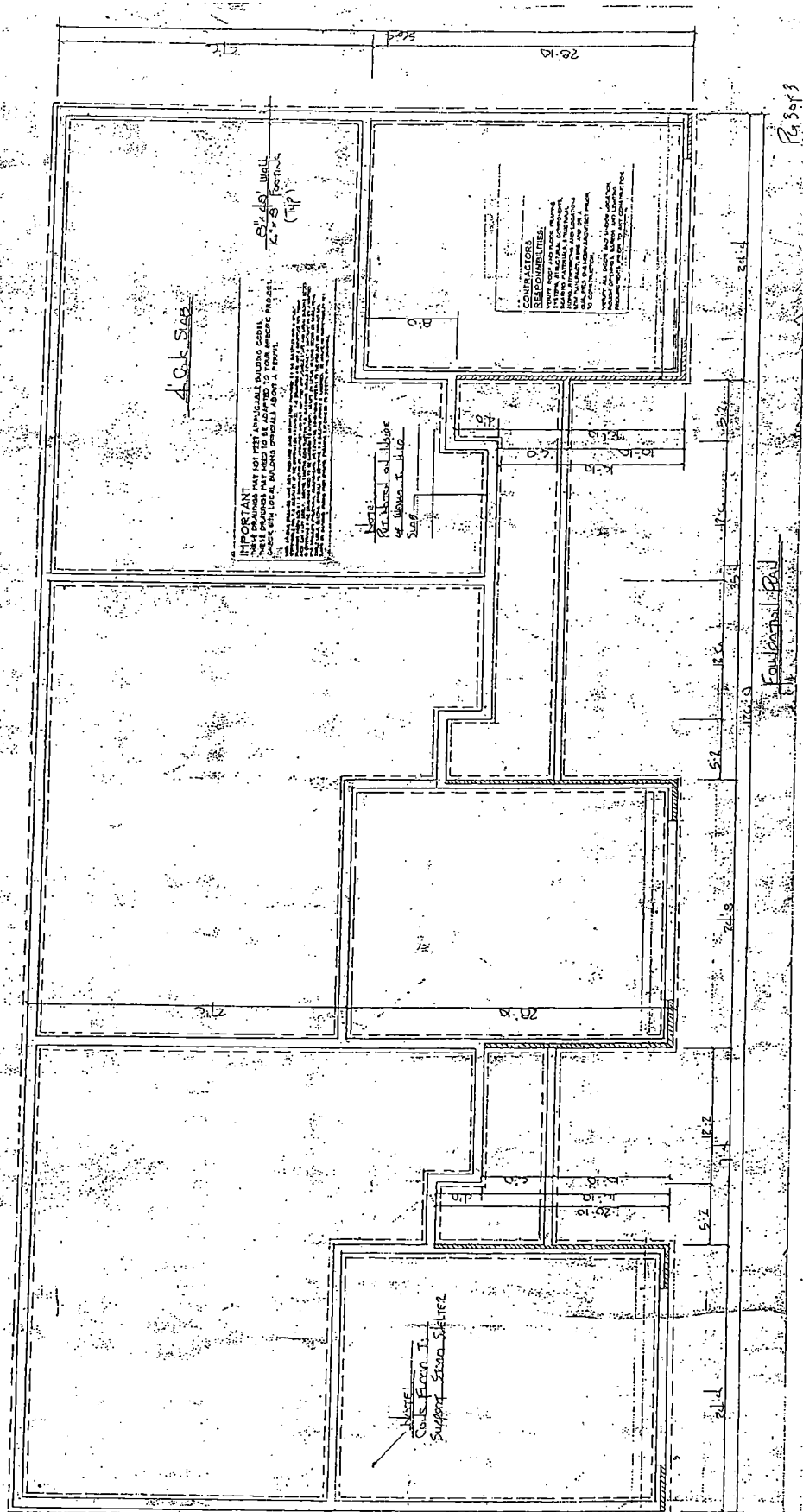
Unit C: 12' x 12' Living Room, 10' x 10' Kitchen, 10' x 10' Bedroom, 10' x 10' Bath, 10' x 10' Hall, 10' x 10' Garage.

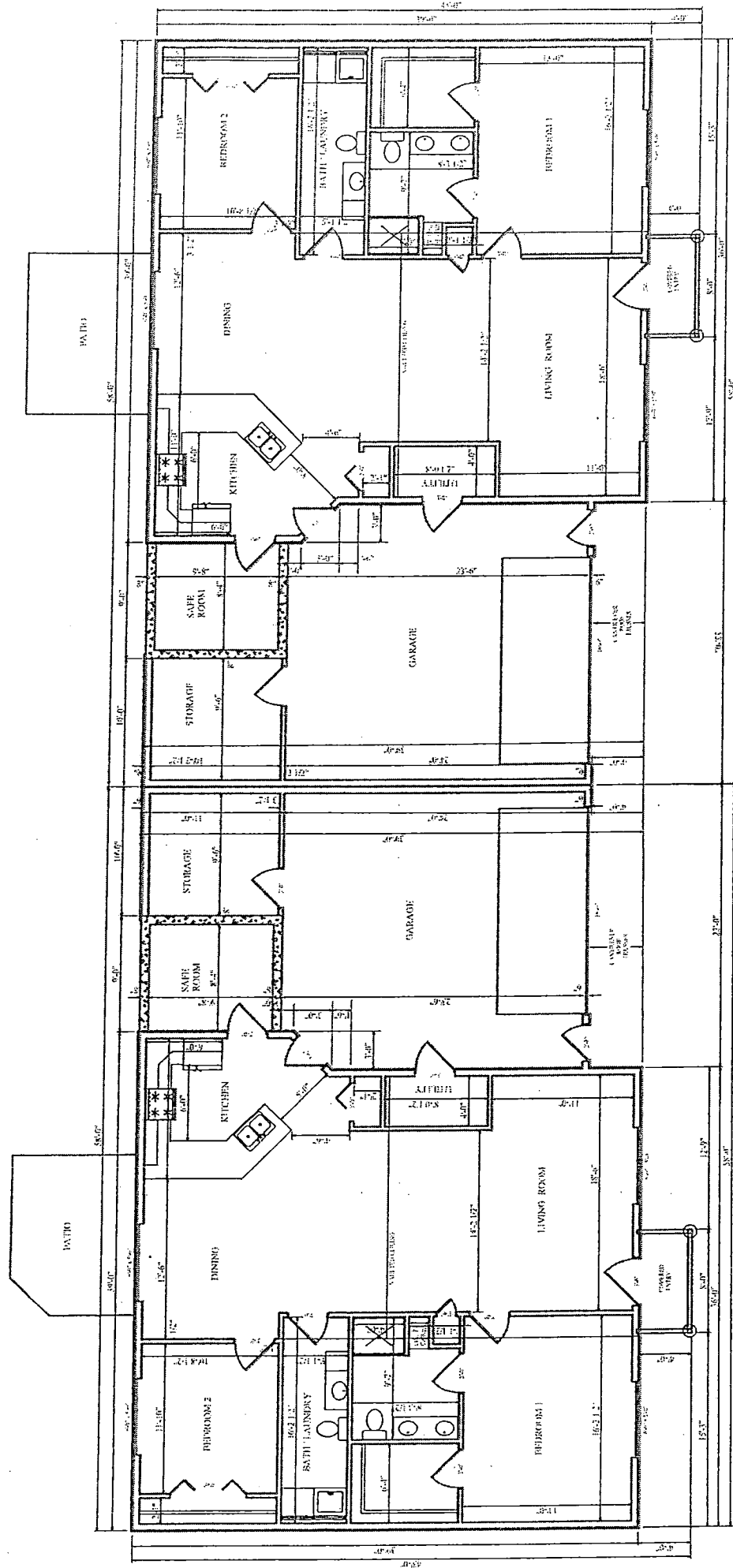
Garage: 10' x 10'.

Covered Porch: 10' x 10'.

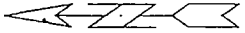
Notes:

- CONTRACTOR'S RESPONSIBILITIES: The contractor shall be responsible for the construction of the porch and the installation of the porch railing.
- IMPORTANT: The contractor shall be responsible for the construction of the porch and the installation of the porch railing.



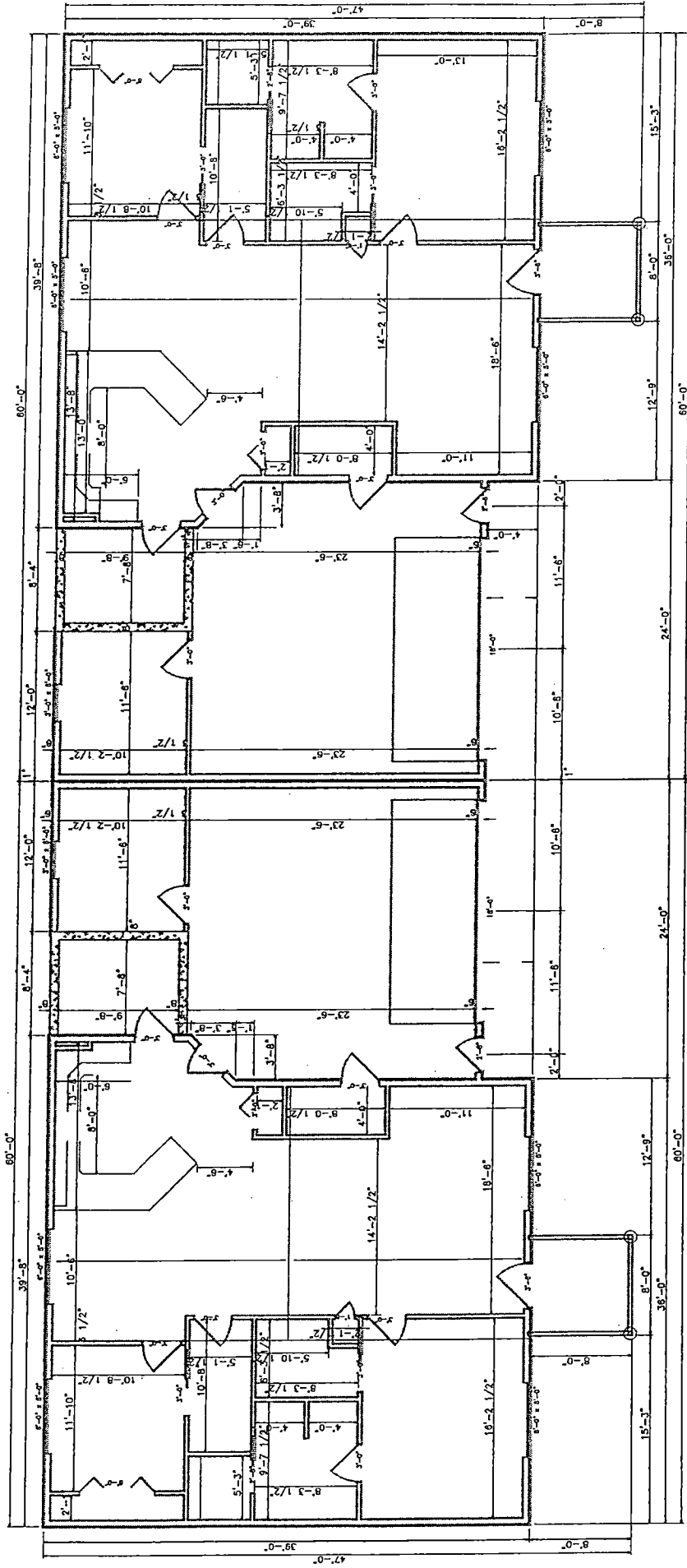


FLOOR PLAN UNIT 108 A & 108 B



UNIT 108 C

UNIT 108 D

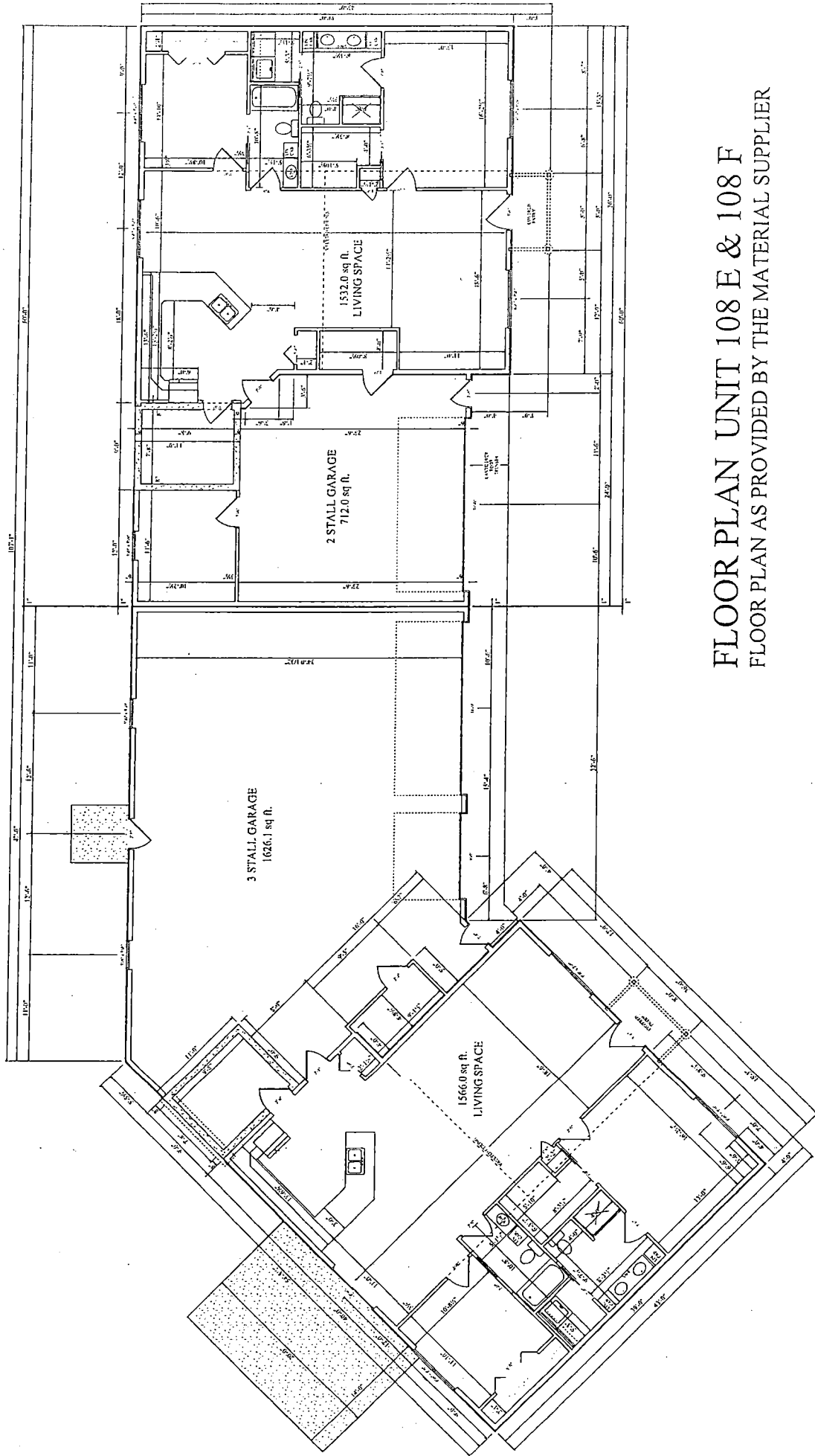


FLOOR PLAN UNIT 108 C & 108 D

FLOOR PLAN AS PROVIDED BY BUILDING MATERIAL SUPPLIER

UNIT 108 E

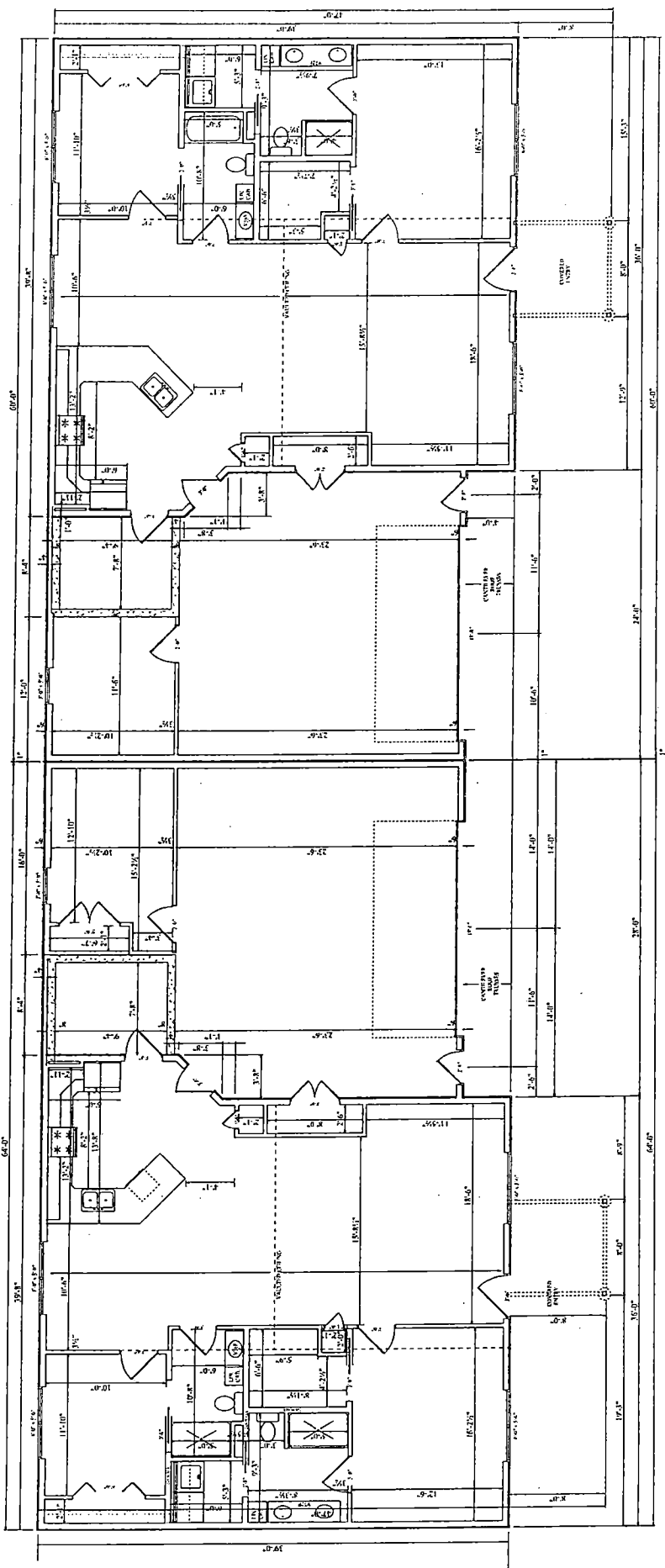
UNIT 108 F



FLOOR PLAN UNIT 108 E & 108 F
FLOOR PLAN AS PROVIDED BY THE MATERIAL SUPPLIER

UNIT 108 G

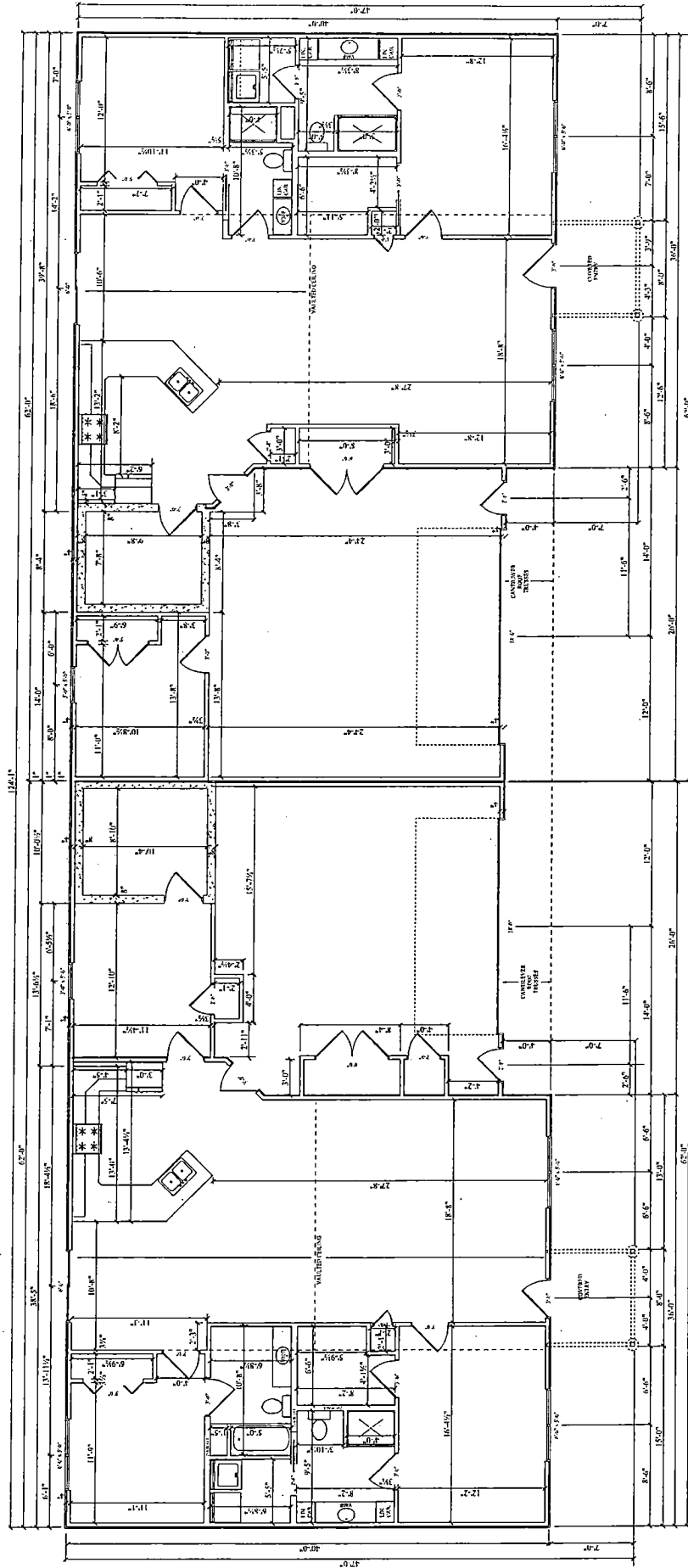
UNIT 108 H



FLOOR PLAN - UNIT 108 G & 108 H
FLOOR PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

UNIT 116 A

UNIT 116 B



FLOOR PLAN - UNIT 116 A & 116 B
FLOOR PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

DELHI LUMBER
730 Franklin St.
Delhi, IA 52223
TEL (563) 925-2041
FAX (563) 923-0444

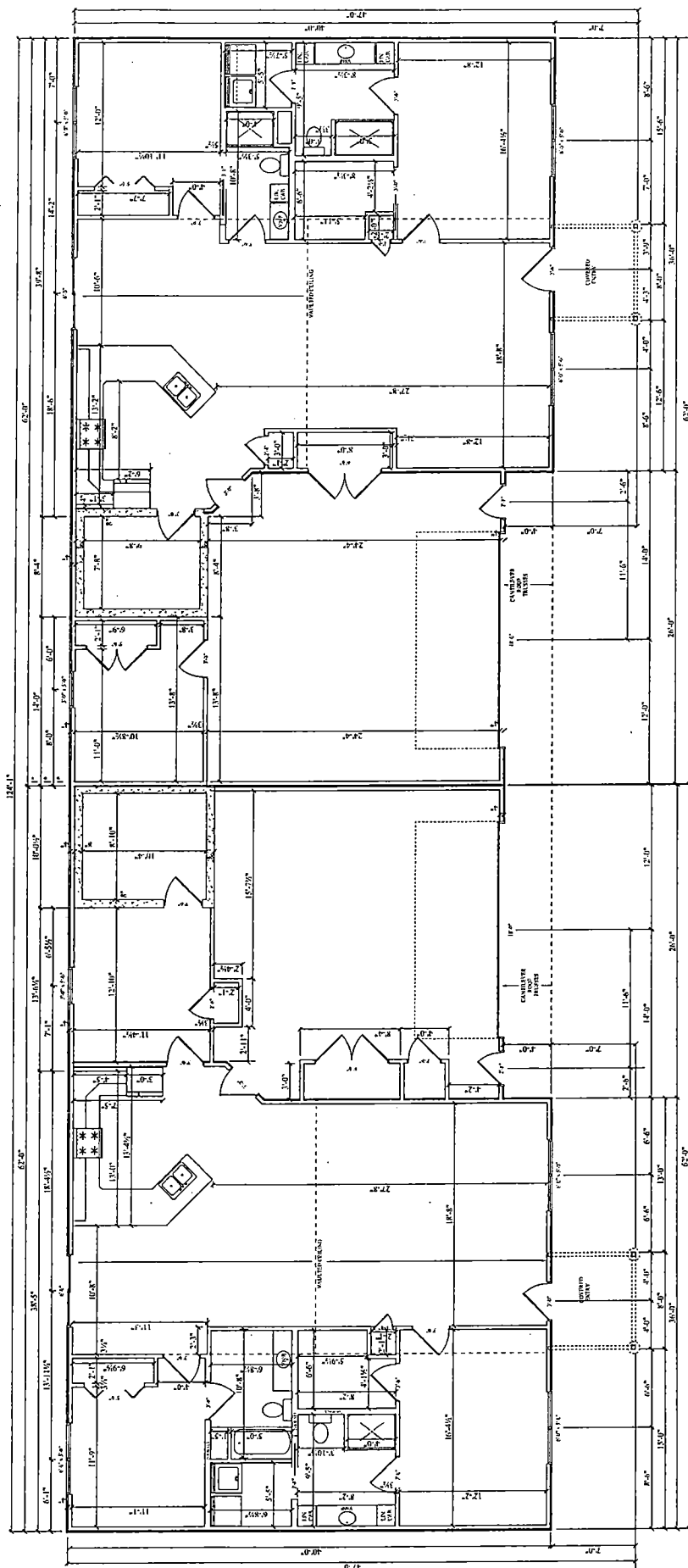
1734.9 sq. ft.

EIP DUPLEX SEPT 2020

July 21, 2021

IMPORTANT
THIS DRAWING IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS. THE DESIGNER'S OFFICE IS NOT RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THIS DRAWING.

UNIT 108 J



FLOOR PLAN - UNIT 108 I & 108 J
FLOOR PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

IMPORTANT

July 21, 2021

EIP DUPLEX SEPT 2020

1734.9 sq ft.

DELHI LUMBER
330 Franklin St.
Delhi, IA 52223
PIL (563) 922-2404
FAX: (563) 922-9644

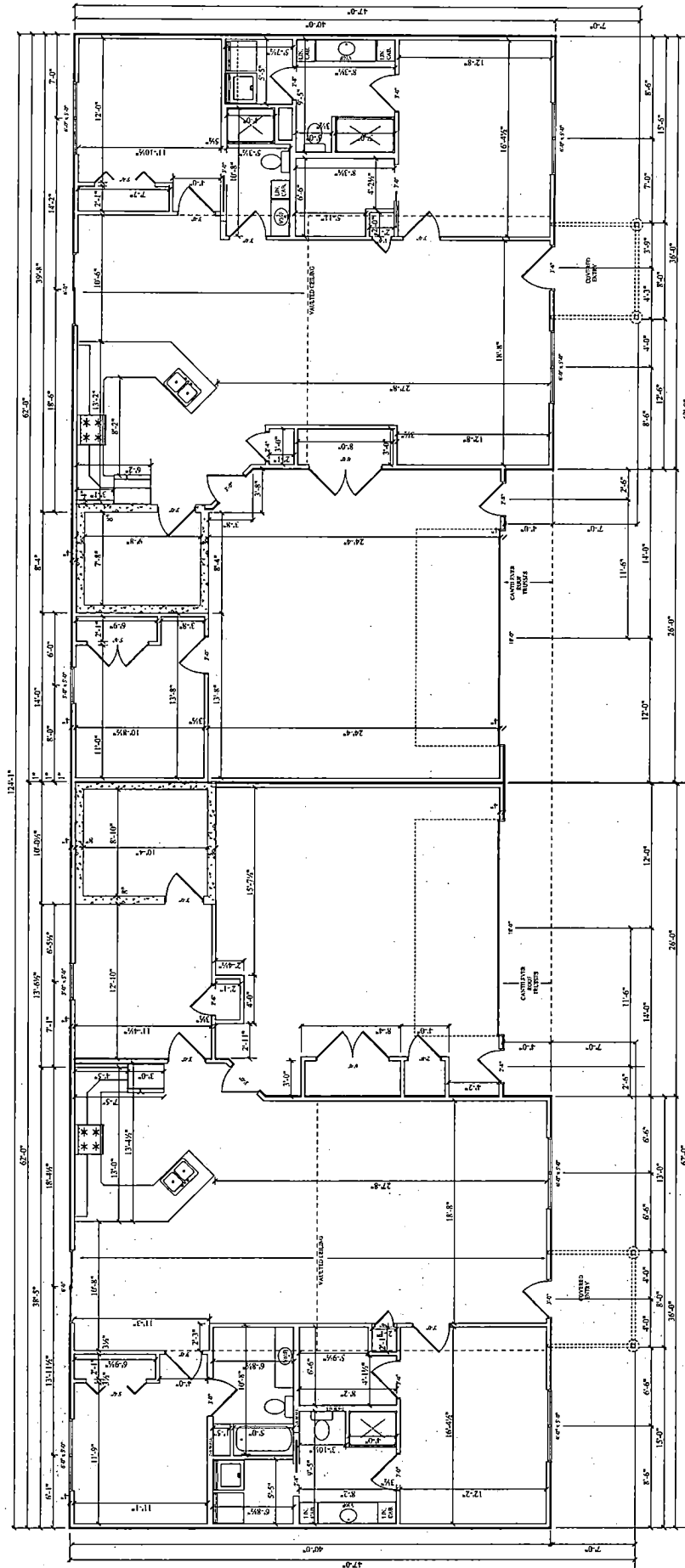
DELHI, VA 22223
TEL: (561) 922-2401
FAX: (561) 922-9444

IMPORTANT

THESE BOOKS MUST BE KEPT AWAY FROM FIRE AND FLAME.
IF THEY ARE EXPOSED TO FIRE OR HEAT, THE CONTENTS WILL
BE DESTROYED AND THE INFORMATION CONTAINED THEREIN
LOST. IF YOU HAVE THESE BOOKS, PLEASE TAKE PRECAUTIONS
TO PROTECT THEM FROM FIRE AND FLAME.

UNIT 120 B

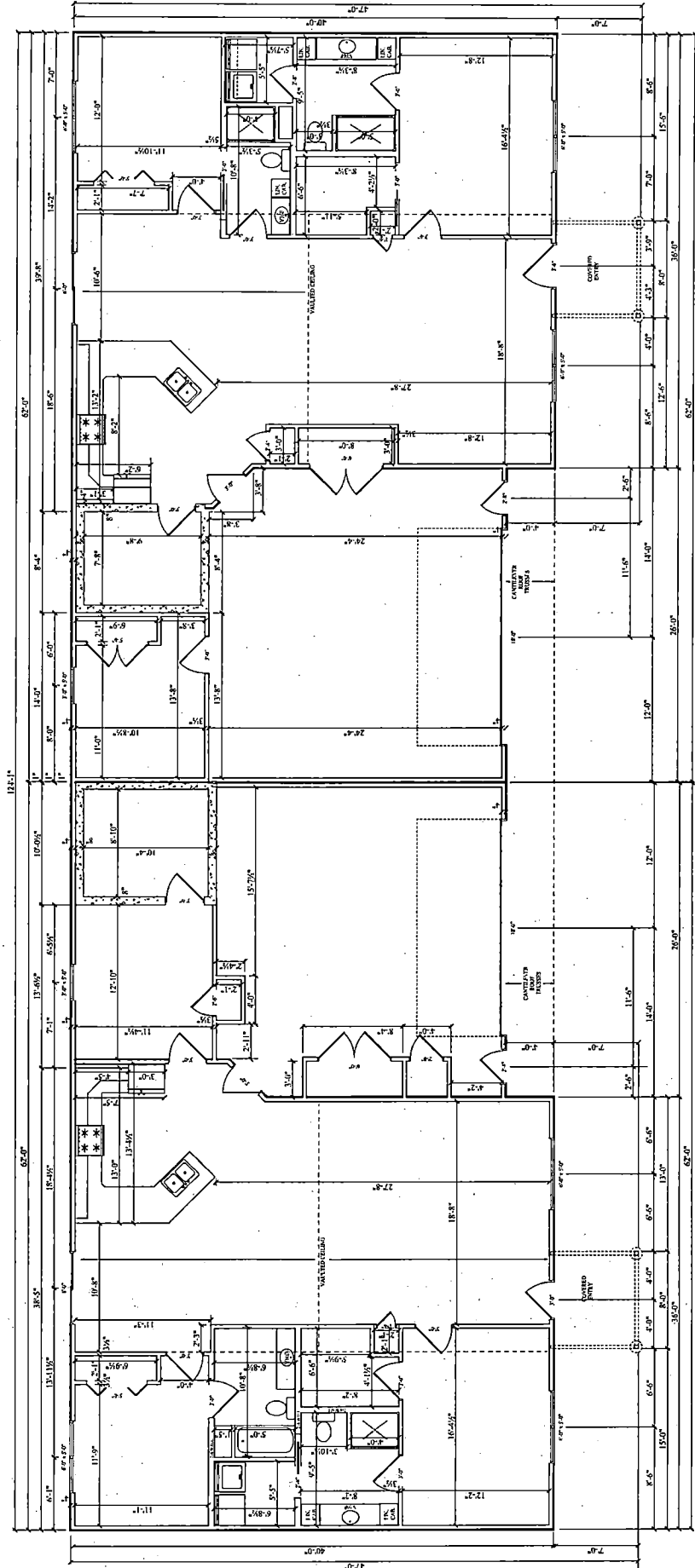
UNIT 120 A



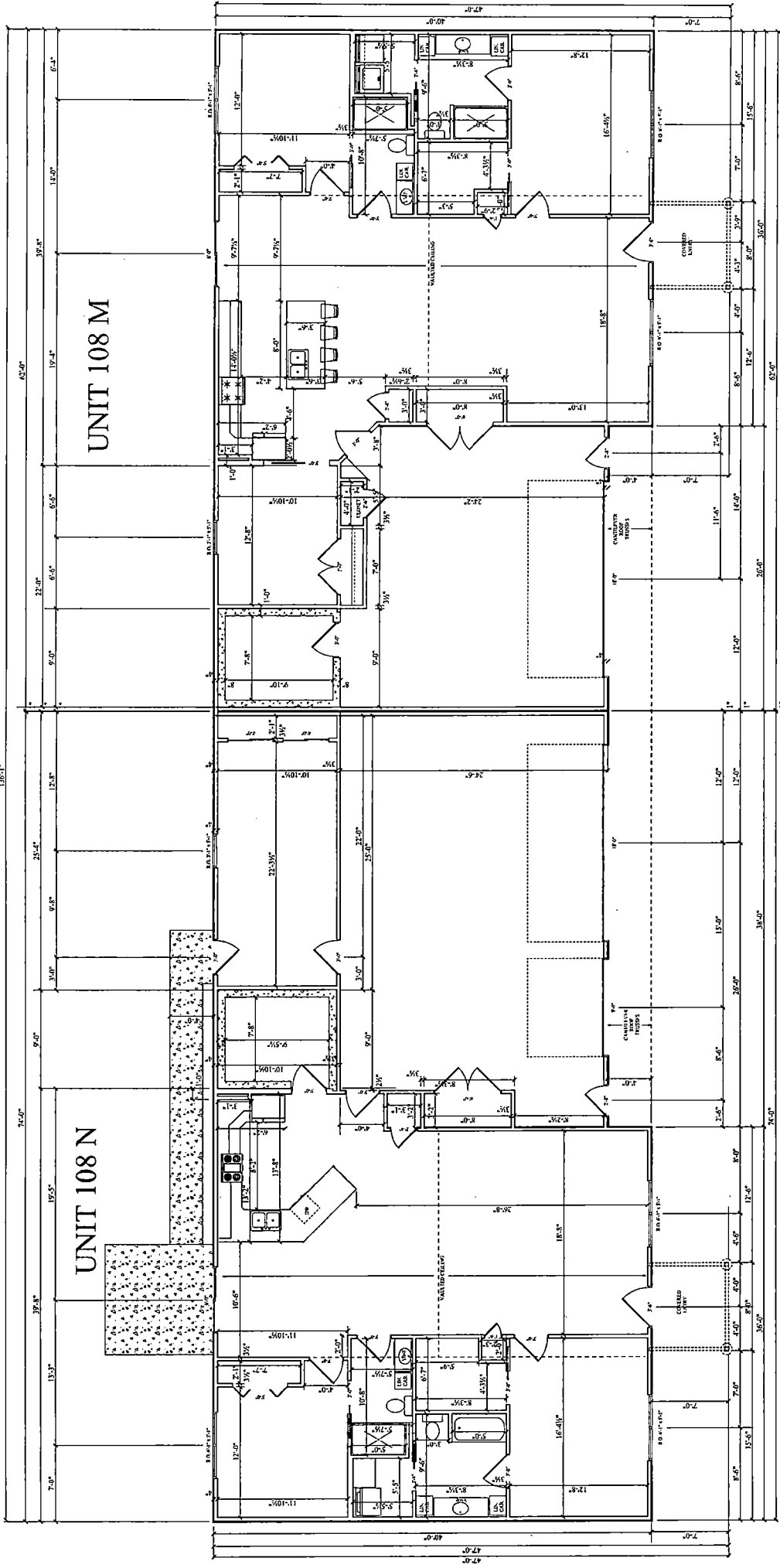
FLOOR PLAN - UNIT 120 A & 120 B
FLOOR PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

UNIT 108 K

UNIT 108 L



FLOOR PLAN - UNIT 108 K & 108 L
FLOOR PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER



PREPARED BY: DELHI LUMBER 330 Franklin St. Delhi, IA 52223	DATE: December 29, 2021	STU EIP DUPLEX MAY 2021	HAMMILL 1733.3 sq. ft.
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FLOOR PLAN - UNIT 108 M & 108 N
 FLOOR PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

THIS FLOOR PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE MATERIAL SUPPLIER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND THE MATERIALS SHOWN. THE MATERIAL SUPPLIER SHALL BE RESPONSIBLE FOR THE MATERIALS SHOWN. THE MATERIAL SUPPLIER SHALL BE RESPONSIBLE FOR THE MATERIALS SHOWN.

“EXHIBIT C”

<u>Lot Number</u>	<u>Unit</u>	<u>Percentage Interest</u>
Lot 1	Unit 108 A	4.7619
	Unit 108 B	4.7619
	Unit 108 C	4.7619
	Unit 108 D	4.7619
Lot 6 and Lot 10	Unit 108 E	4.7619
	Unit 108 F	4.7619
Lot 2	Unit 112 A	4.7619
	Unit 112 B	4.7619
	Unit 112 C	4.7619
	Unit 108 G	4.7619
	Unit 108 H	4.7619
Lot 3	Unit 116 A	4.7619
	Unit 116 B	4.7619
	Unit 108 I	4.7619
	Unit 108 J	4.7619
Lot 4	Unit 120 A	4.7619
	Unit 120 B	4.7619
Lot 11	Unit 108 K	4.7619
	Unit 108 L	4.7619
	Unit 108 M	4.7619
	Unit 108 N	4.7619
TOTAL		100.00*

Note: Lots 1, 2, 3, 4 and 6 are part of
Bailey Drive Estates and Lots 10 and 11
are part of Bailey Drive Estates 2nd Subdivision

*rounded up by .0001