



Book 2022 Page 2695

Document 2022 2695 Type 06 018 Pages 34

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Recorder's Cover Sheet

Document: Second Amendment To Declaration Submission of Property to Horizontal
Property Regime for Neighborhood Villas, A Condominium

Preparer Information: Dennis J. McMenimen
Shuttleworth & Ingersoll, P.L.C.
115 Third St. SE, Suite 500
P.O. Box 2107
Cedar Rapids, IA 52046-2107

Taxpayer Information: Good Neighbor Society
Attn: Mackenzie Engelken
105 McCarren Drive
Manchester, IA 52057

Return Document To: Good Neighbor Society
Attn: Mackenzie Engelken
105 McCarren Drive
Manchester, IA 52057

Grantor(s) (Declarant): Good Neighbor Society, an Iowa not for profit corporation

Grantees: Not Applicable

Legal Description: Lots 1 through 7 are in Good Neighbor Subdivision, City of Manchester,
Delaware County, Iowa, as recorded on May 10, 2017 in Book 2017,
Page 1294 of the records of the Delaware County, Iowa Recorder.
and
Lots 9 through 19 are in Good Neighbor Subdivision Plat 2, City of
Manchester, Delaware County, Iowa, as recorded on February 21, 2019
in Book 2019, Page 373 of the records of the Delaware County, Iowa
Recorder.
and
Lots 20 to 26 are in Good Neighbor Home Subdivision Plat 3, City of
Manchester, Delaware County, Iowa, as recorded on August 1, 2022 in
Book 2022, Page 2302 of the records of the Delaware County, Iowa
Recorder.

**Document of instrument
number of previously
recorded documents:** Not Applicable

**SECOND AMENDMENT
TO
DECLARATION OF SUBMISSION OF PROPERTY
TO
HORIZONTAL PROPERTY REGIME
FOR
NEIGHBORHOOD VILLAS, A CONDOMINIUM**

This Second Amendment to Declaration of Submission of Property to Horizontal Property Regime for Neighborhood Villas, A Condominium ("Second Amendment") is made by **GOOD NEIGHBOR SOCIETY**, a corporation not for profit existing under Chapter 504, Code of Iowa ("Good Neighbor" or "Declarant"), in order to amend the Declaration of Submission of Property to Horizontal Property Regime for Neighborhood Villas, A Condominium, dated June 2, 2017 and recorded on June 5, 2017 in Book 2017 at Pages 1549 of the records in the office of the Delaware County, Iowa Recorder, as previously amended by the First Amendment to Declaration of Submission of Property to Horizontal Property Regime for Neighborhood Villas, A Condominium, effective as of February 14, 2019 and recorded on February 27, 2019 in Book 2019 Page 421 of the records in the office of the Delaware County, Iowa Recorder (collectively, the "Declaration").

Recitals

A. The Declaration established a horizontal property regime known as "Neighborhood Villas, A Condominium" (the "Condominium").

B. Under Article 2.02 of the Declaration, the Declarant reserved the right to expand the Condominium to add additional land and Units to the Condominium.

C. Pursuant to the authority reserved in Article 2.02 of the Declaration, the Declarant executes this Second Amendment to amend the Declaration in order to (i) submit additional property to the Condominium, (ii) increase the number of total Units and Buildings from eighteen (18) to twenty-five (25) Units and (iii) substitute revised Exhibits to reflect the additional Units and Buildings, all as specified below.

Agreement

Now, therefore, pursuant to the reserved rights set forth in Article 2.02 of the Declaration, the Declarant hereby 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 1.01(g) of the Declaration is deleted and the following is substituted in lieu thereof:

(g) “Building” or “Buildings” shall mean the **twenty-five (25)** buildings, referred to as (i) 102, 104, 106, 108, 110, 112, 114, 202, 204, 206, 208, 210, 212, 214 Neighbor Drive, Manchester, Iowa; (ii) 209, 211, 213 and 215 Marietta Lane and (iii) 101, 102, 103, 104, 105, 106 and 107, Mason Court, Manchester, Iowa and other structures and improvements constructed or to be constructed on the Land and containing Units as shown by the Plans. Each of the Building pairs referred to as 102 and 104 Neighbor Drive, 106 and 108 Neighbor Drive, 110 and 112 Neighbor Drive, 204 and 206 Neighbor Drive, 208 and 210 Neighbor Drive, 212 and 214 Neighbor Drive, 209 and 211 Marietta Lane and 213 and 215 Marietta Lane are part of a duplex structure with each side of the duplex structure being a separate Building that shares a garage wall. The Buildings referred to as 114 and 202 Neighbor Drive and 106 Mason Court are single family structures that are not part of a duplex structure. The Buildings referred to as 101, 102, 103, 104, 105, 106 and 107 Mason Court are twin homes that share a common wall between each garage. Each Building is located on a separate platted lot and is treated as one (1) Unit. The Buildings located at 102, 104, 106, 108, 110, 112, 114, 202, 204 and 206 Neighbor Drive and 101, 102, 103, 104, 105 and 107, Mason Court each consists of one (1) level, a basement and a Garage. The Buildings located at 208, 210, 212 and 214 Neighbor Drive, and 209, 211, 213 and 215 Marietta Lane each consists of one (1) level and a Garage, but no basement.

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

(p) “Land” means, unless the context indicates otherwise, that parcel or tract of real estate described as follows:

Lots 1 to 7, inclusive, Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa;

Lots 9 to 19, inclusive, Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa;

And

Lots 20, 21, 22, 23, 24, 25 and 26, Good Neighbor Home Subdivision Plat 3, City of Manchester, Delaware County, Iowa

(c.) Article 3.02 is deleted and the following is substituted in lieu thereof:

3.02 Access. The Site Plan and the Plans show the location of the Property and the access to and from the Property from one or more other public streets and private access easements, including East Main Street, Neighbor Drive, Marietta Lane and Mason Court; all in the City of Manchester, Delaware County, Iowa.

(d.) Article 3.03(a.) is deleted and the following is substituted in lieu thereof:

(a.) Number. This declaration creates and defines **twenty-five (25)** Units, each of which is identified by a distinct Unit number (i.e. Unit 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25), all as shown on the Plans. Each Unit is capable of being owned as a separate parcel of real estate. Each of the **twenty-five (25)** Units created under this Declaration have the appurtenant rights identified on **Exhibit H** attached hereto.

(e.) Article 3.03(d.) is deleted and the following is substituted in lieu thereof:

(d.) Legal Description. The legal description of each Unit shall consist of the identifying Unit number (i.e. Unit 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25) as shown on the Plans. Every deed, lease, mortgage or other instrument shall legally describe a Unit using the following format:

[A life estate in the Grantee][A life estate for the joint lives of Grantees] in Unit __, in Neighborhood Villas, A Condominium, Delaware County, Iowa, together with an undivided percentage interest in and to the common areas and facilities appurtenant thereto, all as appears of record in the Declaration recorded in the Office of the County Recorder, Delaware County, Iowa, on June 5, 2017, in Volume 2017, beginning at Page 1549, as may be amended, with the remainder interest reserved to Good Neighbor Society, an Iowa not for profit corporation.

The land on which Neighborhood Villas, A Condominium is located is:

Lots 1 to 7, inclusive, Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa;

Lots 9 to 19, inclusive, Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa;

And

Lots 20, 21, 22, 23, 24, 25 and 26, Good Neighbor Home Subdivision Plat 3, City of Manchester, Delaware County, Iowa

and every such description shall be deemed good and sufficient for all purposes, as provided in the Act. Except as provided by the Act, no Unit Owner shall, by deed, plat, court decree or otherwise, subdivide or in any other manner cause such Unit to be separated into any tracts or parcels different from the whole Unit as shown on the Plans.

(f.) Article 3.03(g.) is deleted and the following is substituted in lieu thereof:

(g.) Voting Rights. The total number of votes outstanding and entitled to be cast under this Declaration, the Articles and Bylaws is **sixty-four (64)**, with **thirty-**

nine (39) votes to be cast by Good Neighbor and **twenty-five (25)** votes to be cast by Unit Owners. The Owner or Owners (collectively) of each Unit shall be entitled to cast **one (1)** vote on all matters on which a vote by Unit Owners is required or permitted by this Declaration or applicable law, including all matters submitted to a vote of the Owners under this Declaration, of the Members under the Articles and Bylaws of the Association or otherwise under applicable law. In any event, as part of its reserved rights, Good Neighbor shall at all times have the right to vote that number of votes that equal **sixty percent (60%)** of the total votes entitled to be cast on any matter submitted to the Owners. In the event Good Neighbor holds title to a Unit, Good Neighbor shall be entitled to cast the vote appurtenant to the Unit and entitled to be cast by the Owner of such Unit. The voting rights of the Owners and Good Neighbor are set forth on **Exhibit H** attached hereto.

(g.) Article 6.01(e.) is deleted and the following is substituted in lieu thereof:

(e.) Access and Utility Easements. Easements for public utilities and for access to and from each Unit over and across the areas identified for access and utility easements on the plats of (i) the Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa, as recorded on May 10, 2017 in Book 2017, Page 1294 of the records of the Recorder for Delaware County, Iowa, as may be amended, (ii) the Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa, as recorded on February 21, 2019 in Book 2019, Page 373 of the records of the Recorder for Delaware County, Iowa, as may be amended and (iii) Good Neighbor Home Subdivision Plat 3, City of Manchester, Delaware County, Iowa, as recorded on August 1, 2022 in Book 2022, Page 2302 of the records of the Recorder for Delaware County, Iowa, as may be amended .

(i.) Article 12.01(a.) and (c.) are deleted and the following are substituted in lieu thereof:

12.01 Amendments. This Declaration may be amended in accordance with the following procedures:

(a.) Percentage Interest. Except for amendments to the undivided percentage interest in the Common Elements and/or Limited Common Elements appurtenant to each Unit resulting from (i) the enlargement of the Condominium regime as provided in Article 2.02 above, (ii) the condemnation of any Unit or of long-term obsolescence, as provided in Article 12.01(c.), or (iii) as otherwise expressly permitted in this Declaration, the undivided percentage interest in the Common Elements and/or Limited Common Elements appurtenant to each Unit may be amended only by unanimous consent of Good Neighbor and all Unit Owners affected by the proposed amendment and their respective mortgagee(s).

...

(c.) General Procedure. Except as otherwise provided in this Declaration, this Declaration may be amended:

(i) By the unanimous written agreement of Good Neighbor and all the Unit Owners.

(ii) By the Owners upon the approval of any amendment by the favorable vote of Good Neighbor and three-fourths (3/4) of the total number of votes outstanding and entitled to be cast by the Owners at a meeting of the members of the Association at a regular or special membership meeting as to which notice of the proposed amendment has been given. Any such meeting and vote shall be held and conducted in accordance with the procedures of the Bylaws. No amendment shall be adopted at variance with that proposed in the notice, but the notice may contain more than one proposed amendment. Approval of the Board of Directors is not required of an amendment so adopted.

(iii) By the Declarant, pursuant to the Declarant's reserved rights under Article 2.02, upon the execution by Declarant and recording of an amendment to submit additional property to the Regime and otherwise amend the Declaration as reasonably

(iv) As otherwise provided in this Declaration, as may be amended.

(j.) Article 12.03 is deleted and the following is substituted in lieu thereof:

12.03 Execution and Recording. An amendment approved in accordance with the provisions of this Declaration shall be effective when either (i) executed and acknowledged by Good Neighbor and all Owners and mortgagees, as the case may be, or (ii) a certificate of its due and proper adoption containing the provisions of the amendment is executed in the name of the Association by its President and Secretary, or (iii) executed by the Declarant pursuant to the Declarant's reserved rights under Article 2.02. Any such written confirmation shall be executed with the formalities of a deed and recorded in the office of the Recorder for Delaware County, Iowa.

(k.) **Exhibits C, D, E, F and H** to the Declaration are hereby amended as stated in each of said Exhibits attached to this Second Amendment.

3. Confirmation of Declaration. Except as specifically amended in this Second Amendment, the Declaration, as previously amended, remains in full force and effect.

4. Effective Date. This Second Amendment shall be effective as of the date it is recorded with the Delaware County, Iowa Recorder.

Certificate of Declarant

By signing below, GOOD NEIGHBOR SOCIETY, a corporation not for profit existing under Chapter 504, Code of Iowa, acting in its capacity of the Declarant under the Declaration, states and certifies that this Second Amendment to Declaration of Submission of Property to Horizontal Property Regime for Neighborhood Villas, A Condominium has been prepared and adopted pursuant to the reserved right and authority of Section 2.02 of the Declaration.

GOOD NEIGHBOR SOCIETY,
a corporation not for profit existing
under Chapter 504, Code of Iowa

By:

Name:

Title:

STATE OF IOWA

SS:

COUNTY OF DELAWARE

On this 30 day of August, 2022, this instrument was acknowledged before me by ~~Matthew C. Gubenter~~ ^{Matthew C. Gubenter} as the ~~Notary~~ ^{CEO} of GOOD NEIGHBOR SOCIETY. Matthew C. Gubenter - CEO 11 7 2 1

Notary Public in and for the State of Iowa

My Commission Expires:

EXHIBIT C
(Second Amended)

Site Plan

The Site Plan consists of:

(i) the final plat of the Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa, which was recorded in the records of the Recorder for Delaware County, Iowa on May 10, 2017 in Book 2017 Page 1294. A copy is attached hereto as **Exhibit C-1**.

(ii) the final plat of Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa, which was recorded in the records of the Recorder for Delaware County, Iowa on February 21, 2019 in Book 2019 Page 373. A copy is attached hereto as **Exhibit C-2**.

(iii) the final plat of Good Neighbor Home Subdivision Plat 3, City of Manchester, Delaware County, Iowa, which was recorded in the records of the Recorder for Delaware County, Iowa on August 1, 2022 in Book 2022 Page 2302. A copy is attached hereto as **Exhibit C-3**.

Exhibit C-1

Final Plat of the Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa

RECORDER'S INDEX

LOCATION: SW OF SE
SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA
REQUESTOR: RICK COLBY
PROPRIETOR: GOOD NEIGHBOR HOME a/k/a GOOD NEIGHBOR SOCIETY
SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR: SCHNEIDER LAND SURVEYING
COMPANY: AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

FILED
Delaware Co. Assessor

MAY 10 2017

FILED
Delaware Co. Auditor

MAY 10 2017



Book 2017 Page 1294

Document 2017 1294 Type 06 002 Pages 11
Date 5/10/2017 Time 9:46:26AM
Rec Amt \$57.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT GOOD NEIGHBOR SUBDIVISION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.

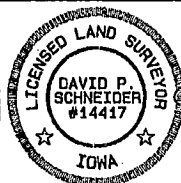
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M.,
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

SURVEY DESCRIPTION - GOOD NEIGHBOR SUBDIVISION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST
OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 28; THENCE N89°35'35"E, 1329.26 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S01°01'17"E, 1325.57 FEET TO THE SOUTHEAST CORNER
OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S89°27'40"W, 185.10
FEET TO THE SOUTHEAST CORNER OF THE WEST 150 FEET OF THE EAST QUARTER OF THE SOUTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE N00°42'18"W, 330.03 FEET ALONG THE EAST LINE
OF THE WEST 150 FEET OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SAID SECTION 28; THENCE S89°27'28"W, 150.01 FEET TO THE WEST LINE OF THE EAST QUARTER OF THE
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S00°42'17"E, 330.02 FEET
TO THE SOUTHWEST CORNER OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SAID SECTION 28; THENCE S89°27'40"W, 279.87 FEET TO THE EASTERLY LINE OF MCCARREN DRIVE;
EXTENDED SOUTH; THENCE N00°42'36"W, 725.79 FEET TO THE NORTHEASTERLY CORNER OF MCCARREN DRIVE;
THENCE S89°25'20"W, 50.00 FEET TO THE NORTHWESTERLY CORNER OF MCCARREN DRIVE; THENCE S00°42'36"E,
270.89 FEET ALONG THE WEST LINE OF MCCARREN DRIVE TO THE SOUTHEAST CORNER OF THE NORTH 205 FEET
OF THE EAST 192 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SAID SECTION 28; THENCE S89°33'04"W, 192.05 FEET TO THE SOUTHWEST CORNER OF THE NORTH
205 FEET OF THE EAST 192 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SAID SECTION 28; THENCE N02°13'50"W, 204.44 FEET TO THE NORTHWEST CORNER OF
THE NORTH 205 FEET OF THE EAST 192 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S89°27'52"W, 458.25 FEET TO THE SOUTHWEST
CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 28; THENCE N01°12'09"W, 669.08 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING,
CONTAINING 29.339 ACRES, WHICH INCLUDES 0.352 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

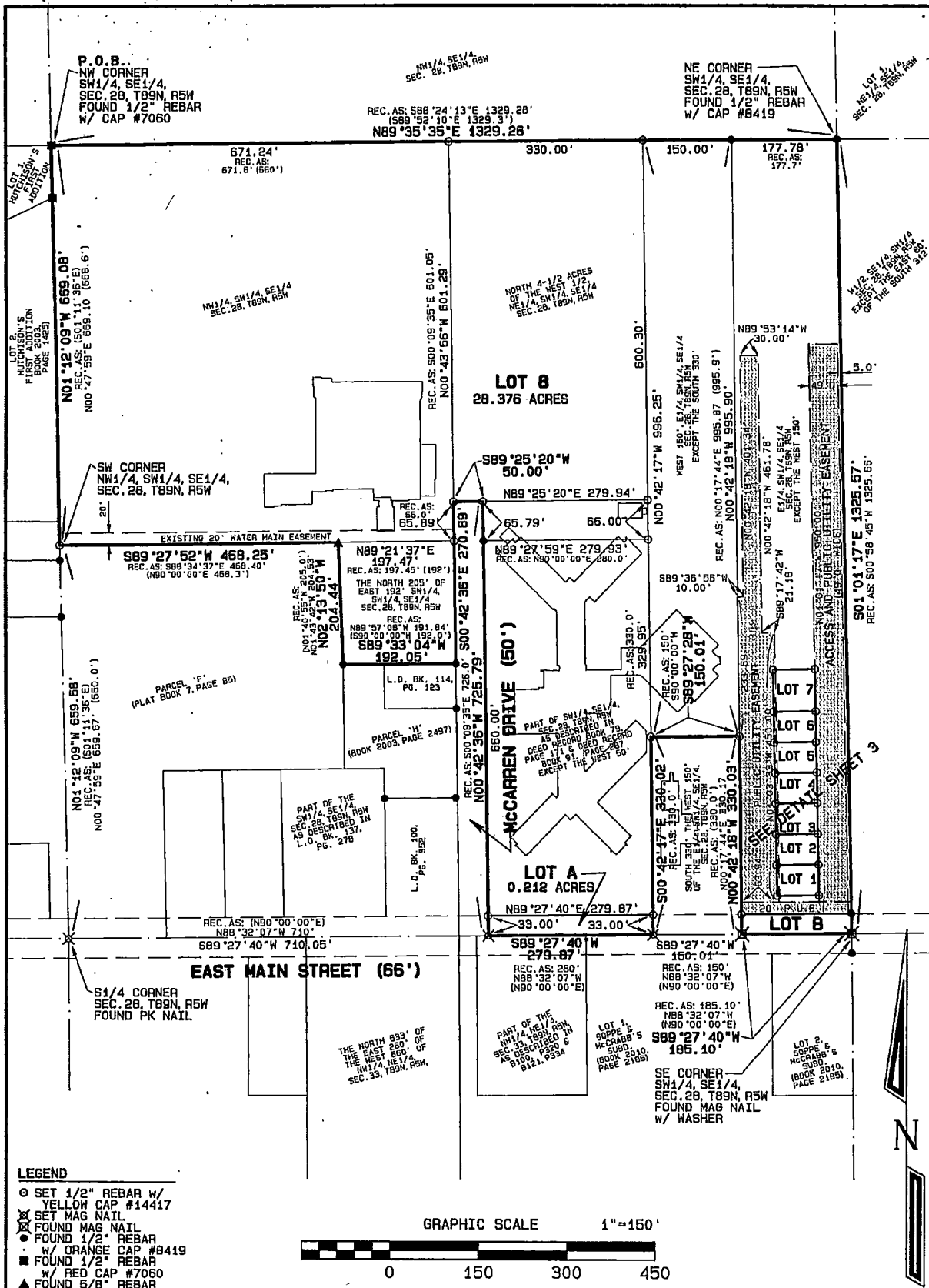
TOTAL AREA
29.339 ACRES TOTAL
-0.352 ACRES ROAD
28.987 ACRES NET



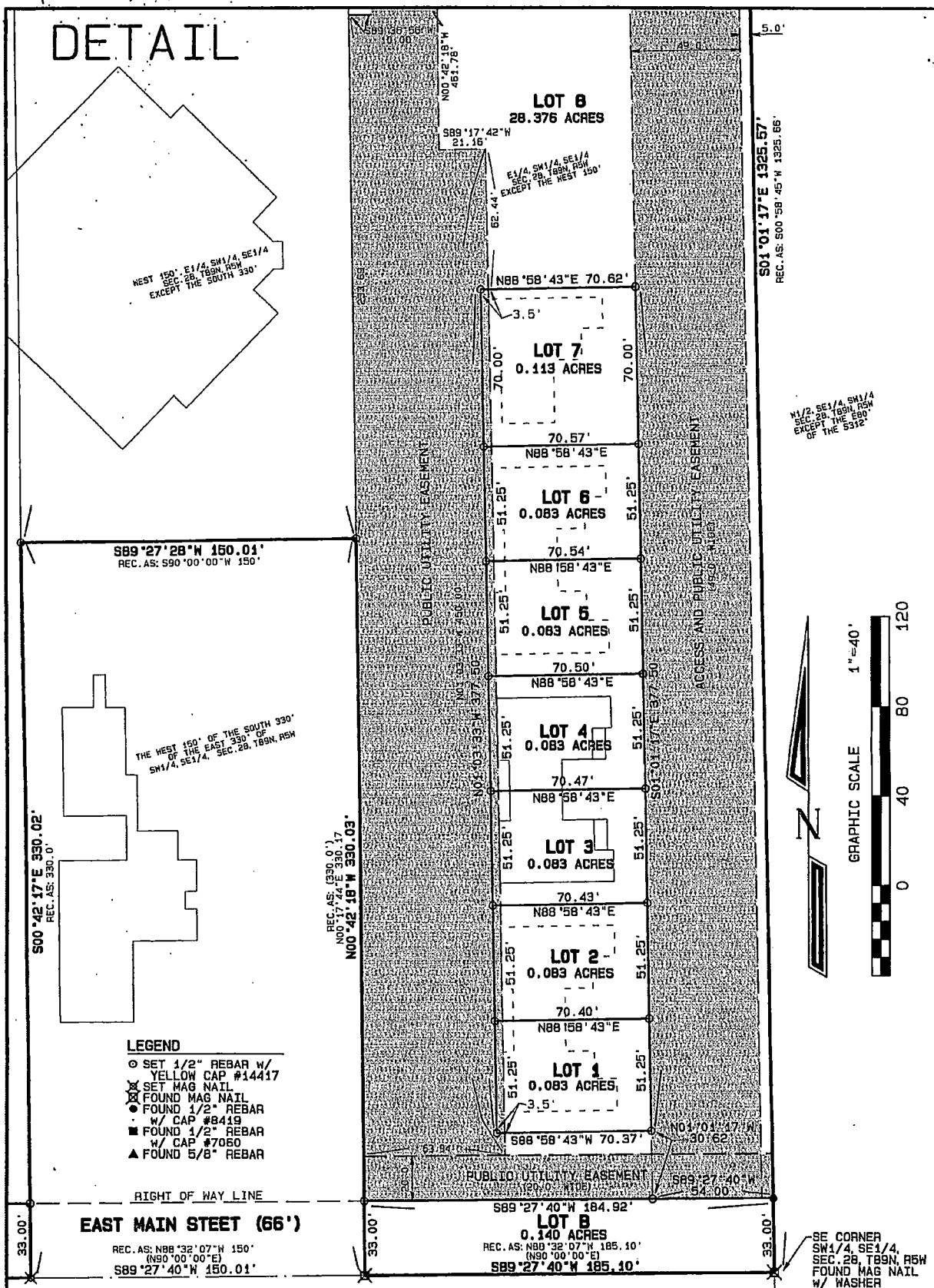
I hereby certify that this land surveying document was
prepared and the related survey work was performed
by me or under my direct personal supervision and that
I am a duly licensed Land Surveyor under the laws of
the State of Iowa.

David P. Schneider 4/18/2017
David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 2017.
Pages or sheets covered by this seal: SHEETS 1, 2 & 3

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
Fax 563-744-3629
Project: 1969FP
Survey Date: 3/15/2017
Sheet: 1 of 7



DETAIL



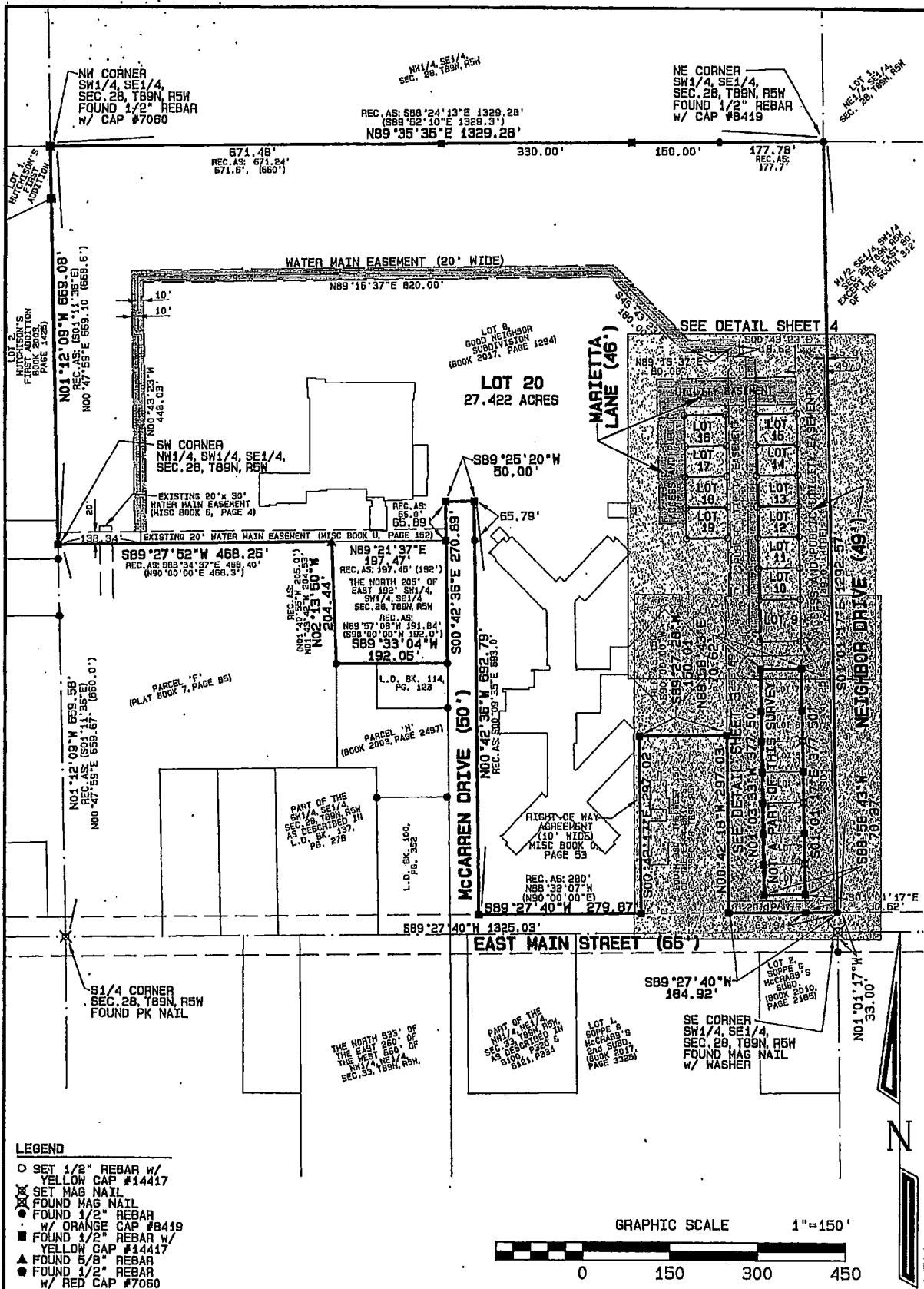
FINAL PLAT
GOOD NEIGHBOR SUBDIVISION,
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M.,
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

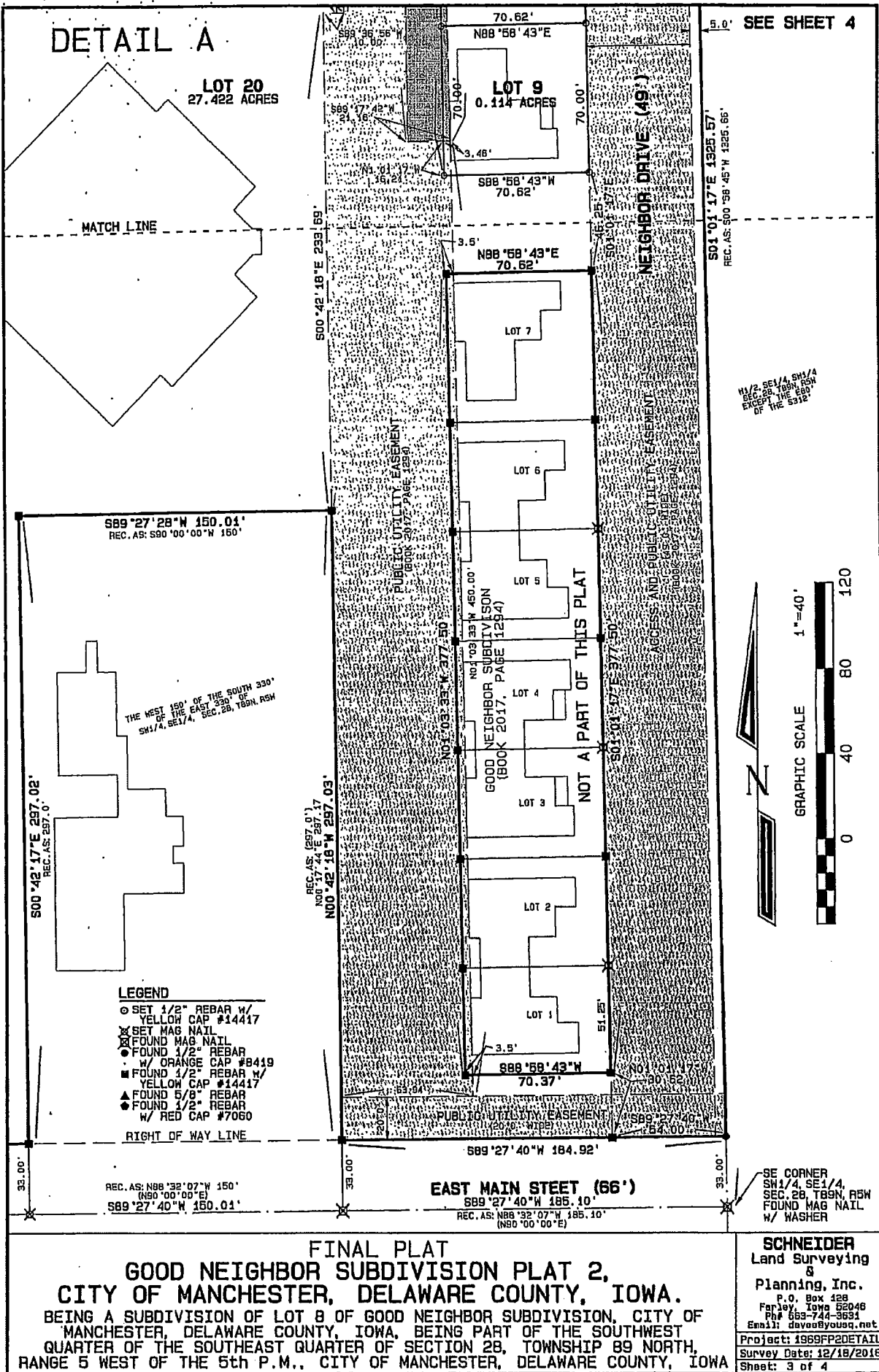
SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
Fax 563-744-3629

Project: 1969FP
Survey Date: 3/15/2017
Sheet: 3 of 7

Exhibit C-2

Final Plat of the Good Neighbor Subdivision, Plat 2, City of Manchester, Delaware County, Iowa





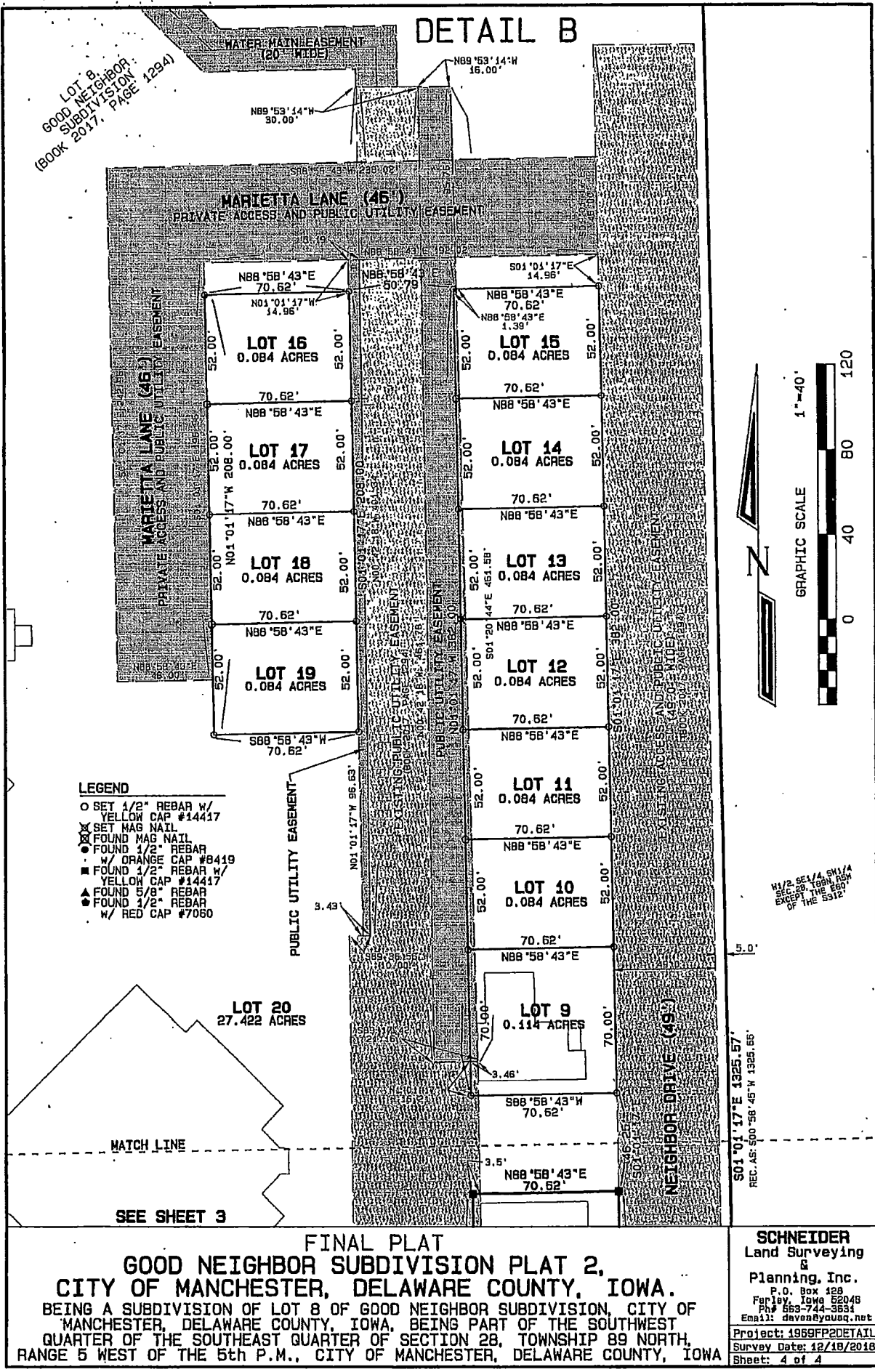


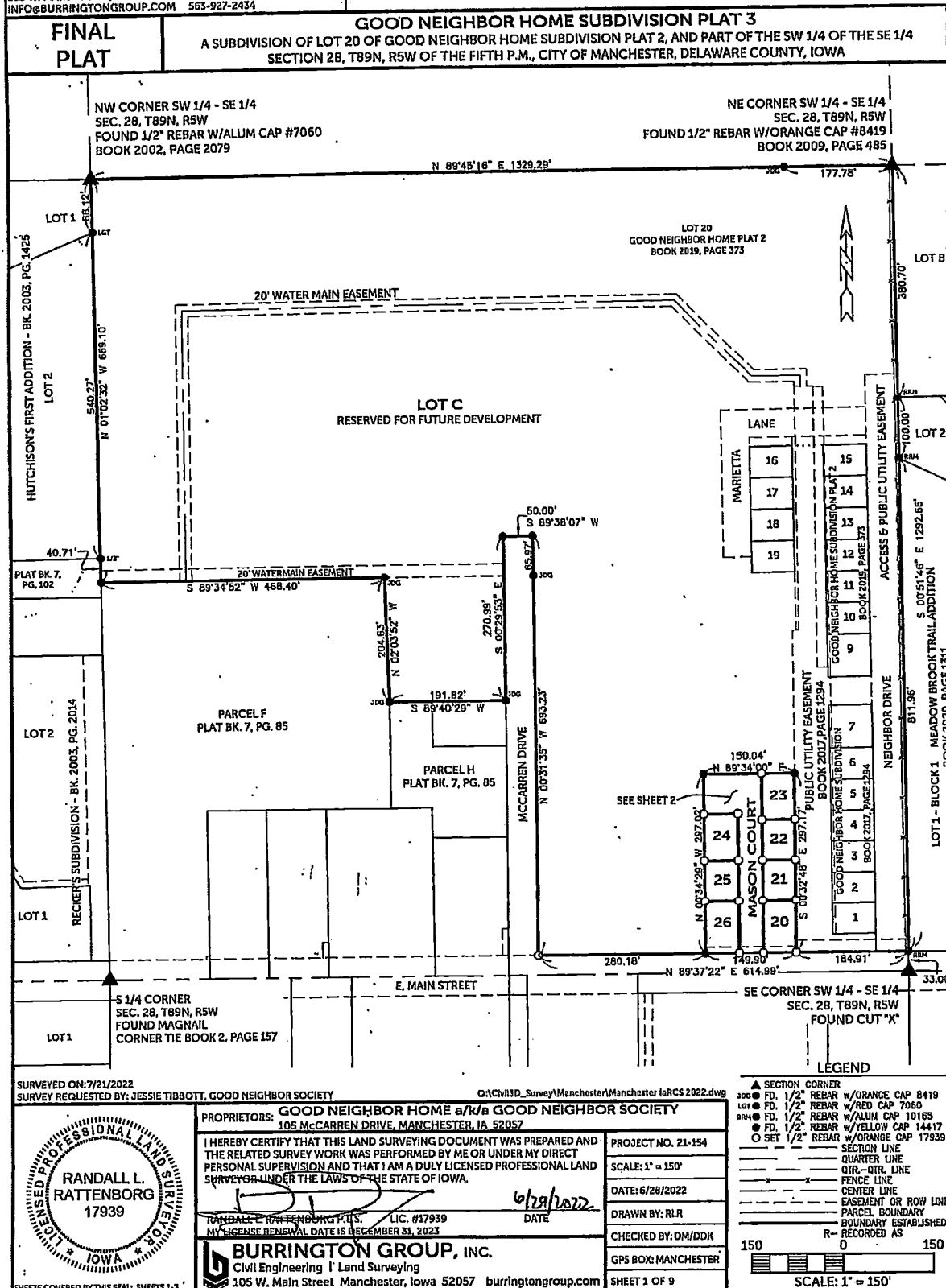
Exhibit C-3

Final Plat of the Good Neighbor Subdivision, Plat 3, City of Manchester, Delaware County, Iowa

COUNTY: DELAWARE
SECTION 28, T89 N, R5 W
ALIQUOT PART: SW 1/4 - SE 1/4
CITY: MANCHESTER
SURVEY: GOOD NEIGHBOR HOME SUBDIVISION PLAT 3
BLOCK: LOTS: 20-24 & LOT C
PROPRIETOR:
GOOD NEIGHBOR HOME a/k/a GOOD NEIGHBOR SOCIETY
REQUESTED BY: JESSIE TIBBOTT, GOOD NEIGHBOR SOCIETY
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

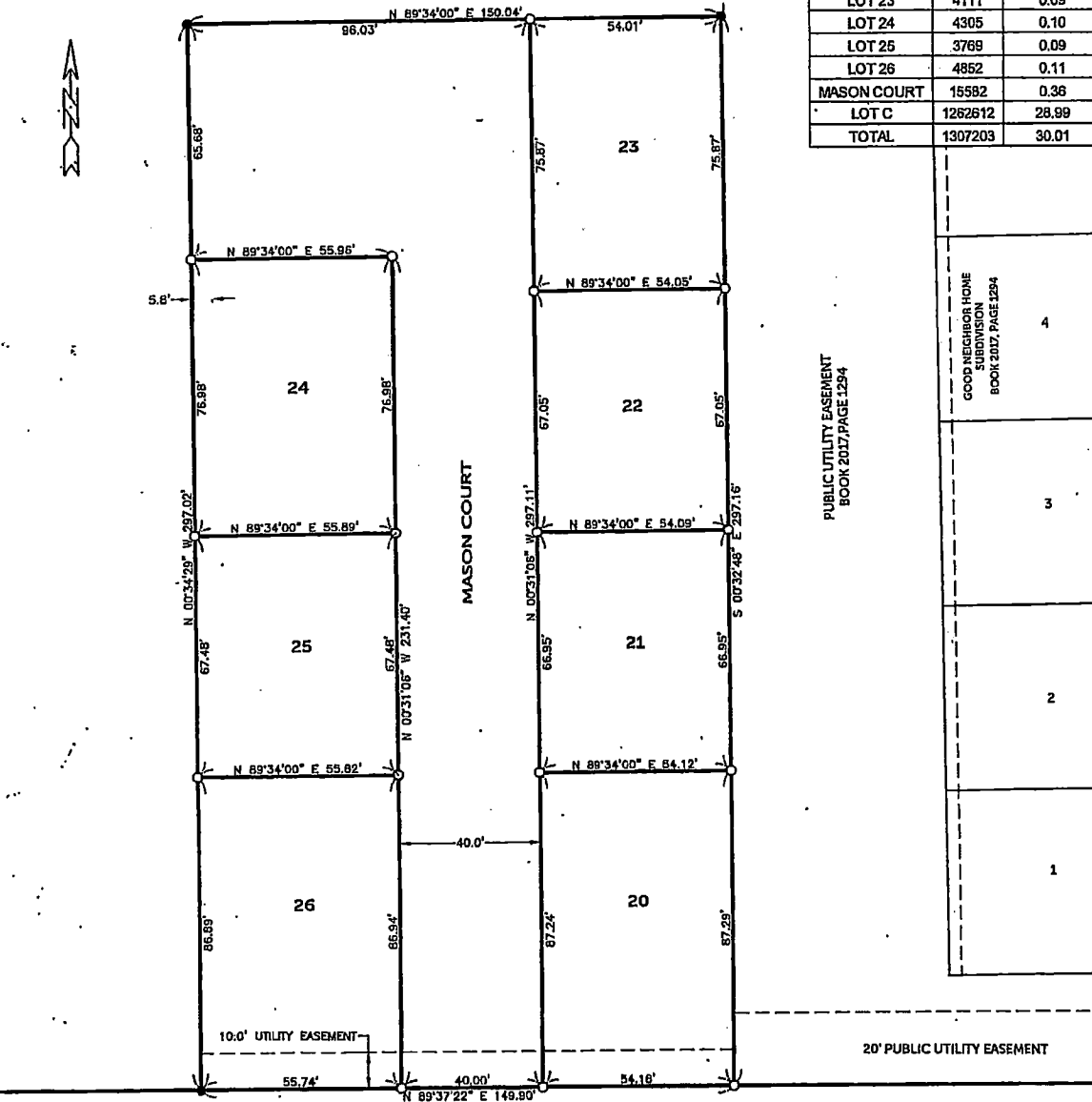
FILED
Delaware Co. Auditor
AUG 01 2022
FILED
Delaware Co. Auditor
AUG 01 2022

Book 2022 Page 2302
Document 2022 2302 Type 05 002 Pages 9
Date 8/01/2022 Time 3:46:10PM
Rec Amt \$47.00
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



GOOD NEIGHBOR HOME SUBDIVISION PLAT 3
A SUBDIVISION OF LOT 20 OF GOOD NEIGHBOR HOME SUBDIVISION PLAT 2, SECTION 28, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

LOT C
RESERVED FOR FUTURE DEVELOPMENT



E. MAIN STREET

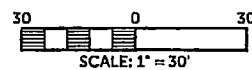
LEGAL DESCRIPTION:

GOOD NEIGHBOR HOME SUBDIVISION PLAT 3

A SUBDIVISION OF LOT 20 OF GOOD NEIGHBOR HOME SUBDIVISION PLAT 2, as recorded in Book 2019, Page 373 in the SW 1/4 of the SE 1/4, Section 28, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa

AND

That part of the SW 1/4 of the SE 1/4 of Section 28, Township 89 North, Range 5 West of the 5th P.M., Manchester, Delaware County, Iowa, described as commencing at a point 990 feet East of the SW corner of said SW 1/4 of the SE 1/4, and running thence North 330 feet, thence East 150 feet, thence South 330 feet, thence West 150 feet to the Point of Beginning.



LEGEND

- ▲ SECTION CORNER
- 304 ● FD. 1/2" REBAR w/ORANGE CAP 8419
- 10T ● FD. 1/2" REBAR w/RED CAP 7060
- 10M ● FD. 1/2" REBAR w/ALUM CAP 10165
- FD. 1/2" REBAR w/YELLOW CAP 14417
- SET 1/2" REBAR w/ORANGE CAP 17939
- SECTION LINE
- QUARTER LINE
- QTR-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R- RECORDED AS



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

Phone 563-927-2434

burringtongroup.com

SHEET 2

EXHIBIT A - SITE DEVELOPMENT PLAN

NOTE:
BUILDINGS SHOWN ARE DESIGN LOCATIONS.
LOCATIONS MAY VARY DURING CONSTRUCTION.
SEE SHEET 2 FOR LOT DIMENSIONS

The plan shows a central vertical strip labeled 'MASON COURT'. To the left is 'LOT C RESERVED FOR FUTURE DEVELOPMENT' and to the right is 'LOT C'. At the bottom is 'E. MAIN STREET'. A '10' UTILITY EASEMENT' is shown at the bottom. Buildings are labeled with numbers and names: 107 MASON COURT 23, 106 MASON COURT 24, 105 MASON COURT 22, 104 MASON COURT 25, 103 MASON COURT 21, 102 MASON COURT 26, and 101 MASON COURT 20. Each building has an associated 'GARAGE'. Dimensions are provided for all buildings and setbacks. A north arrow is in the top left. A scale bar (0 to 20 feet) is at the bottom right.

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

Phone 563-927-2434

SHEET 3
 burringtongroup.com

NOTE:
BUILDINGS SHOWN ARE DESIGN LOCATIONS.
LOCATIONS MAY VARY DURING CONSTRUCTION.
SEE SHEET 2 FOR LOT DIENSIONS

COMMON AREA

**LOT C
RESERVED
FOR
FUTURE
DEVELOPMENT**

MASON COURT

COMMON AREA

LOT C

PUBLIC UTILITY EASEMENT
BOOK 2017, PAGE 1294

E. MAIN STREET



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

Phone 563-927-2434

burringtongroup.com

SHEET 3

EXHIBIT D
(Second Amended)

Plans

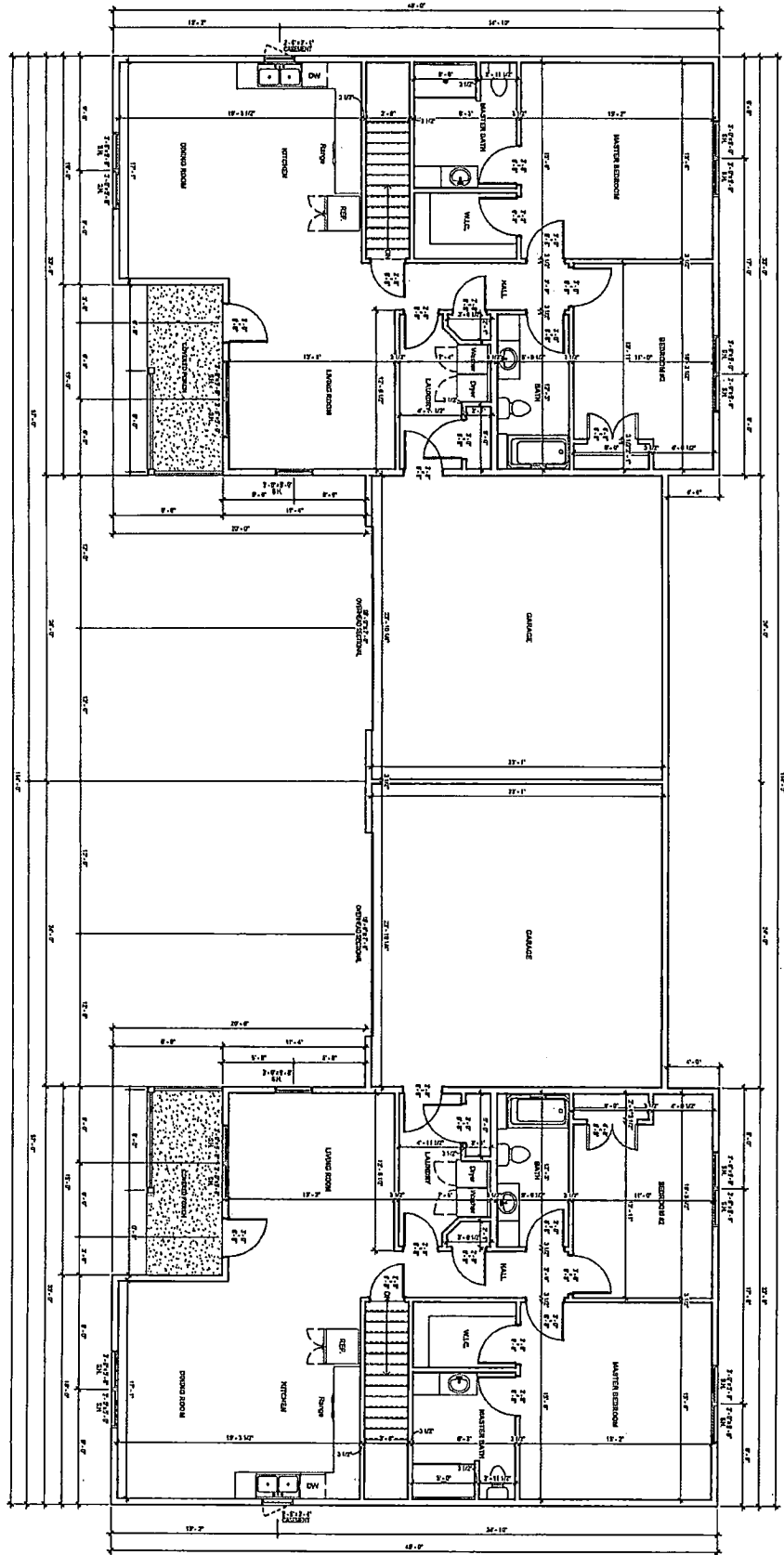
See below listed Plans are attached on the following pages:

<u>Document</u>	<u>Description</u>
Final Plat	Site plan for Lots 1 thru 7, Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa (See Exhibit C-1 above) (Note : There is no Lot 8);
Final Plat	Site plan for Lots 9 through 19, Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa (See Exhibit C-2 above);
Final Plat	Site plan for Lots 20 through 26, Good Neighbor Home Subdivision Plat 3, City of Manchester, Delaware County, Iowa (See Exhibit C-2 above);
A100	Floor Plans for Basement Level and Main Level of Units 7 and 8 (copies attached to Exhibit D of the First Amendment to Declaration of Submission of Property to Horizontal Property Regime for Neighborhood Villas, A Condominium);
A102	Floor Plans for the Main Level of Units 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 (copies attached to Exhibit D of the First Amendment to Declaration of Submission of Property to Horizontal Property Regime for Neighborhood Villas, A Condominium);
A103	Floor Plans for the Basement Level of Units 1, 2, 3, 4, 5, 6 and 9 (copies attached to Exhibit D of the First Amendment to Declaration of Submission of Property to Horizontal Property Regime for Neighborhood Villas, A Condominium);
A104	Floor Plans for the Main Level of Units 20, 21, 22, 23, 24, 25 and 26 (copy attached as Exhibit D-104); and
A105	Floor Plans for the Lower Level of Units 20, 21, 22, 23, 24, 25 and 26 (copy attached as Exhibit D-105).

Note: Lot 8 as shown in Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa (See **Exhibit C-1** above), was eliminated as part of Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa (See **Exhibit C-2** above).

Exhibit D-104
A104
(See following page)

① MAIN FLOOR PLAN
1/8" = 1'-0"



Having verified that the information on this plan is correct and that the same is in accordance with the approved plans, I hereby certify that the same is a true and correct copy of the same.

Architect: Demmer Architecture Date: 07/15/2017

Project or drawing number: 1001

Project or drawing name: MAIN FLOOR PLAN

A-1

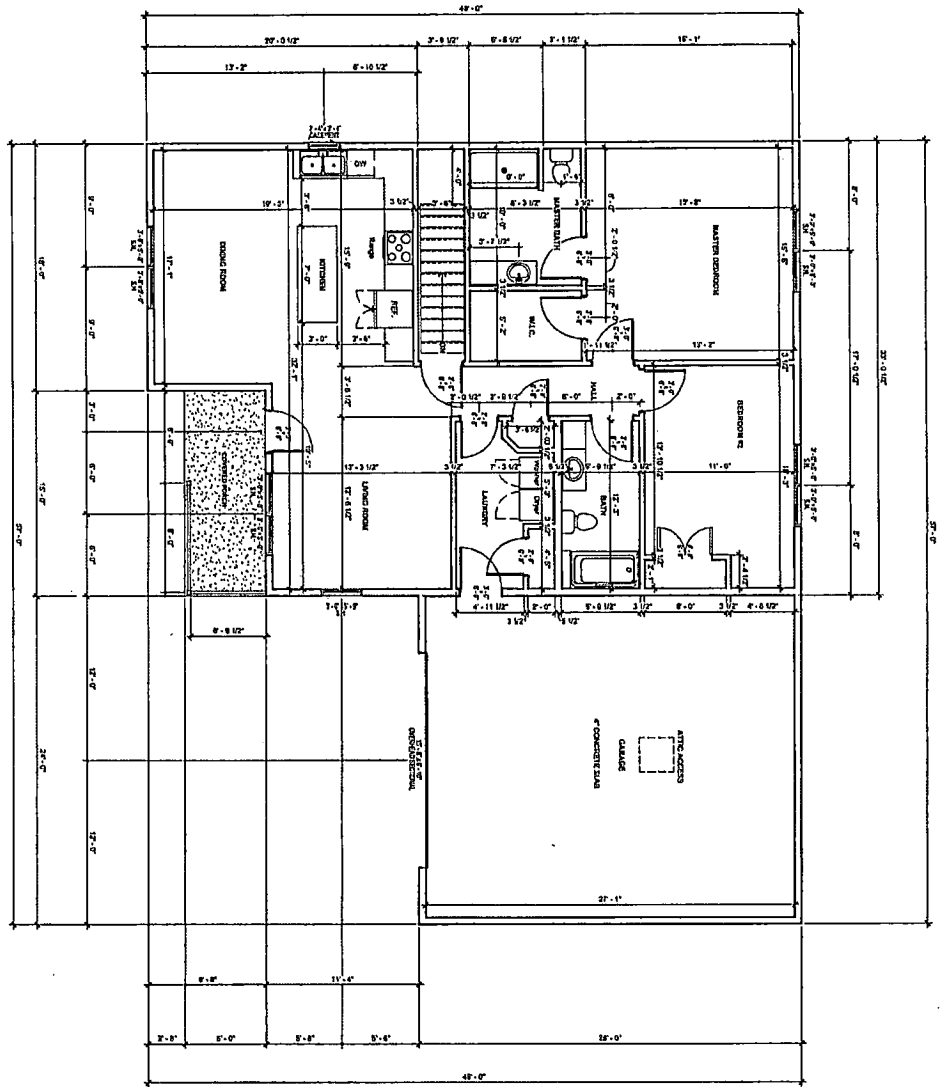
GOOD NEIGHBOR SOCIETY
INDEPENDENT LIVING UNITS

1001 MCARDER DRIVE
MANCHESTER, NH 03057

DEMME
ARCHITECTURE

1001 FRANKLIN ST. MANCHESTER, NH 03057
PHONE: 603-251-4513
FAX: 603-251-4514
WWW.DEMMEARCHITECTURE.COM

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① FIRST FLOOR PLAN
10'-0"

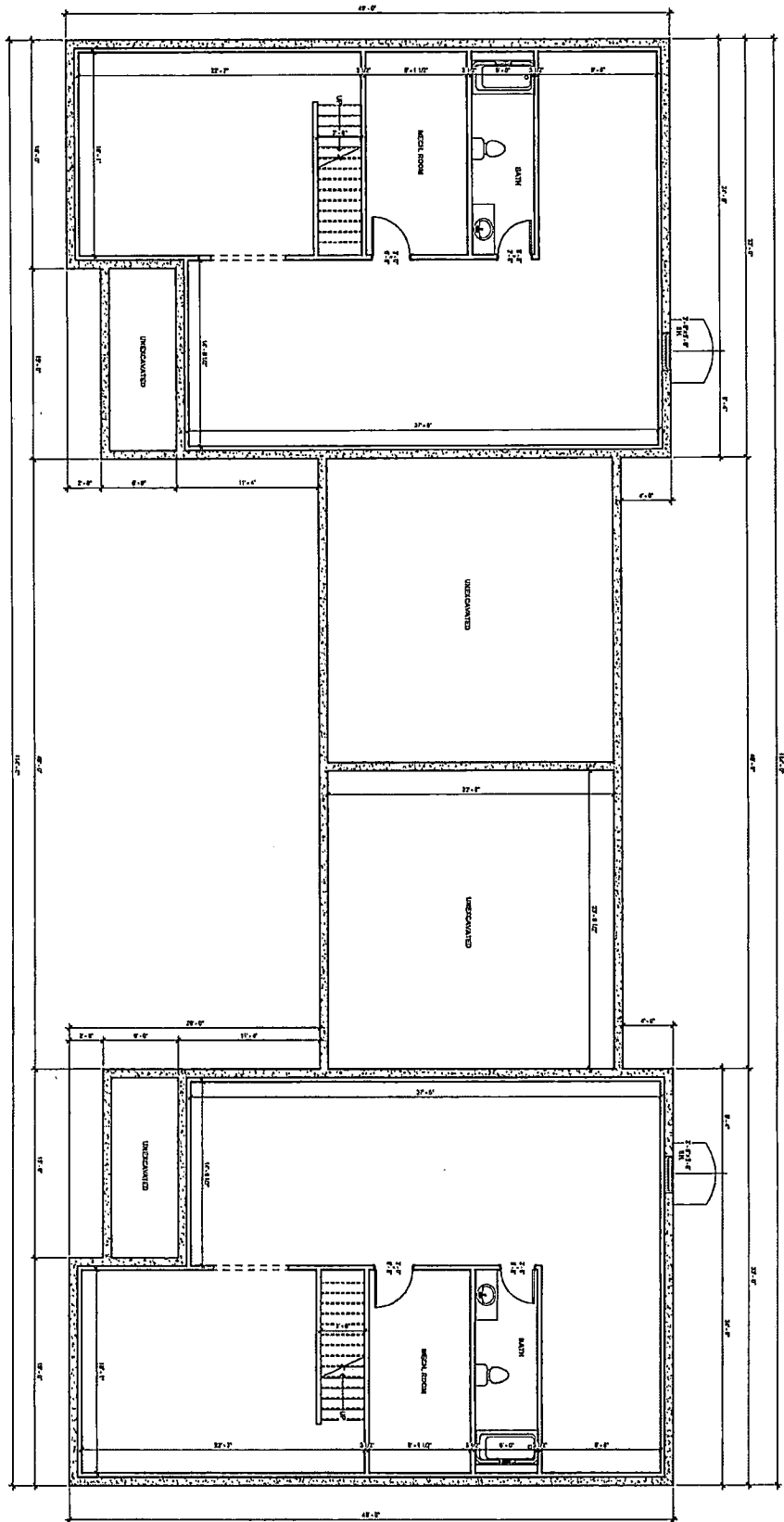
I hereby certify that the person or persons named herein are duly qualified to perform the work herein, and that the work herein is not a copy of any other work.	Date: _____ Signature: _____ Title: _____	Project Name: _____ Project Address: _____ Project City: _____
---	---	--

A-1

GOOD NEIGHBOR SOCIETY
INDEPENDENT LIVING - SINGLE CONDO
MANCHESTER, MA 01857

METRICS
ARCHITECTURE
100 N. FRANKLIN ST., MANCHESTER, MA 01857
PHONE: 603-271-1195
COPYRIGHT © 2003 - METRICS ARCHITECTURE, INC.

Exhibit D-105
A105
(See following page)



① INDEPENDENT FLOOR PLAN
1/8" = 1'-0"

I hereby certify that the plan of this building is a true and correct representation of the actual construction of the building, and that the same has been prepared by me or under my direct supervision and in accordance with the provisions of the Building Code of the City of Denver.	
Signature of Architect _____	Date _____
Project or other reference to the work _____	

A-2

GOOD NEIGHBOR SOCIETY
INDEPENDENT LIVING UNITS

100 W. CARROLL DRIVE
MANCHESTER, IA 52057

DEMME ARCHITECTURE
 100 E. FANSHAW ST. MANCHESTER, IA 52057
 PHONE: 563-432-4434
 EMAIL: josh@demmearch.com
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A-2

WACHSTER LA 6257

M METRICS
ARCHITECTURE

108 N. FRANKLIN ST., LARCHMONT, VA 22057
PHONE: 542-917-6195

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Exhibit E
(Second Amended)

Principal Materials

A. Principal Materials for Units 1, 2, 3, 4, 5, 6, 9 and 10 are as follows:

1. Roof Truss 24" O.C. 6/12 Roof Pitch
2. R-38 Roof Insulation
3. PlyDry Underlayment
4. 7/16" Roof Sheathing
5. 30 Year Architectural Shingles
6. Ridge Vent
7. Vented Vinyl Soffit & Aluminum Fascia
8. Anderson Silverline Low E Thermopane Windows
9. 2 x 6 Fascia
10. Vinyl Siding
11. 15" Shutters All Around
12. Steel Insulated Doors w/Dead-bolts & Locksets Keyed Alike
13. Exterior Lights @ Front Door
14. Doorbell @ Front Door
15. R-19 Paper Back Insulation All Exterior Walls
16. 2x10 Floor Joists 16" O.C.
17. FHA Certified Wear Dated 33 oz. Carpet w/Sib Rebond Pad
18. All Wiring Per Code (12-2 General Circuits) 200 Amp Entrance Box 40/40
19. Concrete Basement Floor
20. Concrete or Block Wall
21. Furnace, Water Heater & Duct from Factory (Offered in Some Models). Not Recommended on Basement. Requires Truss Floor
22. 2x6 Exterior Walls, 2x4 Interior Walls 16" O.C.
23. Housewrap Over 7/16" OSB Sheathing Entire Home
24. Double 2x10 Band Joists with Joist Hangers @ Marriage Wall
25. Mate Line Sheathing w/ 7/16" OSB Both Sides
26. ¾" Tongue & Groove Floor Decking, Screwed & Glued
27. 8' Side Wall Standard
28. 5/8" Drywall On Ceilings (Stipple Finish)
29. ½" Drywall Throughout (Smooth Finish)

B. Principal Materials for Unit 7 and 8 are as follows:

1. 4' Poured Concrete Crawl Space Walls
2. 4" Concrete Floor over Visqueen / 1 Sump Pit each
3. 4" Concrete Floor with Drain [GARAGE]
4. 2x6 Treated Sill Plate
5. 11% PJI Floor Joist
6. ¾ Tongue & Groove Subfloor (Glued & Nailed)
7. 2x4 Interior Walls | 16" on Center

8. 2x6 Exterior walls 16" on Center
9. 7/16 OSB Exterior Walls & Tyvek
10. Engineered Rafters 6/12 Pitch | 24" on Center
11. 5/8 Roof Sheeting & Clipped
12. 30 yr. Landmark Shingles over felt | Ridge Vent
13. Alum Soffit | Vinyl Siding
14. Anderson 100 Series Windows
15. Alum Clad Exterior Walk Doors (White)
16. 12" Shutters
17. Exterior Lights
18. Door Bell (Front Door)
19. Wiring Per Code (12-2) 200 Amp Surface
20. Furnace | AC | Water Heater | Duct Work
21. R-21 Batt Insulation in Walls
22. Blown Attic Insulation R.50
23. Insulated Overhead Door & Opener
24. Dura Ceramic Floor - Kitchen | Dining | Laundry | Bathroom
25. Carpet in Living Room | Bedrooms | Hallway
26. 5/8 Drywall Ceiling & Garage
27. ½ Drywall on Walls
28. Raised Panel Interior Doors
29. Matching Casing & Baseboard
30. Oak | Hickory | Cherry Cabinets (Choice)

C. Principal Materials for Units 11 through 18 (without basements) are as follows:

1. 4' Poured Concrete Crawl Space Walls
2. 4" Concrete Floor over Visqueen / 1 Sump Pit each
3. 4" Concrete Floor with Drain [GARAGE]
4. 2x6 Treated Sill Plate
5. 11% PJI Floor Joist
6. ¾ Tongue & Groove Subfloor (Glued & Nailed)
7. 2x4 Interior Walls | 16" on Center
8. 2x6 Exterior walls 16" on Center
9. 7/16 OSB Exterior Walls & Tyvek
10. Engineered Rafters 6/12 Pitch | 24" on Center
11. 5/8 Roof Sheeting & Clipped
12. 30 yr. Landmark Shingles over felt | Ridge Vent
13. Alum Soffit | Vinyl Siding
14. Anderson 100 Series Windows
15. Alum Clad Exterior Walk Doors (White)
16. 12" Shutters
17. Exterior Lights
18. Door Bell (Front Door)
19. Wiring Per Code (12-2) 200 Amp Surface
20. Furnace | AC | Water Heater | Duct Work
21. R-21 Batt Insulation in Walls
22. Blown Attic Insulation R.50

23. Insulated Overhead Door & Opener
24. Dura Ceramic Floor - Kitchen | Dining | Laundry | Bathroom
25. Carpet in Living Room | Bedrooms | Hallway
26. 5/8 Drywall Ceiling & Garage
27. ½ Drywall on Walls
28. Raised Panel Interior Doors
29. Matching Casing & Baseboard
30. Oak | Hickory | Cherry Cabinets (Choice)

D. Principal Materials for Units 20, 21, 22, 23, 24 and 25 are as follows:

Double Condo 1454 sq ft – garage 24x24 x 2

1. 8' Basement 1 Set of Steps, Bearing Walls Only
 2. 4" Concrete Floor over Visqueen/1 Sump Pit each
 3. 4" Concrete Floor Drain [GARAGE]
 4. 2x6 Treated Sill Plate
 5. 11 7/8 TJI Floor Joist
 6. ¾ Tongue and Groove Subfloor (Glued and Nailed)
 7. 2x4 Interior Walls | 16" on Center
 8. 2x6 Exterior walls 16" on Center
 9. 7/18 OSB Exterior Walls and Tyvek
 10. Engineered Rafters 6/12 Pitch | 24" on Center
 11. 5/8 Roof Sheeting and Clipped
 12. 30 yr. Landmark Shingles over felt | Ridge Vent
 13. Alum Soffit | Vinyl Siding
 14. Anderson 100 Series Windows
 15. Alum Clad Exterior Walk Doors (White)
 16. 12" Shutters
 17. Exterior Lights
 18. Door Bell (Front Door)
 19. Wiring Per Code (12-2) 200 Amp Surface
 20. Furnace | AC | Water Heater | Duct Work
 21. R-21 Batt Insulation in Walls
 22. Blown Attic Insulation R-50
 23. Insulated Overhead Door and Opener
 24. Laminate Floor- Kitchen | Dining | Laundry | Bathroom
 25. Carpet in Living Room | Bedrooms | Hallway
 26. 5/8 Drywall Ceiling and Garage | Light Orange Peel
 27. ½ Drywall on Walls
 28. Raised Panel Interior Doors
 29. Matching Casing and Baseboard
 30. Oak | Hickory | Cherry Cabinets (Choice)
- Bath Cabinets with Linen

EXHIBIT F
(Second Amended)

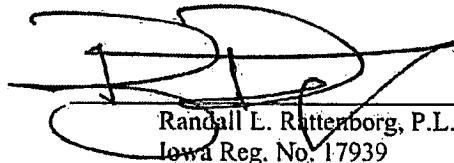
Certification of Surveyor

1. See Exhibit F attached to the Declaration of Submission of Property to Horizontal Property Regime for Neighborhood Villas, A Condominium, dated June 2, 2017 and recorded on June 5, 2017 in Book 2017 at Pages 1549 of the records in the office of the Delaware County, Iowa Recorder, for the Certification of Surveyor as to the Site Plan for Lots and Units 1-7 as evidenced by the Final Plat of Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa.
2. See Exhibit F (Amended) attached to the First Amendment to Declaration of Submission of Property to Horizontal Property Regime for Neighborhood Villas, A Condominium, effective as of February 14, 2019 and recorded on February 27, 2019 in Book 2019 Page 421 of the records in the office of the Delaware County, Iowa Recorder for the Certification of Surveyor as to the Site Plan for Lots 9-19 and Units 8-18 as evidenced by the Final Plat of Good Neighbor Subdivision, Plat 2, City of Manchester, Delaware County, Iowa.
3. The Certification of Surveyor as to the Site Development Plan for Lots 20, 21, 22, 23, 24, 25 and 25, Good Neighbor Subdivision, Plat 3, City of Manchester, Delaware County, Iowa is as follows:

I hereby certify that the Site Development Plan identified as **Exhibit C-3** and attached to the Declaration of Submission of Property to Horizontal Property Regime for Neighborhood Villas, A Condominium, to which this Certificate is attached, for the Land as described in the final plat of Good Neighbor Subdivision, Plat 3, City of Manchester, Delaware County, Iowa ("**Plat 3**") accurately depicts (i) the legal description of the property included in Plat 3, (ii) the location and dimensions of the Buildings and other improvements to be located on Lots 20, 21, 22, 23, 24, 25 and 25 as shown in said Plat 3, (iii) the Limited and General Common Elements provided for in the Declaration and situated on the property included in said Plat 3, and (iv) the location of all easements as they exist on said Plat 3 as of the date hereof.

I certify that I am a duly registered surveyor under the laws of the State of Iowa.

DATED this 9th day of AUGUST, 2022.



Randall L. Rittenborg, P.L.S
Iowa Reg. No. 17939

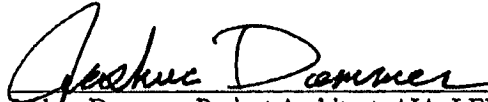
EXHIBIT G
(Second Amendment)

Certification of Architect

I hereby certify that the Building Plans identified as **Exhibits D-104 and D-105**, as attached to this Second Amendment to Declaration Of Submission Of Property To Horizontal Property Regime For Neighborhood Villas, A Condominium (the "Second Amendment"), accurately depict and describe, as stated thereon, (i) the Limited and General Common Elements provided for in the lands included in the Condominium by this Second Amendment and made part of the Property; (ii) the location of Units 19, 20, 21, 22, 23, 24 and 25 within the Property, the floor plan for each of Units 19, 20, 21, 22, 23, 24 and 25 and the approximate dimensions thereof; (iii) the common area to which each of Units 19, 20, 21, 22, 23, 24 and 25 has access, and (iv) the location of all Common Elements affording access to each Unit, all as they now exist on the date hereof.

I certify that I am a duly registered architect under the laws of the State of Iowa.

DATED this 12th day of August, 2022.



Joshua Demmer, Project Architect, AIA, LEED AP
Iowa Reg. No. 6313

EXHIBIT H
(Amended)

Undivided Interest in Common Elements

Each Unit shall have the following indicated percentage share of the Common Elements and the number of votes in all matters in which a vote is required or taken with respect to the Condominium or the Association:

Unit No.	Lot No.	Street Address	Percent Common Elements	No. Votes	Living Area (Sq. Ft.)
1	1	102 Neighbor Drive, Manchester, IA	4.00%	1	1638*
2	2	104 Neighbor Drive, Manchester, IA	4.00%	1	1638*
3	3	106 Neighbor Drive, Manchester, IA	4.00%	1	1638*
4	4	108 Neighbor Drive, Manchester, IA	4.00%	1	1638*
5	5	110 Neighbor Drive, Manchester, IA	4.00%	1	1638*
6	6	112 Neighbor Drive, Manchester, IA	4.00%	1	1638*
7	7	114 Neighbor Drive, Manchester, IA	4.00%	1	1969
8	9	202 Neighbor Drive, Manchester, IA	4.00%	1	1969
9	10	204 Neighbor Drive, Manchester, IA	4.00%	1	1638*
10	11	206 Neighbor Drive, Manchester, IA	4.00%	1	1638*
11	12	208 Neighbor Drive, Manchester, IA	4.00%	1	1638*
12	13	210 Neighbor Drive, Manchester, IA	4.00%	1	1638*
13	14	212 Neighbor Drive, Manchester, IA	4.00%	1	1638*
14	15	214 Neighbor Drive, Manchester, IA	4.00%	1	1638*
15	16	215 Marietta Lane, Manchester, IA	4.00%	1	1638*
16	17	213 Marietta Lane, Manchester, IA	4.00%	1	1638*
17	18	211 Marietta Lane, Manchester, IA	4.00%	1	1638*
18	19	209 Marietta Lane, Manchester, IA	4.00%	1	1638*
19	20	101 Mason Court, Manchester, IA	4.00%	1	1452**
20	21	103 Mason Court, Manchester, IA	4.00%	1	1452**
21	22	105 Mason Court, Manchester, IA	4.00%	1	1452**
22	23	107 Mason Court, Manchester, IA	4.00%	1	1452**
23	24	106 Mason Court, Manchester, IA	4.00%	1	1452
24	25	104 Mason Court, Manchester, IA	4.00%	1	1452**
25	26	102 Mason Court, Manchester, IA	4.00%	1	1452**

Lots 1 through 7 are in Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa, as recorded on May 10, 2017 in Book 2017, Page 1294 of the records of the Delaware County, Iowa Recorder.

*Includes garage area.

**Excludes garage area. **

Lots 9 through 19 are in Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa, as recorded on February 21, 2019 in Book 2019, Page 373 of the records of the Delaware County, Iowa Recorder.

Lots 20 to 26 are in Good Neighbor Home Subdivision Plat 3, City of Manchester, Delaware County, Iowa, as recorded on August 1, 2022 in Book 2022, Page 2302 of the records of the Delaware County, Iowa Recorder.