



Book 2022 Page 3790

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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

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

This Seventh Amendment to Declaration of Submission to a Horizontal Property Regime and Easements, Restrictions and Covenants for Bailey Drive Estates Manchester, Iowa ("Seventh 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, Fifth Amendment recorded August 6, 2021 in Book 2021, Page 2840, and Sixth Amendment recorded January 19, 2022 in Book 2022, Page 206 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 Seventh Amendment to amend the Declaration to (i) submit additional property to the Declaration, (ii) increase the number of total Units and Buildings from twenty-one (21) to twenty-three (23); 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 Seventh Amendment.
2. Amendments.
 - a. The real estate submitted shall be:

Lot 1, Lot 2, Lot 3, Lot 4, Lot 5 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 ten 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 Seventh Amendment.

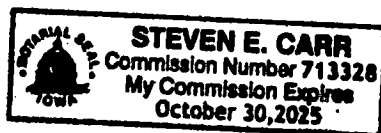
IN WITNESS WHEREOF, the said EASTERN IOWA PUMPING, INC., has caused its name to be signed to these presents by its President and Secretary this 22nd day of December, 2022.

EASTERN IOWA PUMPING, INC.

By: 
Joe Hildebrand, President and Secretary

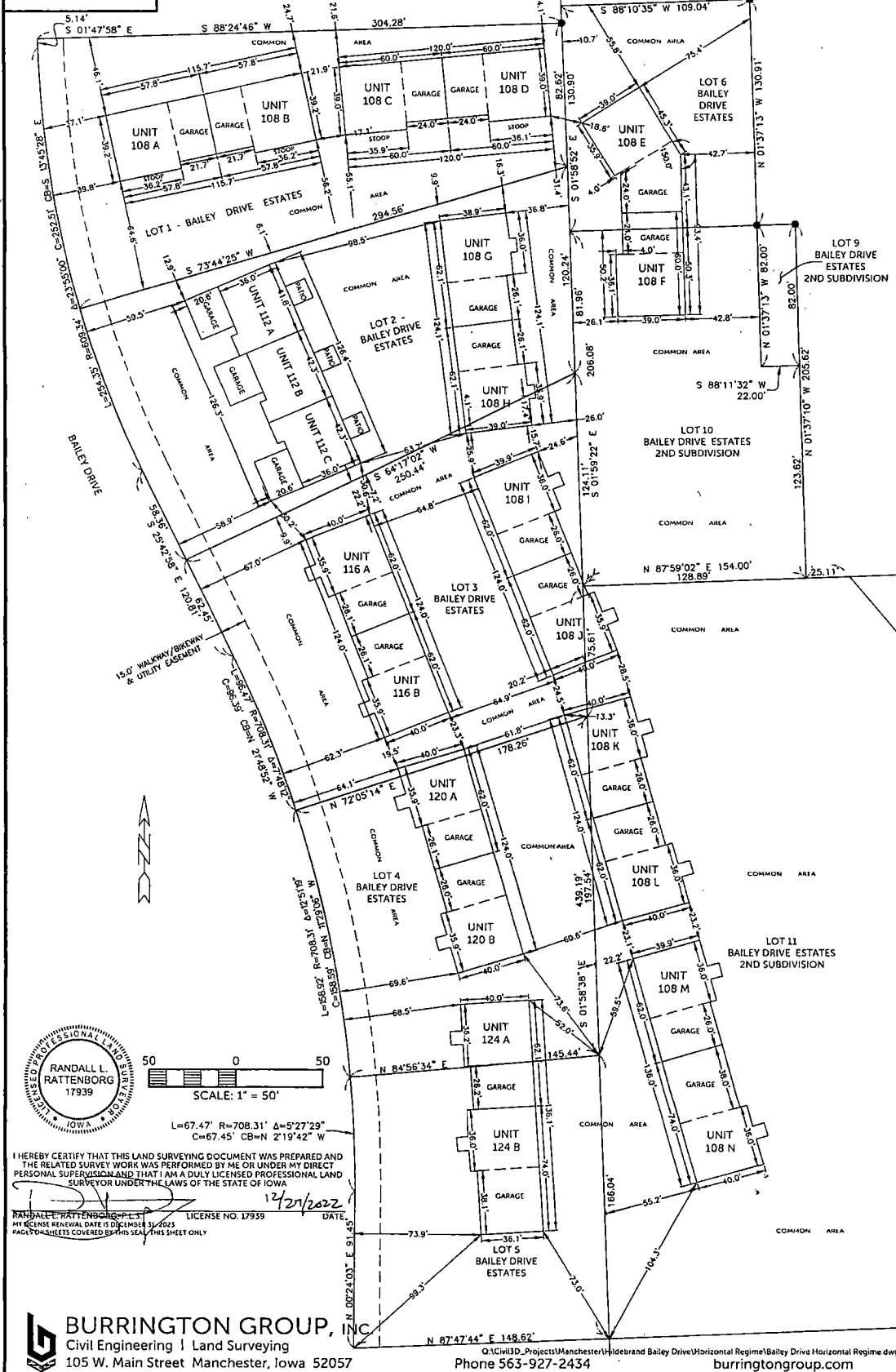
State of Iowa)
) ss:
County of Delaware)

This instrument was acknowledged before me on this 22nd day of December, 2022 by Joe Hildebrand as President and Secretary of Eastern Iowa Pumping, Inc.



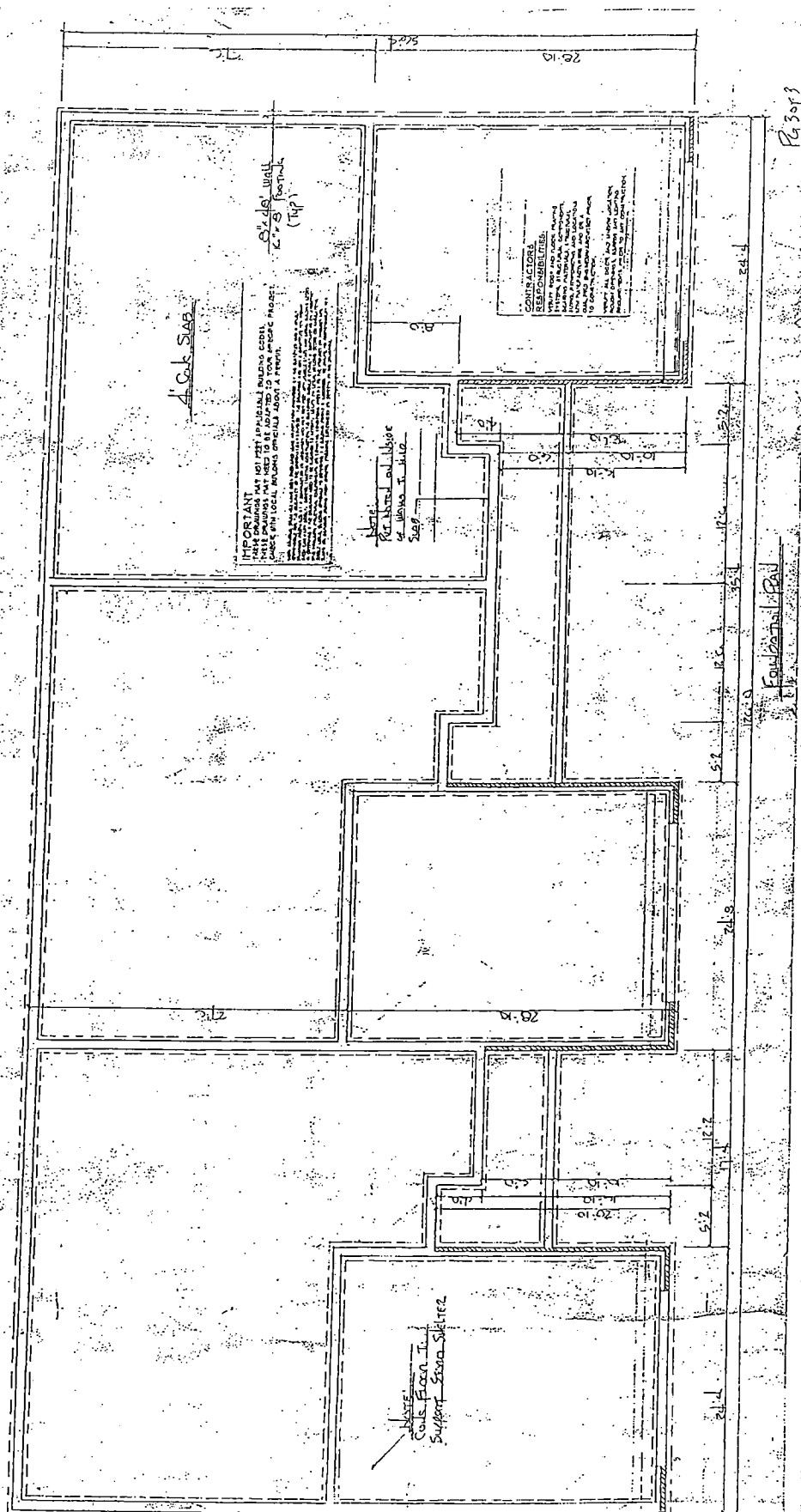

Notary Public in the State of Iowa

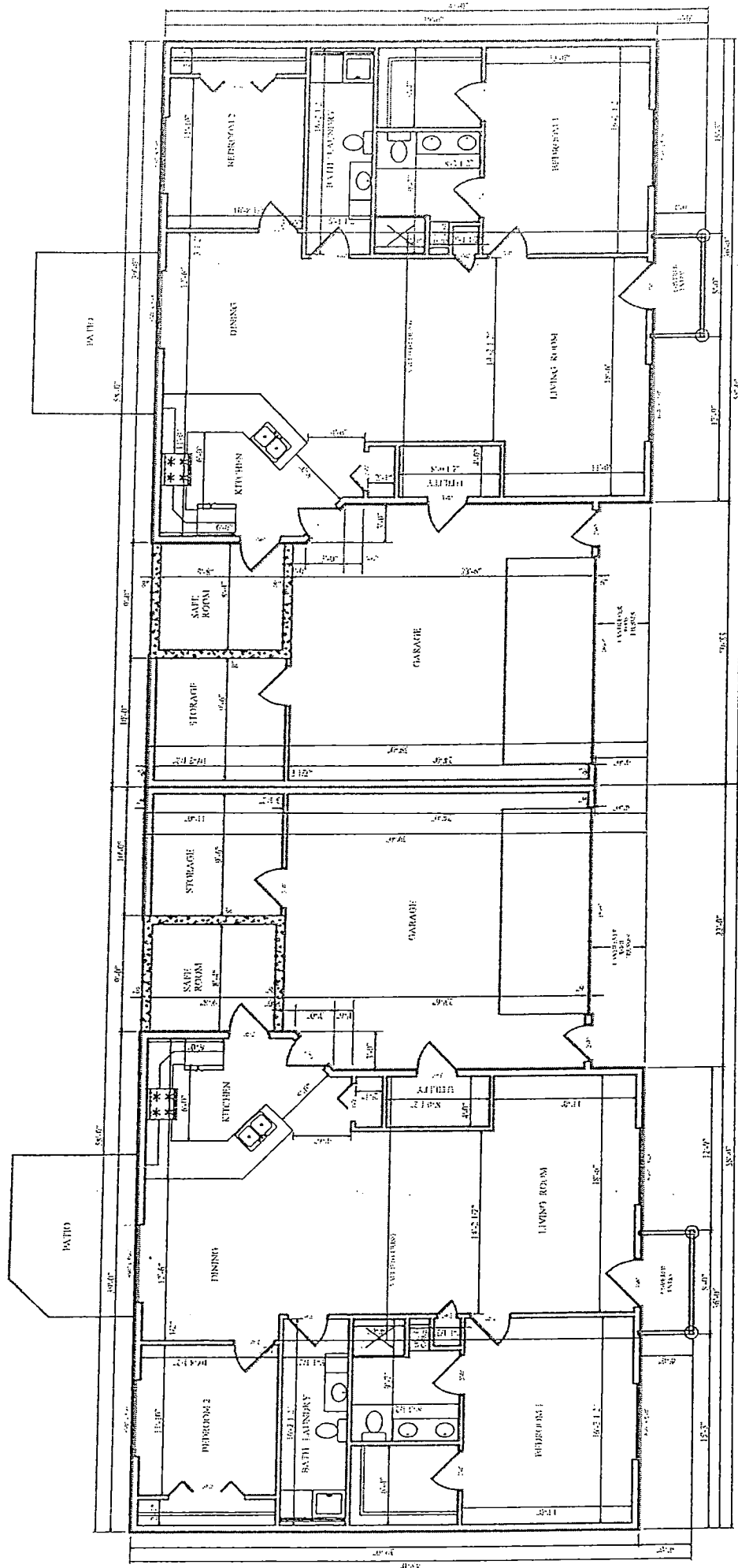
EXHIBIT A



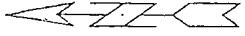
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05.28.3



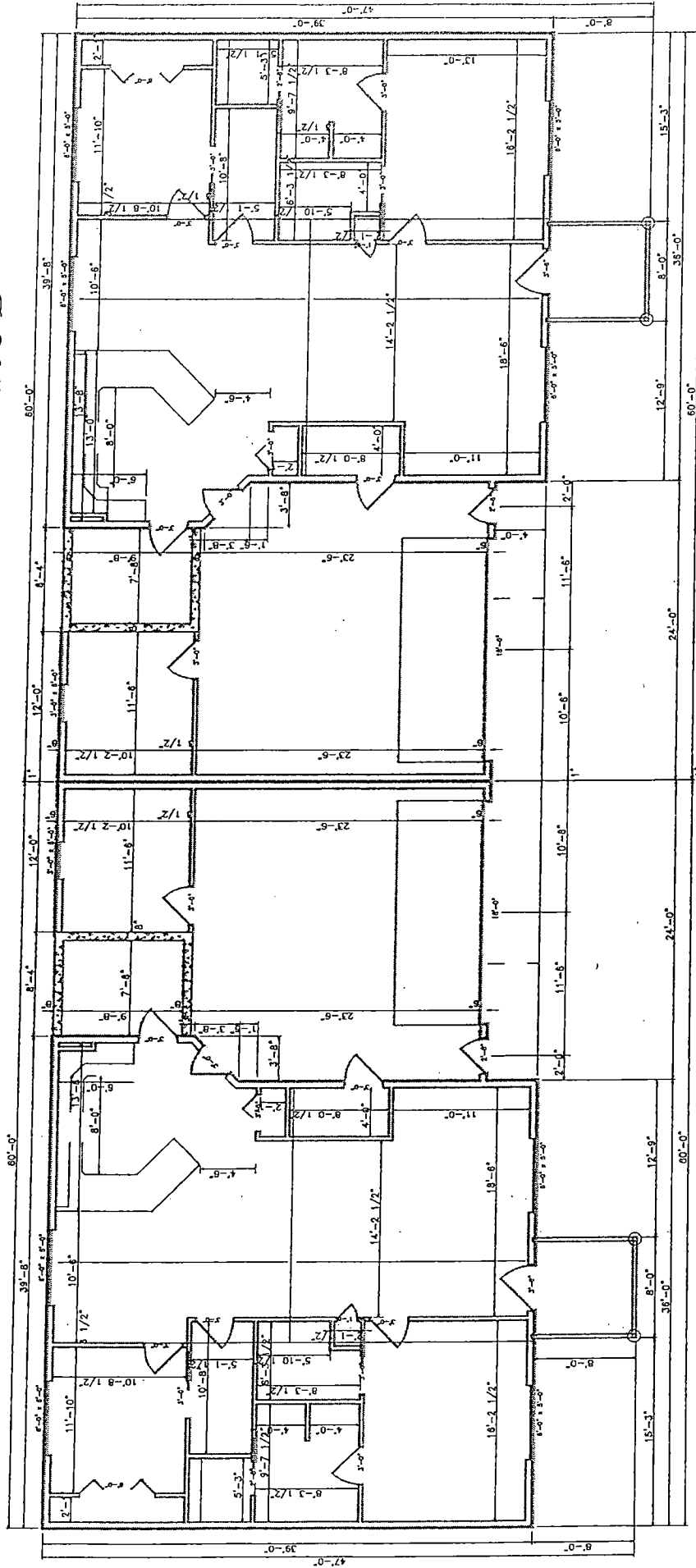


FLOOR PLAN UNIT 108 A & 108 B



UNIT 108 C

UNIT 108 D

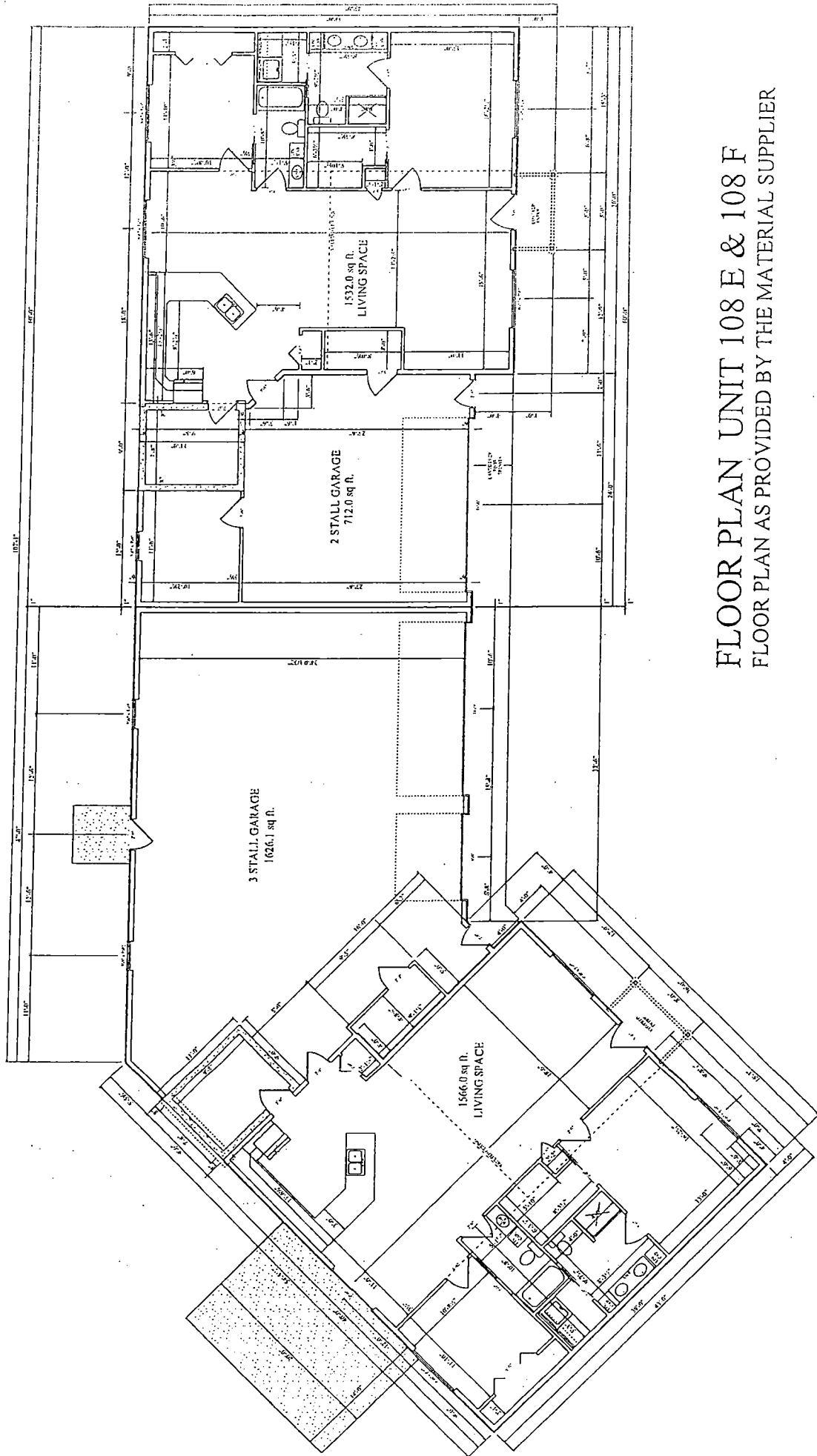


FLOOR PLAN UNIT 108 C & 108 D

FLOOR PLAN AS PROVIDED BY BUILDING MATERIAL SUPPLIER

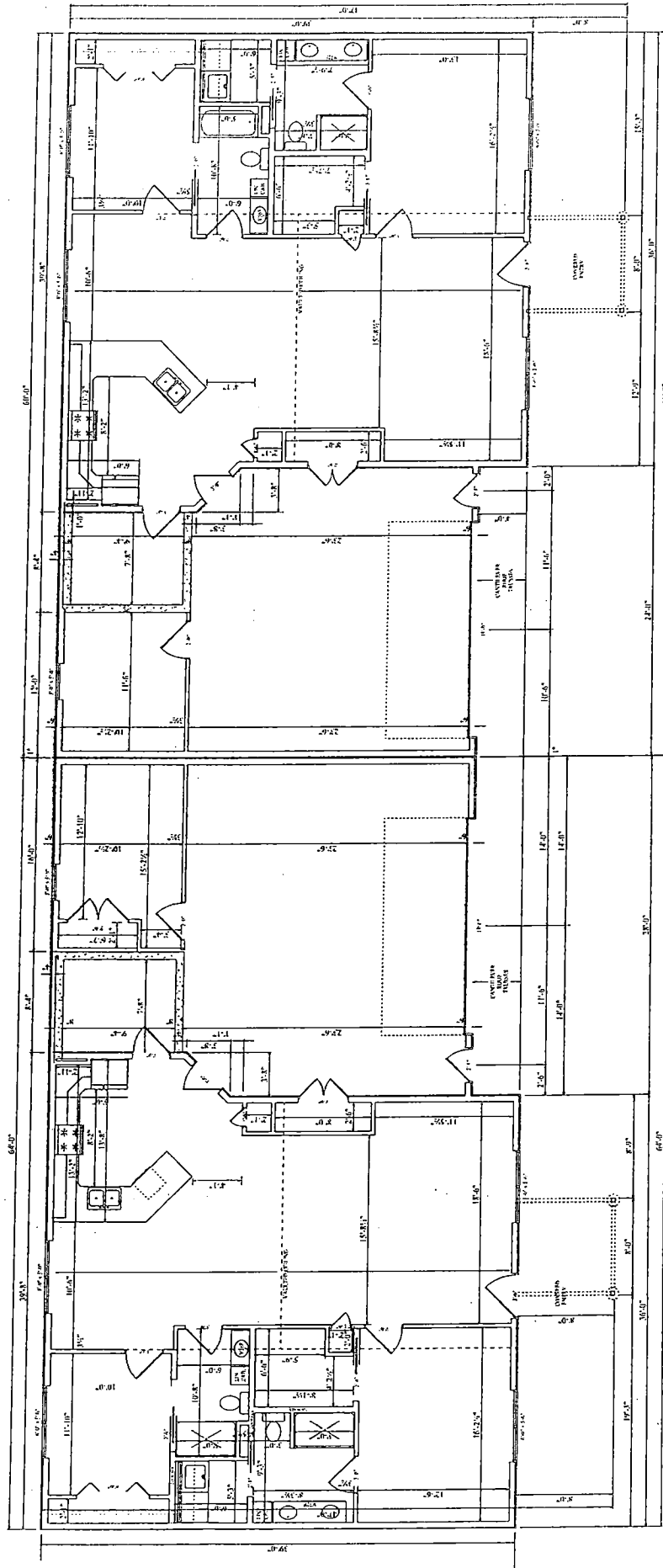
UNIT 108 E

UNIT 108 F



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

UNIT 108 G



IMPORTANT

HILDEBRAND

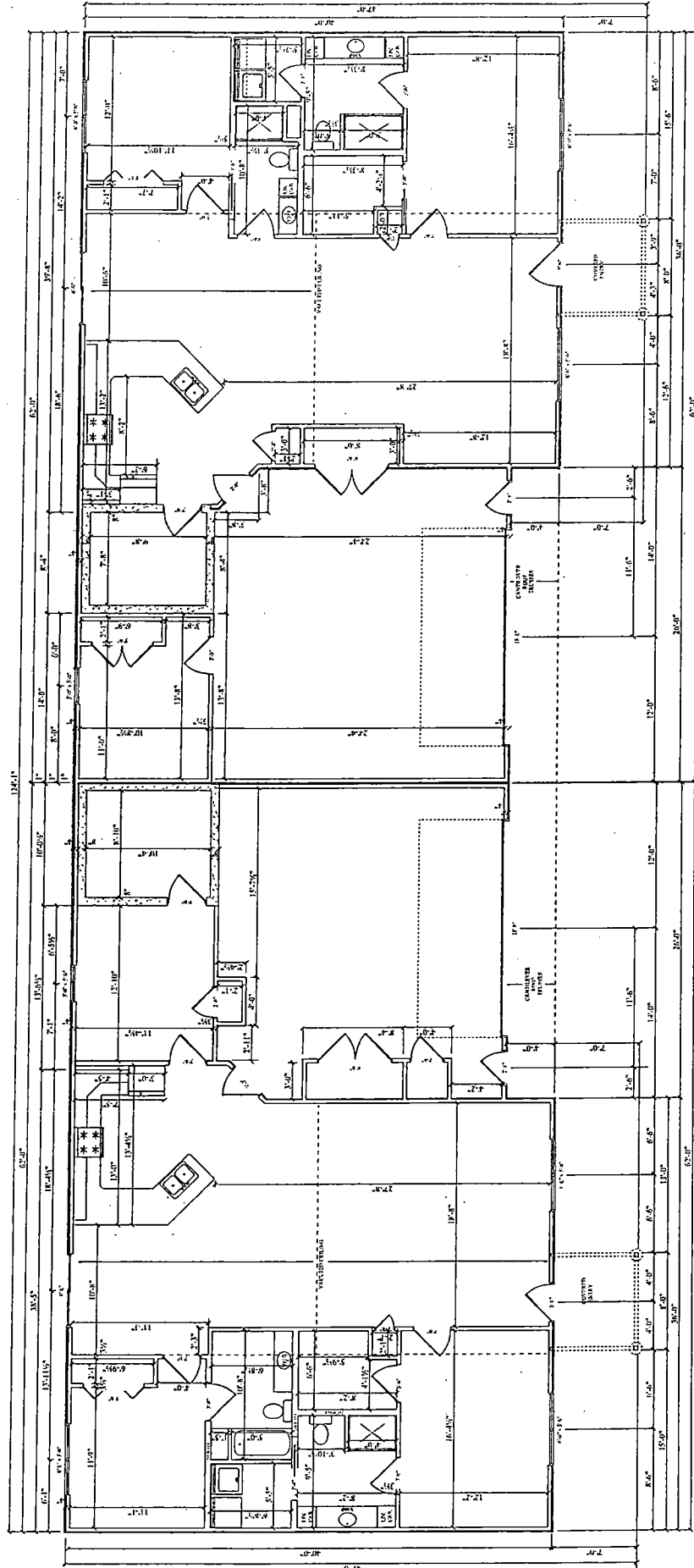
July 17, 2020

3308.1 sq ft.

DELHI LUMBER
330 Franklin St.
Delhi, IA 52225
PH (563) 922-2004
FAX (563) 922-9022

UNIT 116 B

UNIT 116 A

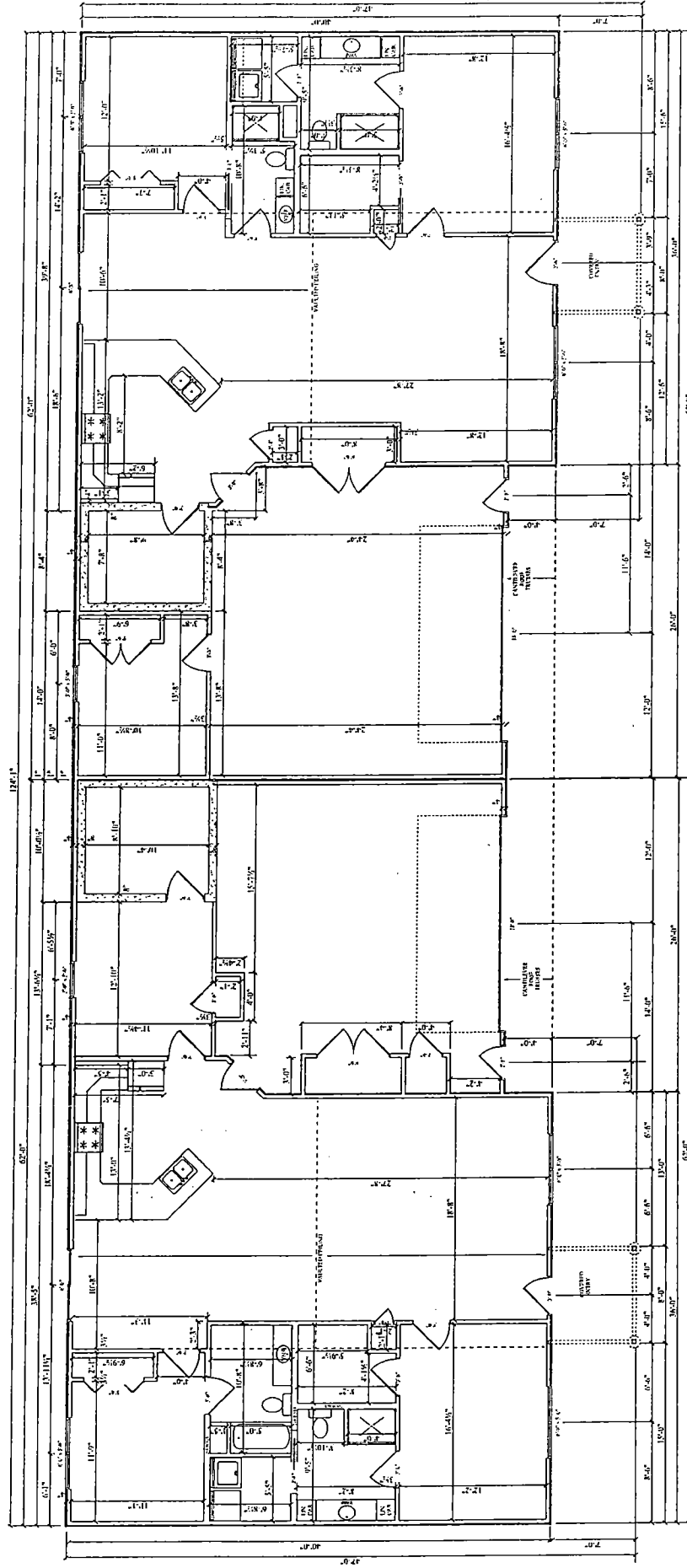


FLOOR PLAN - UNIT 116 A & 116 B

FLOOR PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

UNIT 108 J

UNIT 108 I

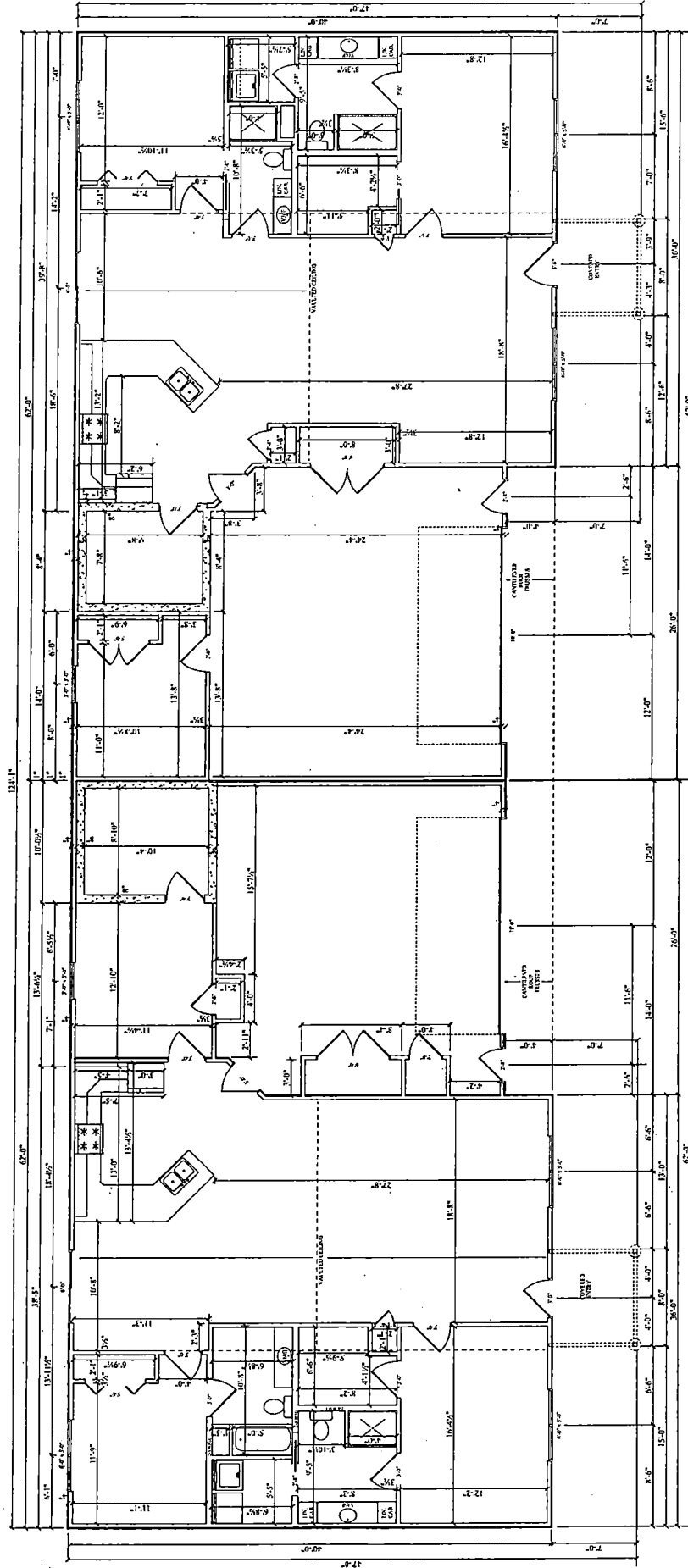


FLOOR PLAN - UNIT 108 I & 108 J

FLOOR PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

UNIT 120 A

UNIT 120 B



DELHI LUMBER
330 Franklin St.
Dulles, VA 22023
P: (703) 922-2004
F: (703) 922-0443

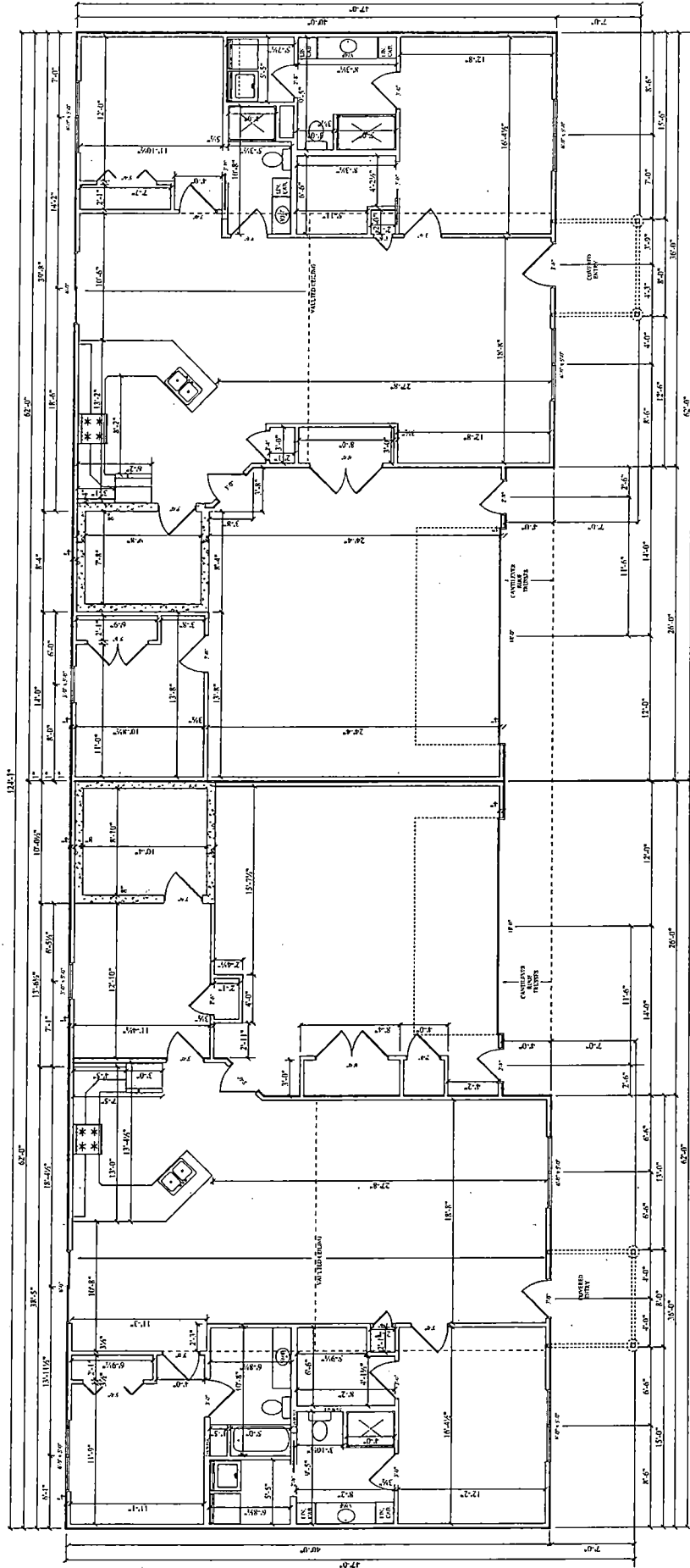
1734.9 sq ft.

EIP DUPLEX SEPT 2020

July 21, 2021

IMPORTANT
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UNIT 108 L



FLOOR PLAN - UNIT 108 K & 108 L

[illegible]

EIP DUPLEX SEPT 2020

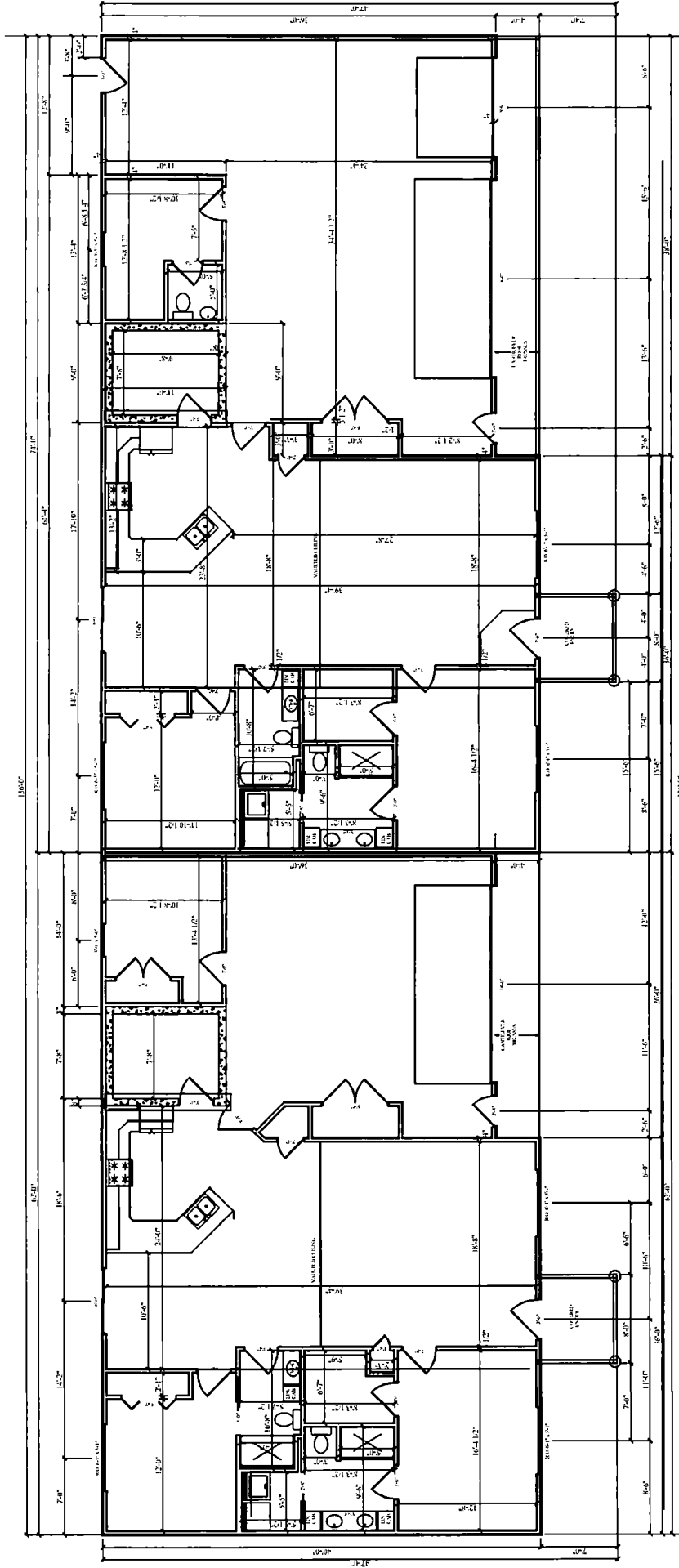
DELHI LUMBER
330 Franklin St.
Delhi, IA 52223
PH: (563) 922-2404
FAX: (563) 922-9644

FLOOR PLAN - UNIT 124A & 124B

FLOOR PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

UNIT 124A

UNIT 124B



DELHI LUMBER 130 Franklin St. Denville, IA 57223 PH: (608) 925-2484 FAX: (608) 925-2444	FIP DUPLEX 2022	IMPORTANT THIS DOCUMENT IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.
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"EXHIBIT C"

<u>Lot Number</u>	<u>Unit</u>	<u>Percentage Interest</u>
Lot 1	Unit 108 A	4.3478
	Unit 108 B	4.3478
	Unit 108 C	4.3478
	Unit 108 D	4.3478
Lot 6 and Lot 10	Unit 108 E	4.3478
	Unit 108 F	4.3478
Lot 2	Unit 112 A	4.3478
	Unit 112 B	4.3478
	Unit 112 C	4.3478
	Unit 108 G	4.3478
	Unit 108 H	4.3478
Lot 3	Unit 116 A	4.3478
	Unit 116 B	4.3478
	Unit 108 I	4.3478
	Unit 108 J	4.3478
Lot 4	Unit 120 A	4.3478
	Unit 120 B	4.3478
	Unit 124 A	4.3478
Lot 11	Unit 108 K	4.3478
	Unit 108 L	4.3478
	Unit 108 M	4.3478
	Unit 108 N	4.3478
Lot 5	Unit 124 B	4.3478
TOTAL		100.00*

Note: Lots 1, 2, 3, 4, 5 and 6 are part of
Bailey Drive Estates and Lots 10 and 11
are part of Bailey Drive Estates 2nd Subdivision

*rounded up by .0006