



Book 2025 Page 33

Document 2025 33 Type 06 018 Pages 8
Date 1/06/2025 Time 8:06:31AM
Rec Amt \$42.00

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

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

This First Amendment to Declaration of Submission to a Horizontal Property Regime and Easements, Restrictions and Covenants for Westside Estates Manchester, Iowa ("First 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 Westside Estates Manchester, Iowa recorded December 6, 2023 in Book 2023, Page 3058 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 Westside 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 First Amendment to amend the Declaration to (i) increase the number of total Units and Buildings from 2 to 6; and (ii) substitute revised Exhibits as specified below.

Agreement

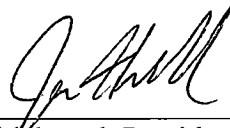
Now, therefore, pursuant to the reserved rights set forth in Article 1.03 of the Declaration, the Developer amends the Declaration, as follows:

1. Definitions. Capitalized terms shall have the meaning as defined in the Declaration except as otherwise defined in this First Amendment.
2. Amendments.
 - a. Article 1.02 of the Declaration is deleted and the following is substituted in lieu thereof:

1.02 **Building Complex.** Three building consisting of 2 Units each which shall be constructed on the development parcel. Each unit shall be one story with no basement. The principal material of the complex consists of vinyl siding with brick in the front, sheet rock walls with wood frame, and shingles.
 - b. Exhibits A and B to the Declaration are hereby amended by deleting the previously attached Exhibits and substituting in lieu thereof the Exhibits attached to this First 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 11th day of December, 2024.

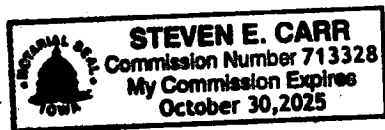
EASTERN IOWA PUMPING, INC.

By: 
Joe Hildebrand, President and Secretary

State of Iowa)
)
County of Delaware)

ss:

This instrument was acknowledged before me on this 11th day of December, 2024
by Joseph G. Hildebrand as President and Secretary of Eastern Iowa Pumping, Inc.



Sh E Carr
Notary Public in the State of Iowa



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND
 THE RELATED SURVEY WORK THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED
 PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND
 SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.


 DAVID L. WITTENBERG, L.S.

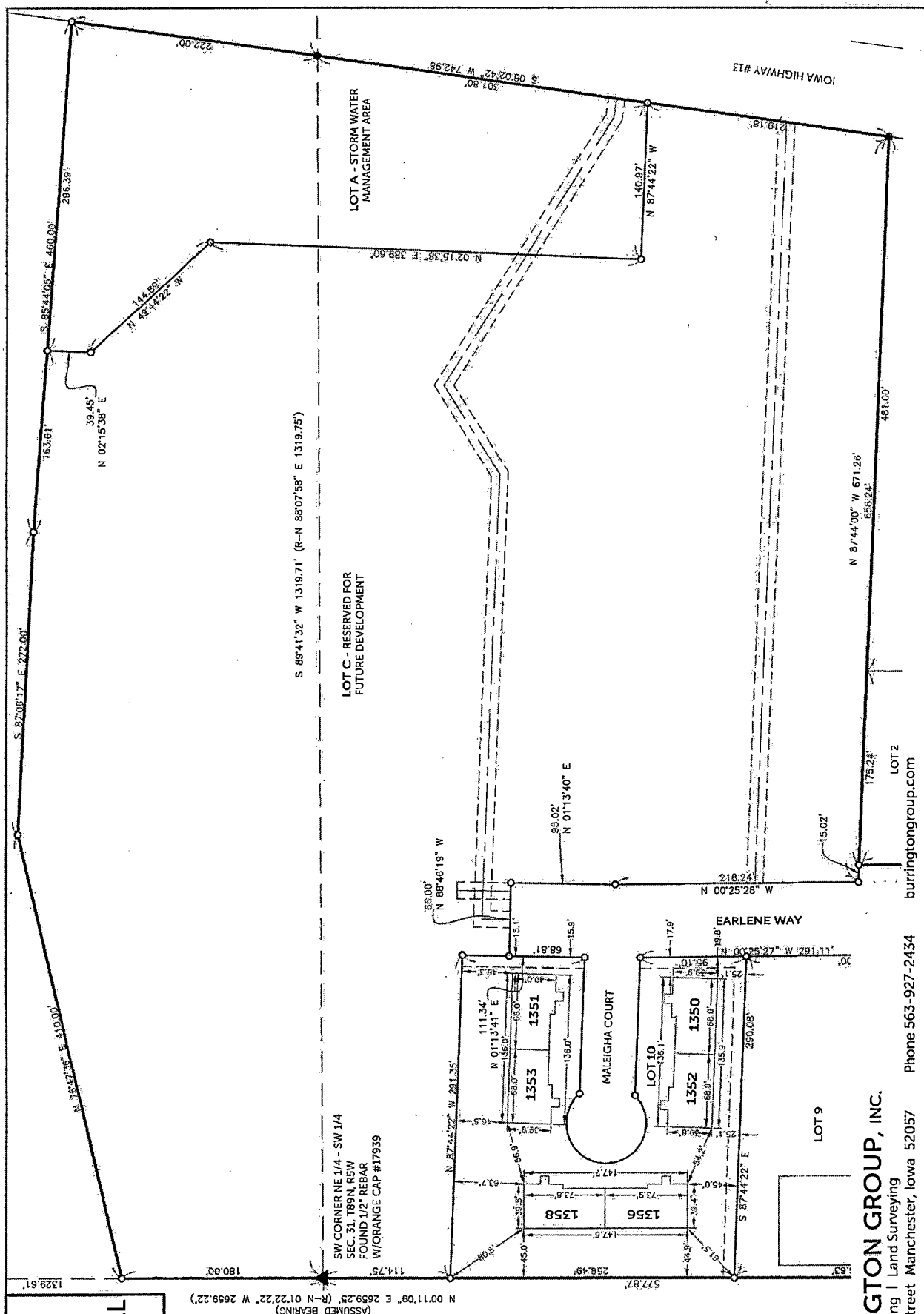
LICENSE NO. 17999 DATE 11/15/2024

ALL DOCUMENTS CONTAINED HEREIN ARE THE PROPERTY OF THE IOWA SURVEYING BOARD. THESE DOCUMENTS ARE LOANED TO YOU FOR YOUR USE ONLY. IF YOU LOSE OR DESTROY THESE DOCUMENTS, YOU WILL BE REQUIRED TO REPLACE THEM AT YOUR OWN EXPENSE.

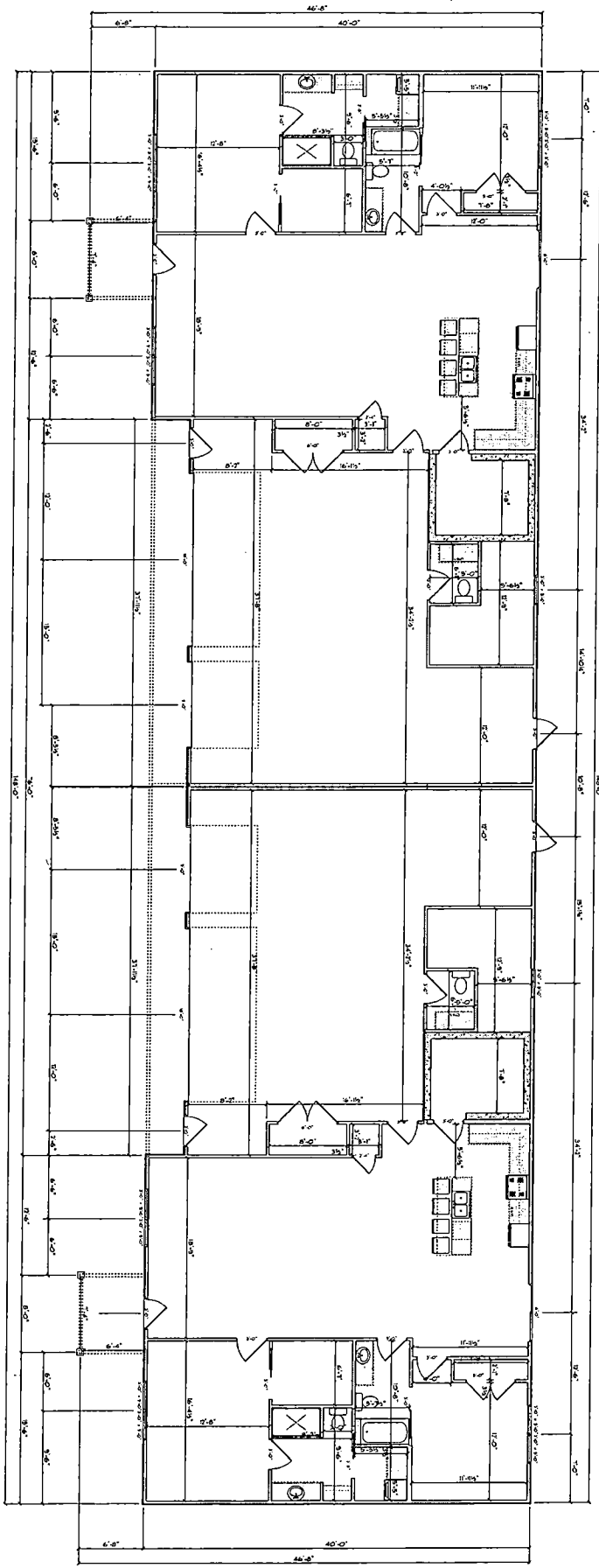
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434

burringtongroup.com

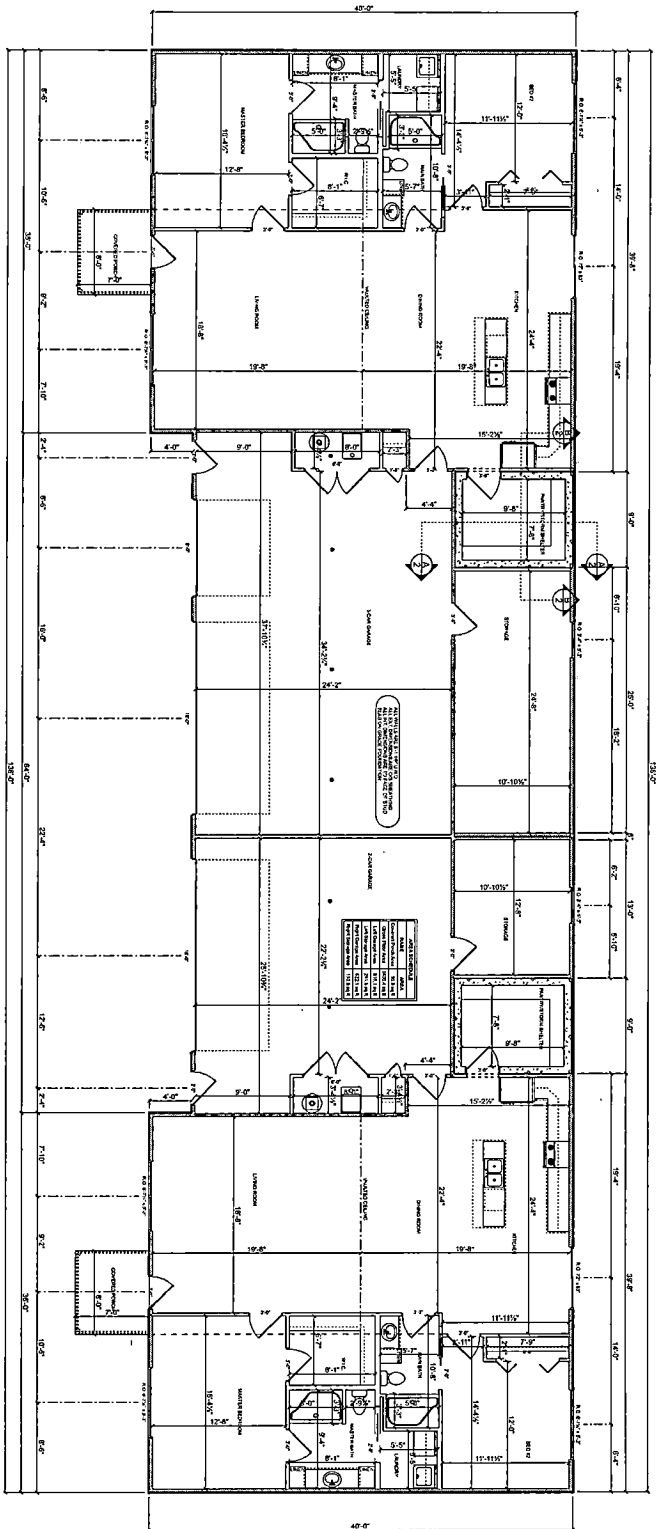


MAIN FLOOR
SCALE: NOT TO SCALE



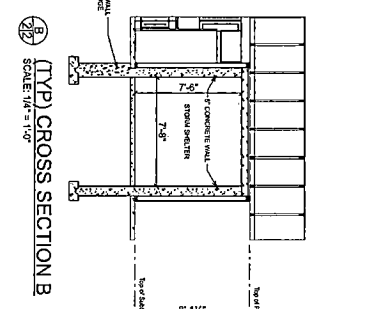
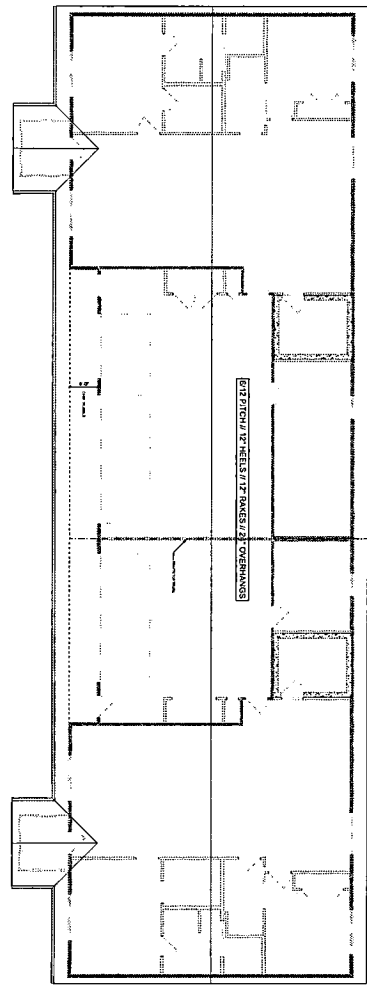
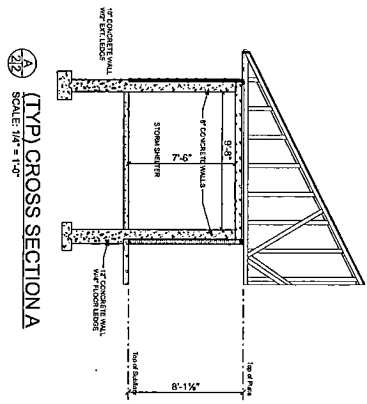
1356 MALEIGHA COURT

1358 MALEIGHA COURT



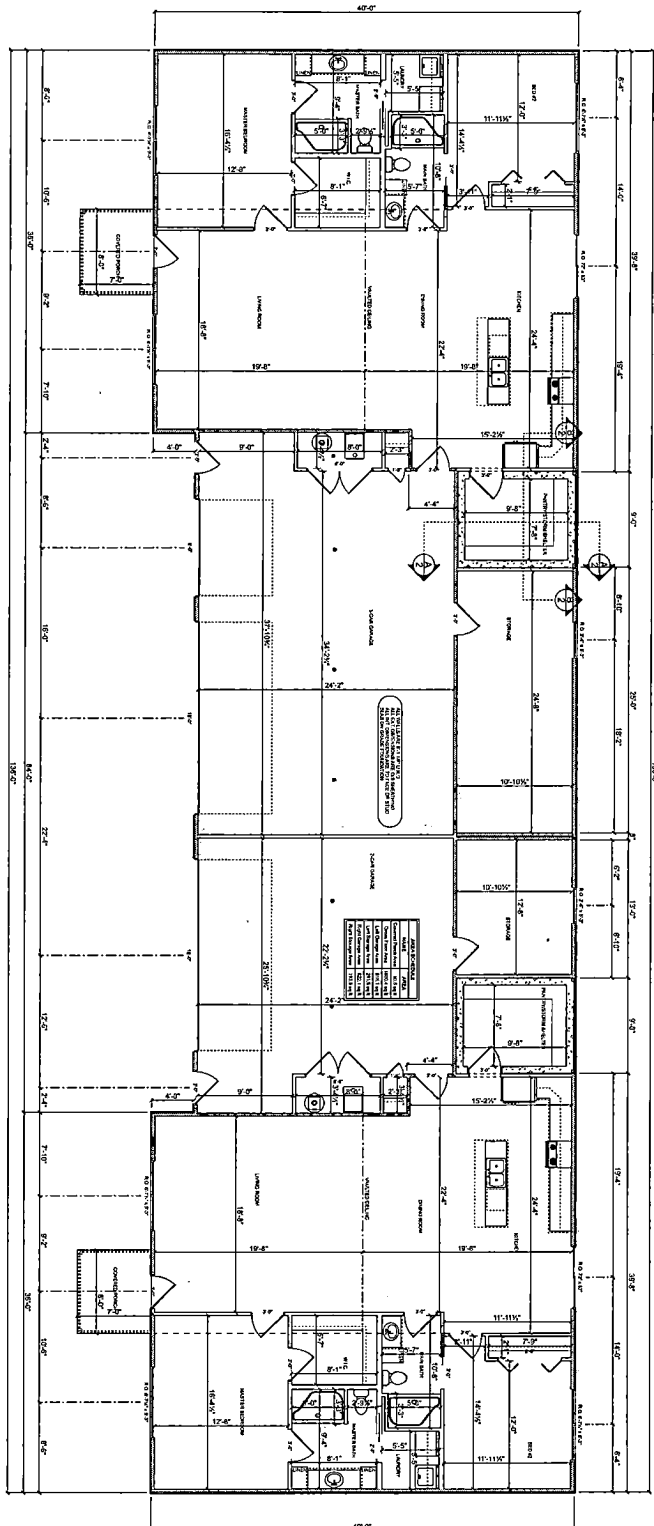
MAIN FLOOR
1350 MALEIGHA COURT
SCALE: 3/16" = 1'-0"

1352 MALEIGHA COURT



FLOOR PLAN - 1350 & 1352 MALEIGHA COURT FLOOR PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

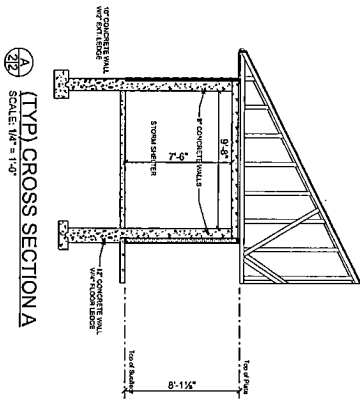
All Openings (sizes & locations) Must Be Verified With Owner



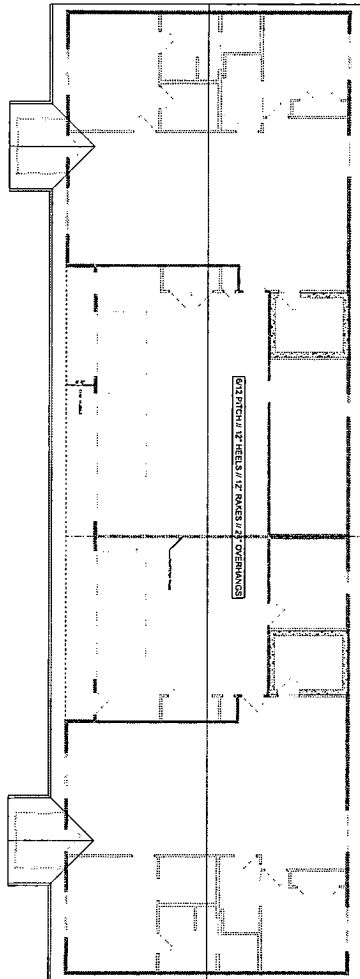
MAIN FLOOR
SCALE: 3/16" = 1'-0"

1353 MALEIGHA COURT

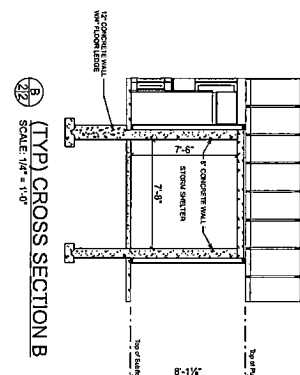
1351 MALEIGHA COURT



(A) TYP. CROSS SECTION A
SCALE: 1/4" = 1'-0"



TOP ELEVATION
SCALE: 1/8" = 1'-0"



(B) TYP. CROSS SECTION B
SCALE: 1/4" = 1'-0"

FLOOR PLAN - 1351 & 1353 MALEIGHA COURT

FLOOR PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

All openings (sizes & locations) must be verified with owner

Joe Hildebrand
E.I.P. - Duplex #2

THESE PLANS ARE PROPERTY OF THE
PROPERTIES & DESIGN, LLC. THESE PLANS
AND DESIGN HAVE BEEN CREATED AND
DEVELOPED SOLELY FOR THE SPECIFIC
PROJECT AND SHALL NOT BE REPRODUCED
OR COPIED FOR ANY PURPOSE WITHOUT
THE WRITTEN CONSENT FROM
THE PROPERTIES & DESIGN, LLC.

DESIGNER: JAT

THE PROPERTIES & DESIGN, LLC.
863-578-885
info@propertiesanddesign.com

SR
SPAIN & ROSE
Spain & Rose Construction Co.
200 N. Washington Street
Edgewood, LA 70018-0008
P. 863-578-8853

DATE: 2024
PLAN: 2
REVISED DATE:
SCALE: 1/4" = 1'-0" U.N.C.
PAGE: *

THE PLANS THAT ARE HEREIN SUBMITTED BY THE PROPERTIES & DESIGN, LLC.
ARE COMPOSED OF A CONTRACT AND A NOT A LICENSED ARCHITECT OR
ENGINEER. CONSTRUCTION MUST BE IN ACCORDANCE WITH THE
LOCAL CONSTRUCTION DEPARTMENT. THE PROPERTIES & DESIGN, LLC.
ADVISES NO RESPONSIBILITY FOR THE INTEGRITY, ACCURACY, OR
COMPLETENESS OF THE PLANS. THE PROPERTIES & DESIGN, LLC.
AND STRUCTURAL REQUIREMENTS CONFORMING TO ALL STATE AND LOCAL BUILDING CODES
AND ORDINANCES. THE PROPERTIES & DESIGN, LLC. ACCEPTS NO RESPONSIBILITY
FOR STRUCTURAL INTEGRITY. OWNER AND/OR GENERAL CONTRACTOR SHALL ASSUME SOLE
RESPONSIBILITY FOR THE INTEGRITY, ACCURACY, OR COMPLETENESS OF THE PLANS.
SPECIALTY CONSULTANTS OF THESE PLANS UNDERSTAND AND AGREE THAT NO
GUARANTEES HAVE BEEN PROVIDED. THE PROPERTIES & DESIGN, LLC.
THE PROPERTIES & DESIGN, LLC. DESIGNER AND ALL CLAIMS FOR FAULTY WORKMANSHIP

“EXHIBIT B”

<u>Lot Number</u>	<u>Unit</u>	<u>Percentage Interest</u>
Lot 10	1350 Maleigha Court	16.6666
	1351 Maleigha Court	16.6666
	1352 Maleigha Court	16.6666
	1353 Maleigha Court	16.6666
	1356 Maleigha Court	16.6666
	1358 Maleigha Court	16.6666
TOTAL		100.00*

*rounded up by .0004