



Book 2025 Page 85

Document 2025 85 Type 06 018 Pages 8
Date 1/08/2025 Time 8:09:44AM
Rec Amt \$42.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



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 ~~Bayley Drive~~ Estates
Manchester, Iowa Westside

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:

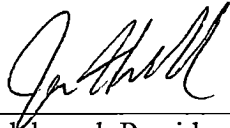
1. Definitions. Capitalized terms shall have the meaning as defined in the Declaration except as otherwise defined in this First Amendment.
2. Amendments.
 - a. Article 1.02 of the Declaration is deleted and the following is substituted in lieu thereof:

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.

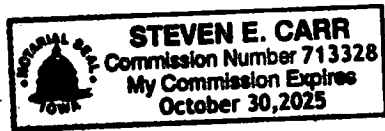
By: _____


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



HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

RANDALL KITTEREDICK
L.S.
LICENSE NO. 17939
DATE 11/13/2024

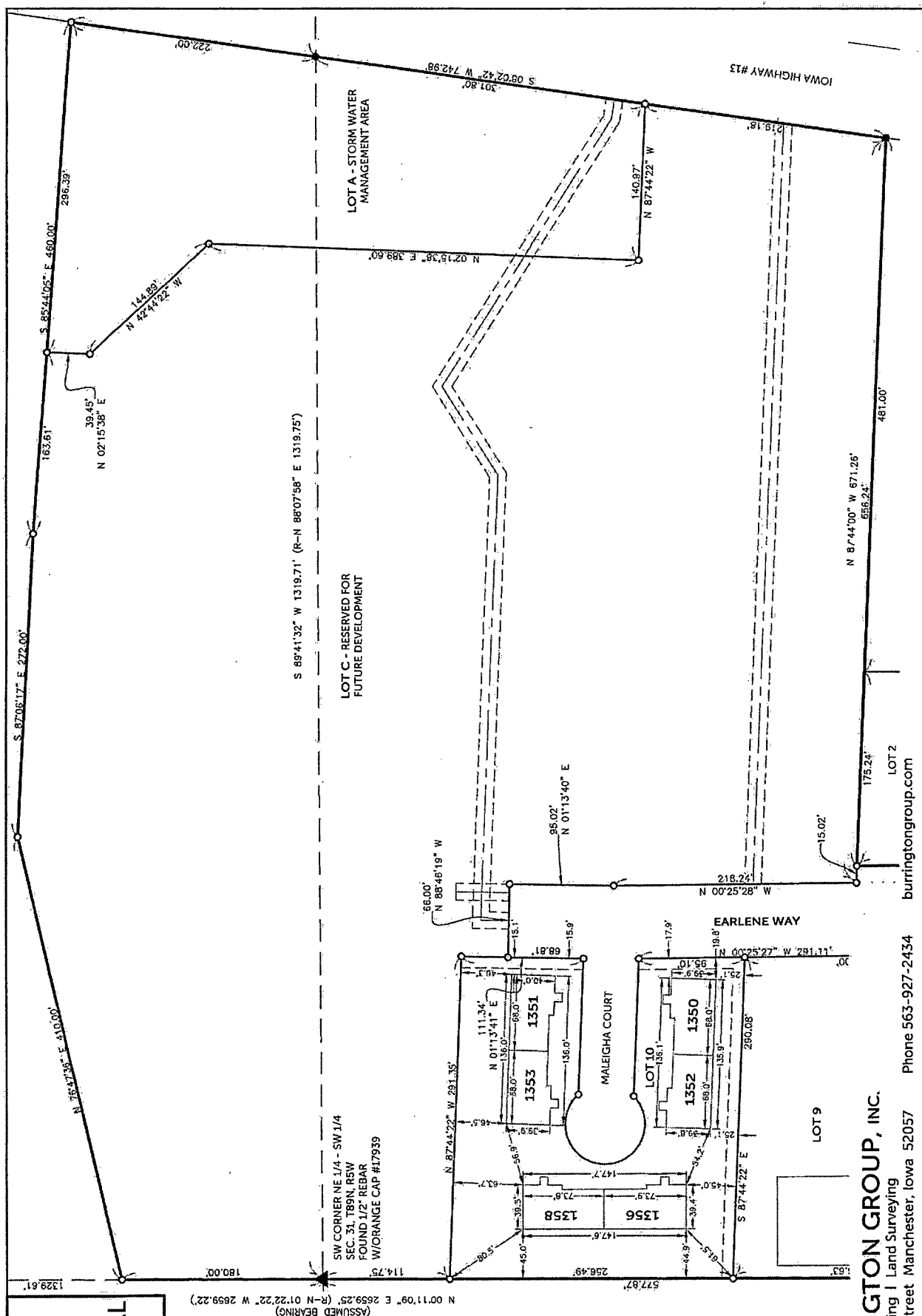
PAGES ON WHICH COVERED BY THIS SEAL THIS SHEET ONLY
RECEIVED NOVEMBER 18, 2025



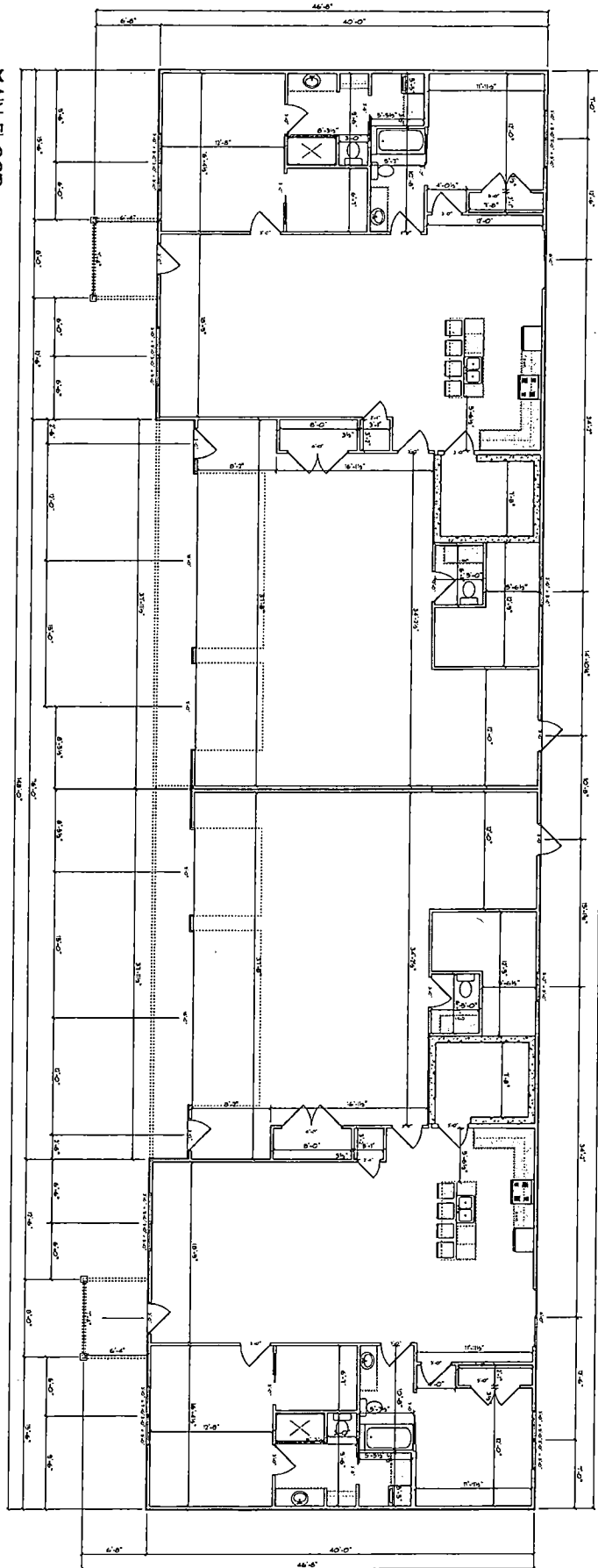
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying

Phone 563-927-2434

burringtongroup.com



MAIN FLOOR
SCALE NOT TO SCALE



1356 MALEIGHA COURT

1358 MALEIGHA COURT

IMPORTANT

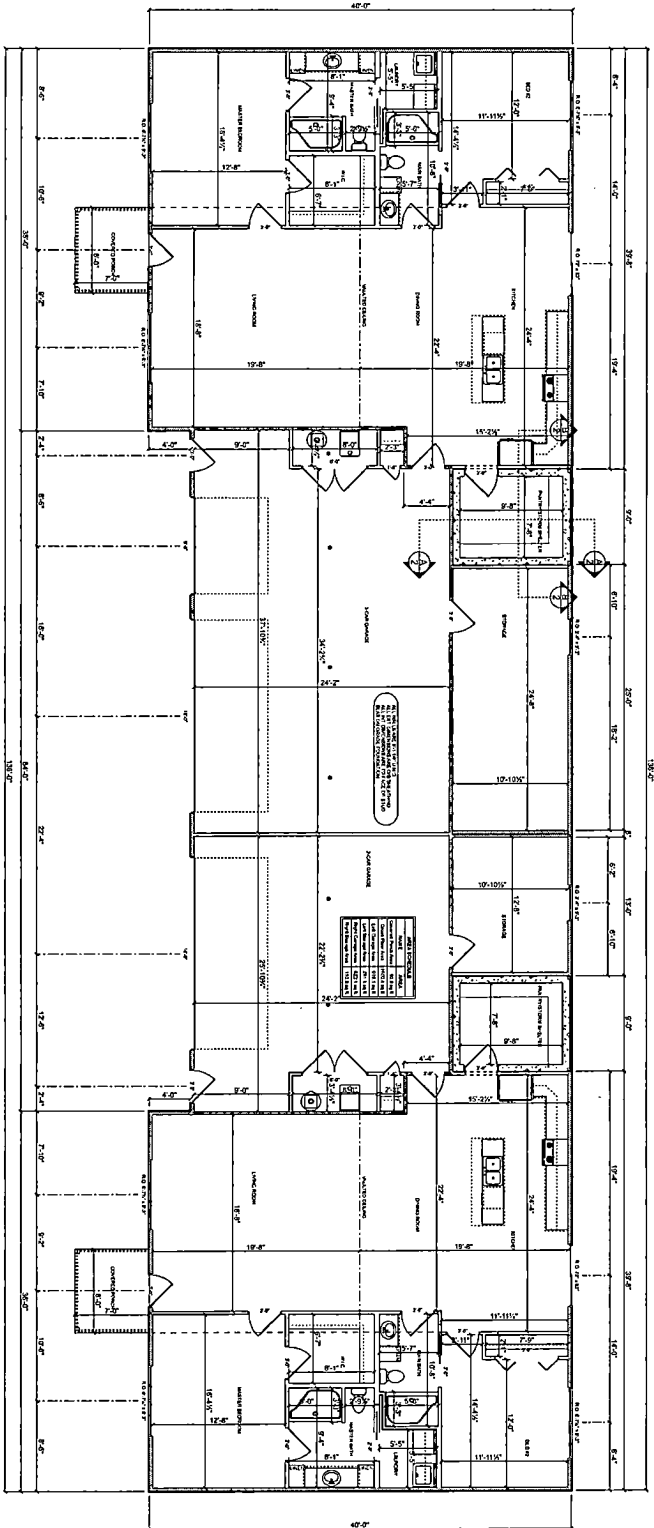
THESE DIMENSIONS MAY NOT MEET APPLICABLE BUILDING CODES.
THESE DIMENSIONS MAY VARY BY THE AMOUNT OF FINISHES AND FIXTURES.
CHECK WITH LOCAL BUILDING OFFICIALS ABOUT A FURTHER.

THESE DIMENSIONS MAY NOT MEET APPLICABLE BUILDING CODES.
THESE DIMENSIONS MAY VARY BY THE AMOUNT OF FINISHES AND FIXTURES.
CHECK WITH LOCAL BUILDING OFFICIALS ABOUT A FURTHER.

1356/1358 Maleigha Court

Odgers & Adams

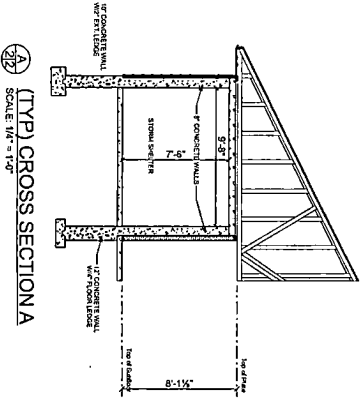
DELHI LUMBER
LOCATION
330 Franklin St.
Delhi, IA. 52223
PH: (563) 922-2404
FAX: (563) 922-9444



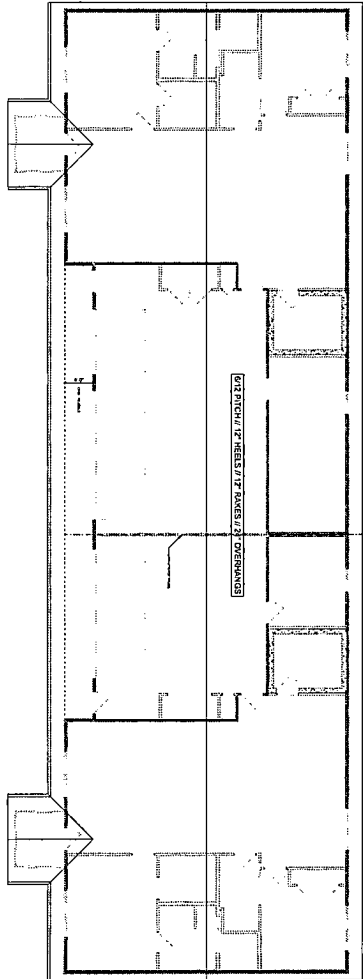
MAIN FLOOR
SCALE: 3/16" = 1'-0"

1350 MALEIGHA COURT

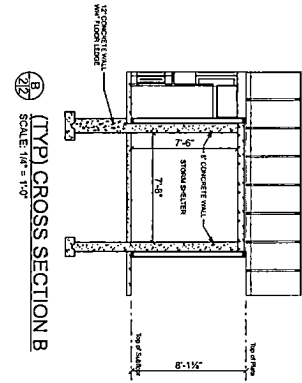
1352 MALEIGHA COURT



(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 - 1350 & 1352 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
PROPERTY & DESIGN, L.L.C. THESE PLANS
AND DESIGNS WERE CREATED AND
OWNED BY THE PROPERTY & DESIGN, L.L.C.
AND ARE NOT TO BE REPRODUCED OR
COPIED FOR ANY PURPOSE WITHOUT
THE WRITTEN CONSENT FROM
THE PROPERTY & DESIGN, L.L.C.

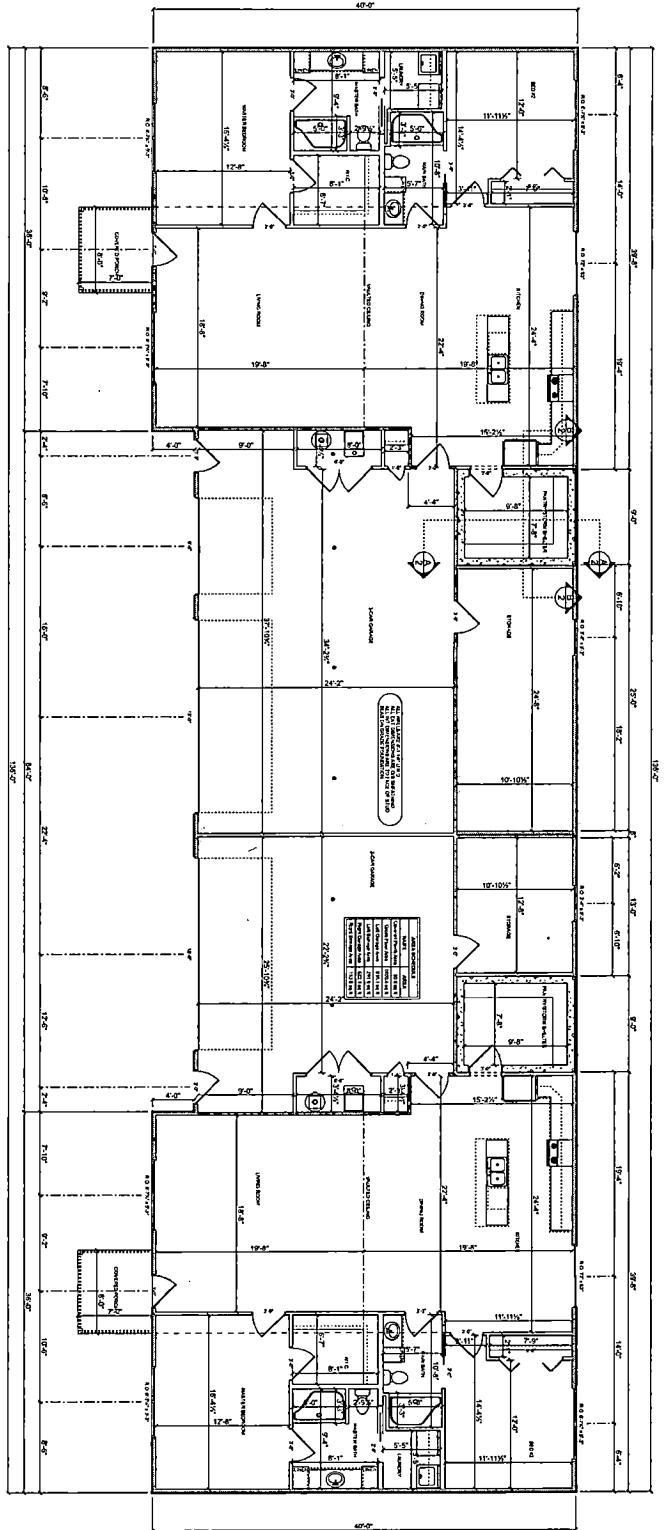
DESIGNER: JAT
The Property & Design, L.L.C.
304-255-0888
jathan@protonmail.com



Span & Rose, Inc.
208 N. Washington Street
Birmingham, AL 35203-0005
P. 205.332.8211

DATE: 05/24
PLAN:
REVISED DATE:
SCALE: 1/4" = 1'-0" UNO.
PAGE: *

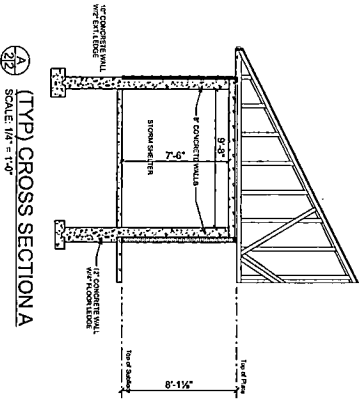
THESE PLANS HAVE BEEN REVIEWED BY THE PROPERTY & DESIGN, L.L.C.
AND ARE NOT TO BE REPRODUCED OR COPIED FOR ANY PURPOSE WITHOUT
THE WRITTEN CONSENT FROM THE PROPERTY & DESIGN, L.L.C.
THESE PLANS ARE THE PROPERTY OF THE PROPERTY & DESIGN, L.L.C.
AND ARE NOT TO BE REPRODUCED OR COPIED FOR ANY PURPOSE WITHOUT
THE WRITTEN CONSENT FROM THE PROPERTY & DESIGN, L.L.C.



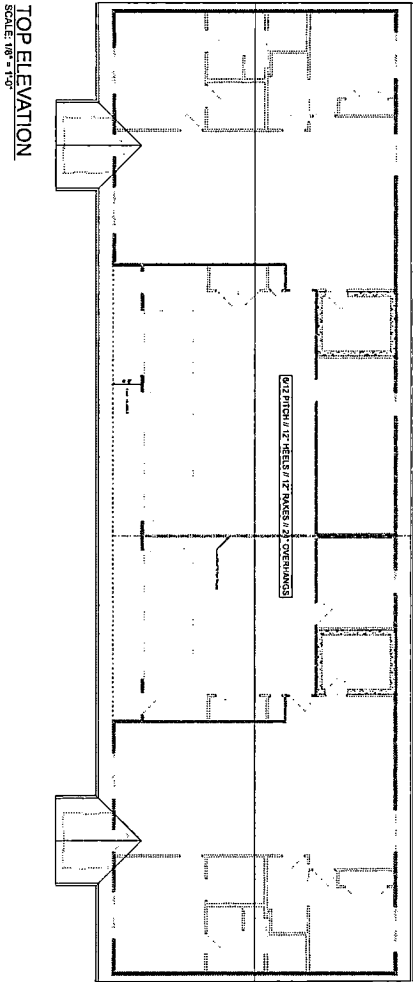
MAIN FLOOR
SCALE: 3/16" = 1'-0"

1353 MALEIGHA COURT

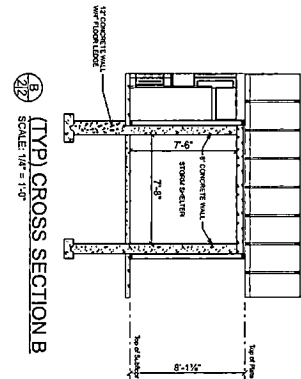
1351 MALEIGHA COURT



(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

“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