



Book 2025 Page 3203

Document 2025 3203 Type 06 018 Pages 9
Date 11/25/2025 Time 2:34:02PM
Rec Amt \$47.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by and return to: ^② Steven E. Carr, 117 S. Franklin St., PO Box 333, Manchester, IA 52057; 563-927-4164

Articles of Association of Lost Beach Road Association

WHEREAS, Lost Mountain Properties, LLC owns the following described real estate:

Lot One (1) of the Replat Of Lot 1, Lot 2, & Lot 3 Of Lost Beach Valley
Subdivision In The NW 1/4 Of The SE 1/4, Sec. 19, T88N, R4W Of The Fifth
P.M., Delaware County, Iowa, according to plat recorded in Book 2022 Page
3817.

WHEREAS, Kaes Christian DeGroot and Abby P. DeGroot, husband and wife own the
following described real estate:

Lot Two (2) of the Replat Of Lot 1, Lot 2, & Lot 3 Of Lost Beach Valley
Subdivision In The NW 1/4 Of The SE 1/4, Sec. 19, T88N, R4W Of The Fifth
P.M., Delaware County, Iowa, according to plat recorded in Book 2022 Page
3817.

WHEREAS, Lakeside Property Development, L.L.C. owns the following described real
estate:

Lot Three (3) of the Replat Of Lot 1, Lot 2, & Lot 3 Of Lost Beach Valley
Subdivision In The NW 1/4 Of The SE 1/4, Sec. 19, T88N, R4W Of The Fifth
P.M., Delaware County, Iowa, according to plat recorded in Book 2022 Page
3817.

AND

Lots Seven (7), Eight (8), and Nine (9) of Lost Beach Valley Second Subdivision
a Subdivision of Lot A of Lost Beach Valley Subdivision in the NW ¼ of the SE
¼ of Section 19, T88N, R4W of the Fifth P.M., Delaware County, Iowa according
to plat recorded in Book 2017, Page 2254.

WHEREAS, Nicholas Elgin, a single person owns the following described real estate:

Lot Four (4) of Lost Beach Valley Subdivision a Subdivision of Parcel 2016-48 in the NW ¼ of the SE ¼ in Section 19, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2016, Page 2828.

WHEREAS, Mitch Tanner and Emily Tanner, husband and wife own the following described real estate

Lot Five (5) of Lost Beach Valley Subdivision a Subdivision of Parcel 2016-48 in the NW ¼ of the SE ¼ in Section 19, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2016, Page 2828.

WHEREAS, Joshua J. Davila, a single person owns the following described real estate:

Lot Six (6) of Lost Beach Valley Second Subdivision a Subdivision of Lot A of Lost Beach Valley Subdivision in the NW ¼ of the SE ¼ of Section 19, T88N, R4W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2017, Page 2254.

WHEREAS, Michael R. Maahs, a single person owns the following described real estate:

Lot Ten (10) of Lost Beach Valley Second Subdivision a Subdivision of Lot A of Lost Beach Valley Subdivision in the NW ¼ of the SE ¼ of Section 19, T88N, R4W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2017, Page 2254.

WHEREAS, Mitch Tanner owns the following described real estate:

PARCEL 2024-05, Parcel 2016-51 and part of Parcel 2016-50 in the NW¼-SE¼ all in Section 19, T88N, R4W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2024, Page 270

WHEREAS, Kevin Tanner, a single person owns the following described real estate:

PARCEL 2024-06, part of Parcel 2016-50 in the NW¼-SE¼ in Section 19, T88N, R4W of the Fifth P.M., Delaware County, Iowa according to plat recorded in Book 2024, Page 270

WHEREAS, Hughes Advanced Industrial Services owns the following described real estate:

Parcel 2020-132, PART OF THE NW ¼ – SE ¼ & PART OF THE SW ¼ – SE ¼, PARCEL 2020-133, PART OF THE NW ¼ – SE ¼ & PART OF THE SW ¼ – SE ¼, PARCEL 2020-134, PART OF THE SW ¼ – SE ¼, ALL IN SEC. 19,

T88N, R4W OF THE FIFTH P.M. DELWARE COUNTY IOWA according to plat recorded in Book 2020, Page 4865.

AND

Parcel C, (locally known as "Lost Beach"), PART OF THE SW 1/4 OF THE SE 1/4, SECTION 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA according to plat recorded in Book 2000, Page 428.

NOW THEREFORE in consideration of their mutual promises and performances, obligations and rights created herein and in consideration of the mutual benefits to be delivered by all of the parties hereto, it is agreed as follows:

1. NON-PROFIT ASSOCIATION. This organization is strictly a non-profit voluntary association and is not to be deemed a corporation nor a partnership for any purpose.

2. MAINTENANCE. The Association shall provide all necessary upkeep, maintenance and snow removal for Easement A depicted in Easement Plat recorded October 29, 2012 in Book 2012, Page 3681 and Easement D depicted in Plat of Survey recorded August 1, 2016 in Book 2016, Page 1980 (together hereinafter "Road"). This shall include upkeep and maintenance of adjoining culverts necessary to maintain proper water flow.

3. MEMBERSHIP. Shares are hereby assigned to the owners above proportionate to their use of the road. Each share is entitled to one vote.

Lost Mountain Properties, LLC is assigned one (1) share.

Kaes and Abby DeGroot are assigned one (1) share.

Lakeside Property Development, L.L.C. is assigned one (1) share for each of the unsold subdivision lots owned for a total of four (4) shares.

Nicholas Elgin is assigned one (1) share.

Mitch and Emily Tanner are assigned one (1) share.

Joshua Davila is assigned one (1) share.

Michael Maahs is assigned one (1) share.

Mitch Tanner is assigned one (1) share.

Kevin Tanner is assigned one (1) share.

Hughes Advanced Industrial Services is assigned twelve (12) shares. See Addendum A.

There are currently 24 shares. The number of shares may change depending on future use and/or development and any change in the number of shares shall be voted on in the same manner as assessments.

Each buyer of the four remaining lots owned by Lakeside Property Development, L.L.C. shall pay an initial membership fee of \$1,000.00 due within 30 days of obtaining title.

4. ASSESSMENTS. To fund the required maintenance, each member of the Association shall be required to pay a portion of the annual assessment based on the number of shares owned.

Each share shall be an amount equal to the annual assessment divided by the number of outstanding shares (unsold lots owned by Lakeside Property Development, L.L.C not included). The amount of the assessment shall be established by a $\frac{3}{4}$ vote of those members voting at the annual meeting of the Association which may be cast by proxy. Any annual assessments so established shall be due and payable by the members no later than one month after the annual meeting of the Association.

5. ANNUAL MEETING. The annual meeting of the Association shall be held between the first day and the 30th day of June each year, the exact date to be given by the Secretary of the Association by written notice mailed to the members of the Association by regular mail or email not less than 10 days prior to the date of such meeting. The location of the meeting shall be at the residence of one of the members of the Association as disclosed in the notice of the annual meeting. At the annual meeting of the Association the membership shall elect a Secretary and shall establish the amount of the annual assessment.

6. SECRETARY'S DUTIES. The Secretary of the Association shall serve until the next annual meeting and shall be responsible for the following:

1. Collect annual assessments from members.
2. Maintain an Association bank account.
3. Contract and pay for upkeep and maintenance and snow removal costs on the roads in the subdivision and compensate those so hired.
4. Maintain a record of assessments received and money expended and provide an annual accounting to the membership with the notice of the annual meeting.
5. Prepare and mail to the lot owners notice of the annual meeting.
6. Conduct the annual meeting.

7. SPECIAL MEETINGS. Special meetings of the Association may be called upon the request of two or more members. Such request must be made in writing to the Secretary of the Association who shall provide written notice to the membership mailed not less than 10 days prior to the date of such special meeting. Included in such notice shall be the subject matter to be discussed at the special meeting.

8. DEFAULT. Any assessment not paid within one month after the date of the annual meeting shall draw interest at the maximum legal rate allowed by law. In the event the Association retains legal counsel to collect any delinquent assessment, the owner shall be liable for reasonable attorney's fees and costs incurred by the Association for collection, which reasonable attorney's fees and costs may be added to the lien provided below.

Any delinquent assessment shall be a lien against the real estate for which the assessment is owed, in addition to being a personal obligation of the owner of the real estate at the time the assessment becomes delinquent. The Association may file a Notice of Lien on the real estate in the County Recorder's Office at any time an assessment becomes delinquent, and such Notice shall constitute a valid lien against the real estate. The lien may be enforced through an action in the Iowa District Court against the owner personally obligated to pay the assessment.

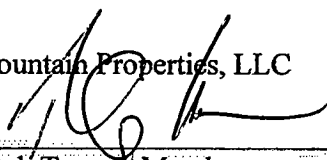
Any owner with a delinquent assessment is not eligible to vote until they become current. While delinquent, for voting purposes it is as if that real estate did not exist.

9. AMENDMENTS. These Articles of Association may be amended by the signature vote of $\frac{3}{4}$ of the owners.

10. BINDING ON FUTURE OWNERS. The provisions of this Agreement shall run with the land and be binding upon all heirs, successors and assigns of the parties hereto.

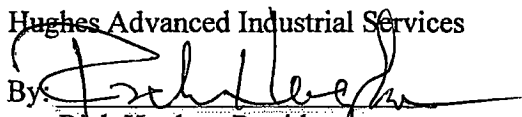
Dated this 16 day of August, 2025.

Lost Mountain Properties, LLC

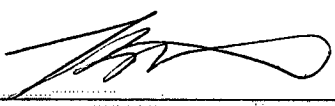
By: 

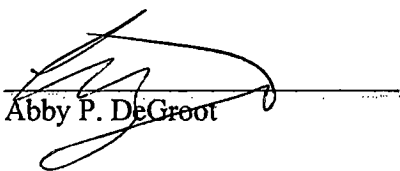
Mitch Tanner, Member

Hughes Advanced Industrial Services

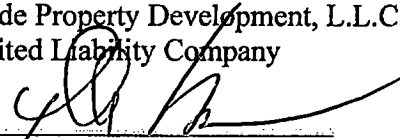
By: 

Rich Hughes, President

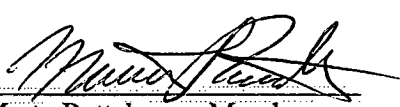

Kaes Christian DeGroot


Abby P. DeGroot

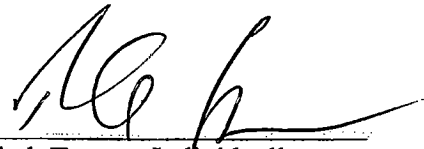
Lakeside Property Development, L.L.C.
A Limited Liability Company

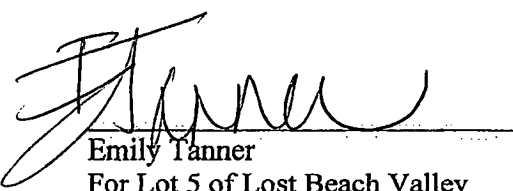
By: 

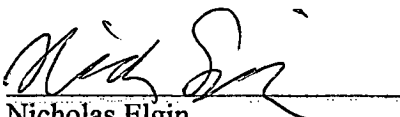
Mitch Tanner, Member

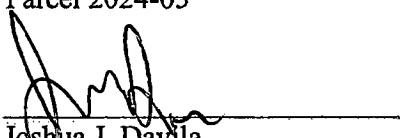
By: 

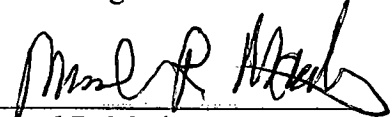
Marty Pottebaum, Member


Mitch Tanner, Individually
For Lot 5 of Lost Beach Valley
Subdivision and Parcel 2024-05


Emily Tanner
For Lot 5 of Lost Beach Valley
Subdivision and dower interest in
Parcel 2024-05


Nicholas Elgin


Joshua J. Davila


Michael R. Maahs


Kevin Tanner

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

This instrument was acknowledged before me on this 16TH day of August, 2025 by Mitch Tanner as member of Lost Mountain Properties, LLC.



Angela K Wendt
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

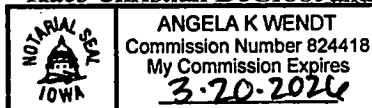
This instrument was acknowledged before me on this 16TH day of August, 2025 by Rich Hughes as President of Hughes Advanced Industrial Services.



Angela K Wendt
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

This instrument was acknowledged before me on this 16TH day of August, 2025 by Kaes Christian DeGroot and Abby P. DeGroot.



Angela K Wendt
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

This instrument was acknowledged before me on this 16TH day of August, 2025 by Mitch Tanner as member of Lakeside Property Development, LLC.



Angela K Wendt
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

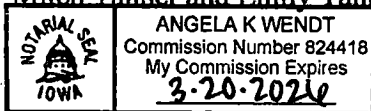
This instrument was acknowledged before me on this 16TH day of August, 2025 by
Marty Pottebaum as member of Lakeside Property Development, LLC.



Angela K Wendt
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

This instrument was acknowledged before me on this 16TH day of August, 2025 by
Mitch Tanner and Emily Tanner.



Angela K Wendt
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

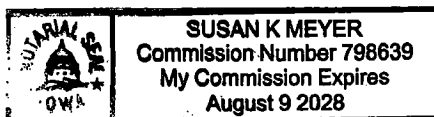
This instrument was acknowledged before me on this 16TH day of August, 2025 by
Nicholas Elgin.



Angela K Wendt
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

This instrument was acknowledged before me on this 30 day of August, 2025 by
Joshua J. Davila.

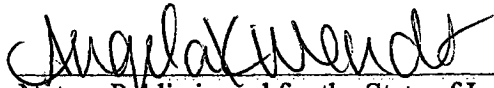


Susan K Meyer
Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

This instrument was acknowledged before me on this 16TH day of August, 2025 by
Michael R. Maahs.

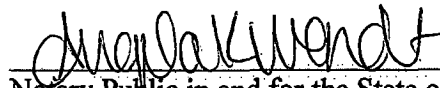



Notary Public in and for the State of Iowa

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

This instrument was acknowledged before me on this 16TH day of August, 2025 by
Kevin Tanner.




Notary Public in and for the State of Iowa

ADDENDUM A

TO ARTICLES OF ASSOCIATION OF LOST BEACH ROAD ASSOCIATION

ADDRESSING ARTICLE 3: MEMBERSHIP

Hughes Advanced Industrial, Inc is assigned (4) shares.

Hughes Advanced Industrial, Inc is assigned (8) shares for parcel 2020-134 PT SW SE.

In the event of the restaurant (parcel 2020 134 PT SW SE) being closed or turned into a single dwelling home the parcel will return into (1) share.