



Book 2026 Page 1649

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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

Second Amendment to Declaration of Submission to
a Horizontal Property Regime and
of Easements, Restrictions and Covenants for Westside Estates
Manchester, Iowa

This Second Amendment to Declaration of Submission to a Horizontal Property Regime and Easements, Restrictions and Covenants for Westside Estates Manchester, Iowa ("Second 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, and First Amendment recorded January 8, 2025 in Book 2025, Page 85 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 Second Amendment to amend the Declaration to (i) submit additional property to the Declaration, (ii) increase the number of total Units and Buildings from 6 to 12; 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 Second Amendment.
2. Amendments.
 - a. The real estate submitted shall be:

Lot 10 of Westside Estates, a subdivision of the West 15' of Lot 2 and Lot 4, 5, 6, & 7 of Houlihan Ag Subdivision, Lot 8 of Houlihan Ag Subdivision #2 in the NE 1/4- SW 1/4 and SE 1/4 - SW 1/4, Sec. 31, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa according to plat recorded in Book 2023, Page 2834
and
Lots 11, 12, 13 and 14 of Westside Estates – Second Addition, A subdivision of Lot C of Westside Estates in the NE 1/4- SW 1/4 and SE 1/4 - SW 1/4, Sec. 31, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa according to plat recorded in Book 2026, Page 1548.
 - 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.** Six 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 and B to the Declaration are hereby amended by deleting the previously attached Exhibits and substituting in lieu thereof the Exhibits attached to this Second Amendment.

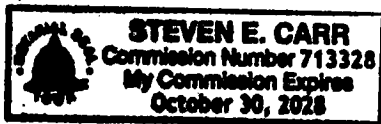
IN WITNESS WHEREOF, the said EASTERN IOWA PUMPING, INC., has caused its name to be signed to these presents by its President and Secretary this 18th day of June, 2026.

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 18th day of June, 2026 by Joe Hildebrand as President and Secretary of Eastern Iowa Pumping, Inc.




Notary Public in the State of Iowa

EXHIBIT A WESTSIDE ESTATES HORIZONTAL REGIME



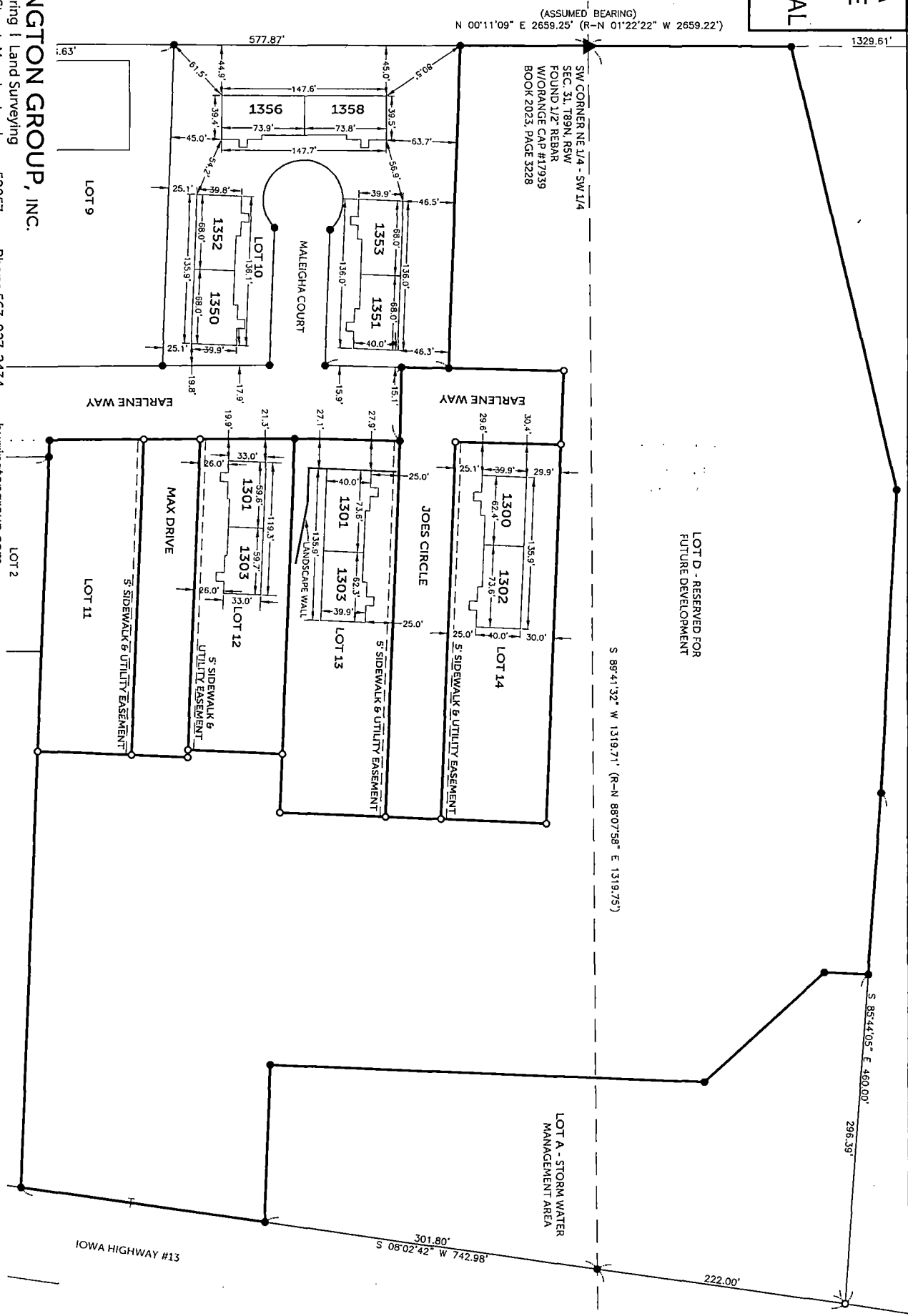
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

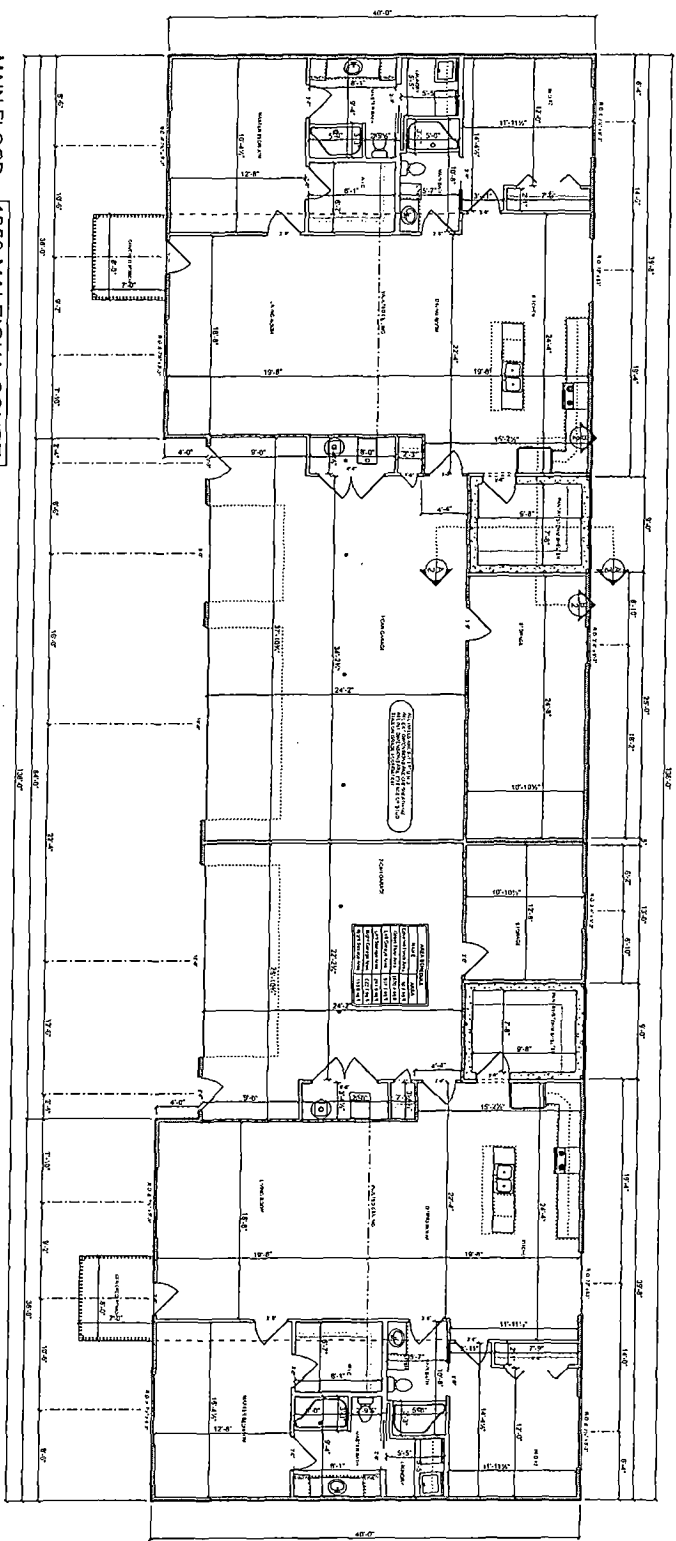
6/7/2024 DATE

RANDALL L. RATTENBORG, P.L.S. LICENSE NO. 17939
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY



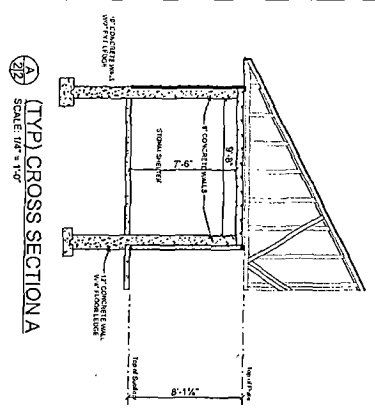
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057
Phone 563-927-2434
burringtongroup.com



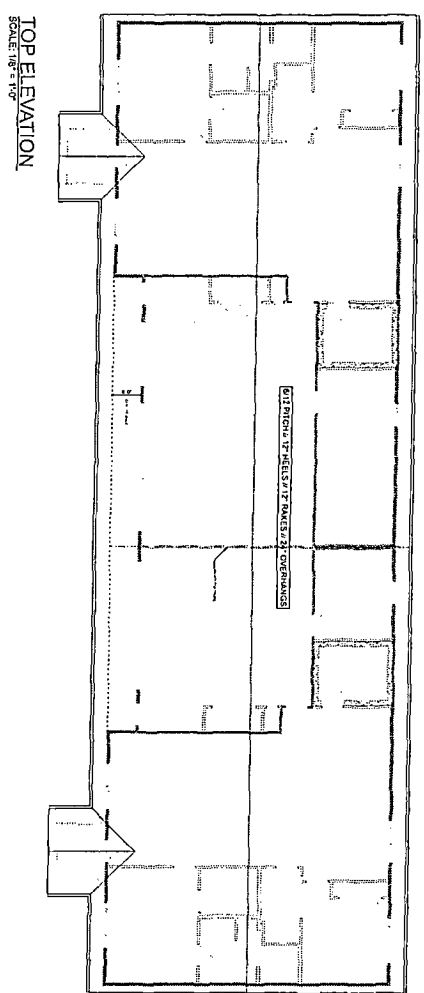


MAIN FLOOR
1350 MALEIGHA COURT
SCALE 3/16" = 1'-0"

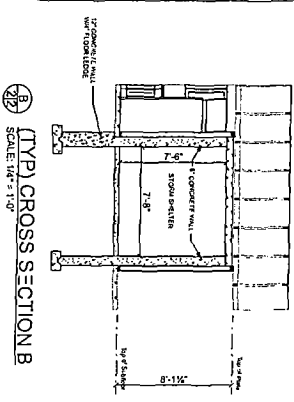
1352 MALEIGHA COURT



(TYP) CROSS SECTION A
SCALE 1/8" = 1'-0"



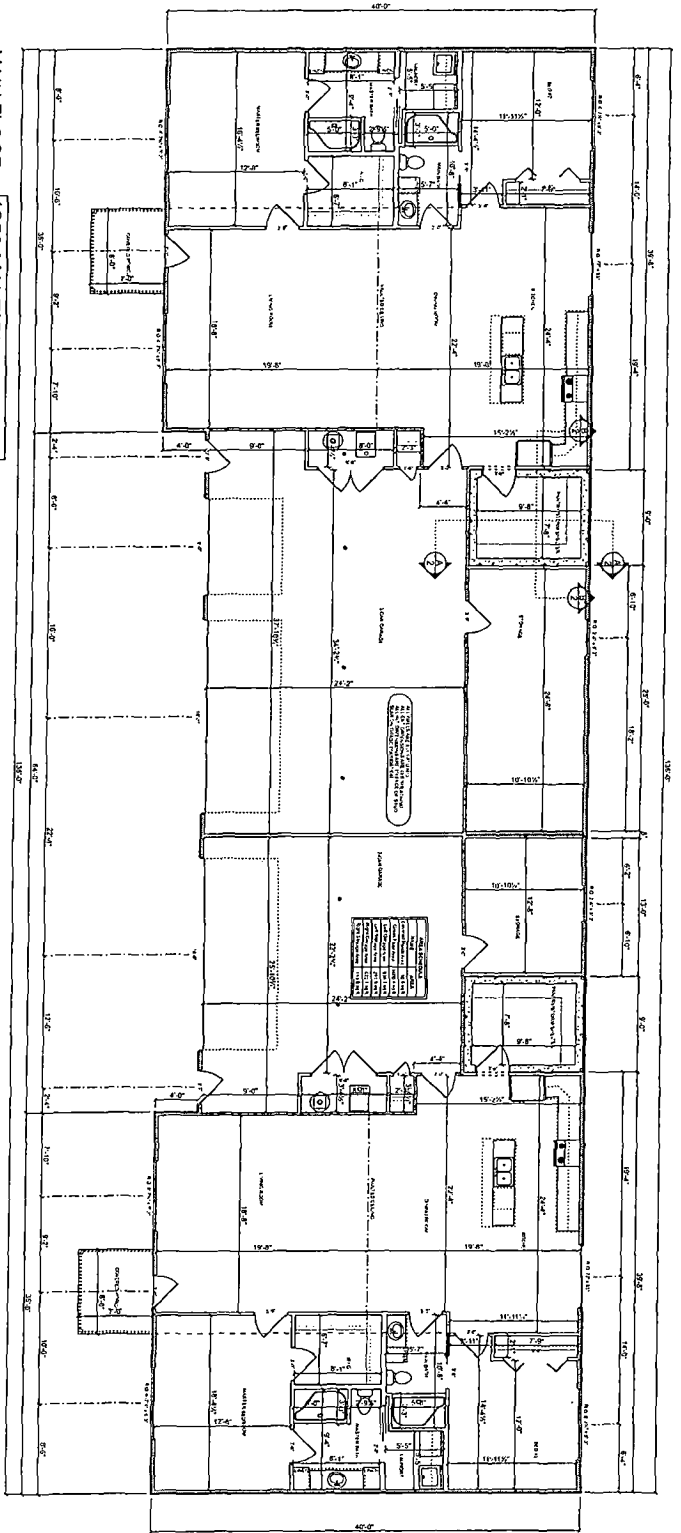
TOP ELEVATION
SCALE 1/8" = 1'-0"



(TYP) CROSS SECTION B
SCALE 1/8" = 1'-0"

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

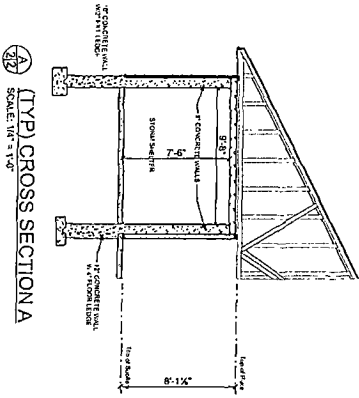
All Openings (size & location) Must Be Verified With Owner



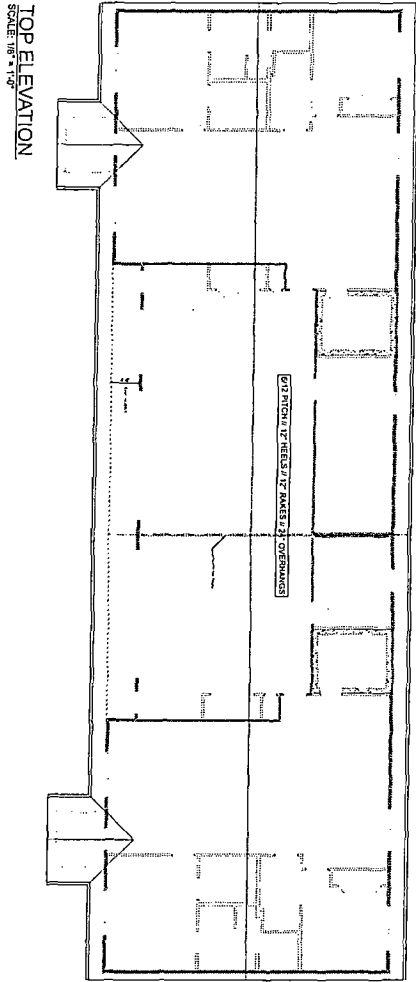
MAIN FLOOR
SCALE: 3/16" = 1'-0"

1353 MALEIGHA COURT

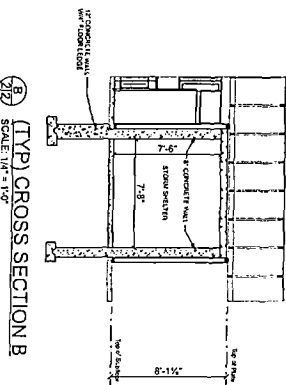
1351 MALEIGHA COURT



(TYP) CROSS SECTION A
SCALE: 1/8" = 1'-0"



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



(TYP) CROSS SECTION B
SCALE: 1/8" = 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

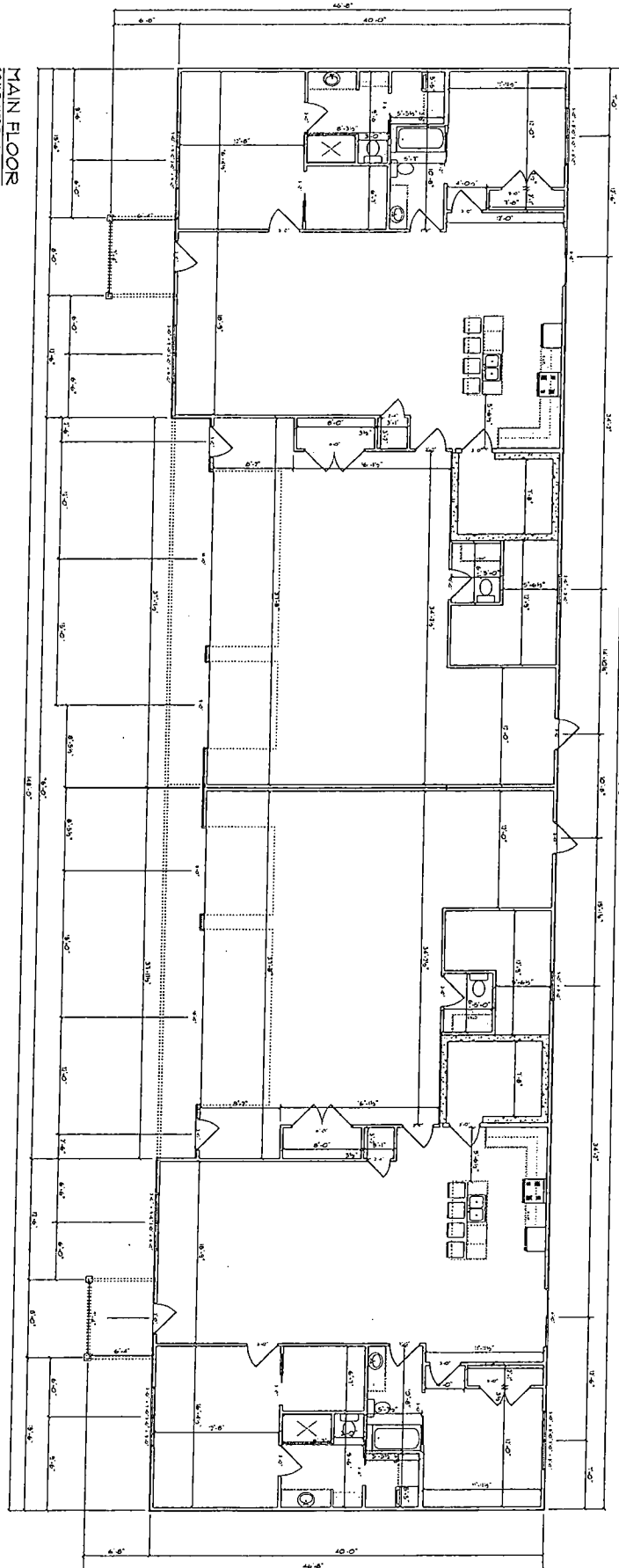
These plans are property of the
DESIGNER: JAT
100 N. Liberty Street
Bloomington, IL 61701-1000
(312) 332-1000

DESIGNER: JAT
100 N. Liberty Street
Bloomington, IL 61701-1000
(312) 332-1000



1358 MALEIGHA COURT

MAIN FLOOR
SCALE: NOT TO SCALE

[illegible]

1356/1358 Maleigha Court

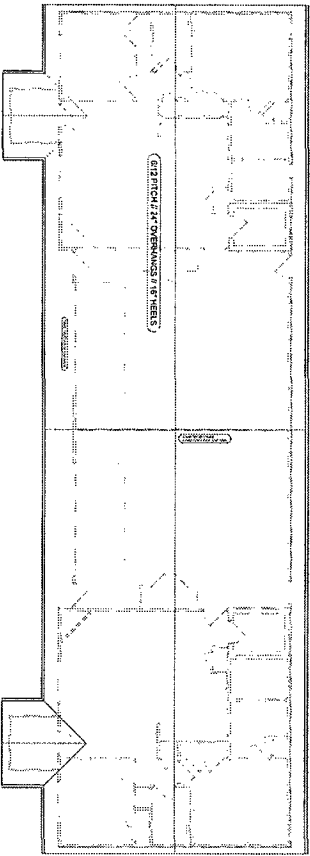


**DELHI LUMBER
LOCATION**
330 Franklin St.
Delhi, IA. 52223
PH: (563) 922-2404
FAX: (563) 922-9444

FLOOR PLAN - 1301 & 1303 MAX DRIVE

ELEVATION PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

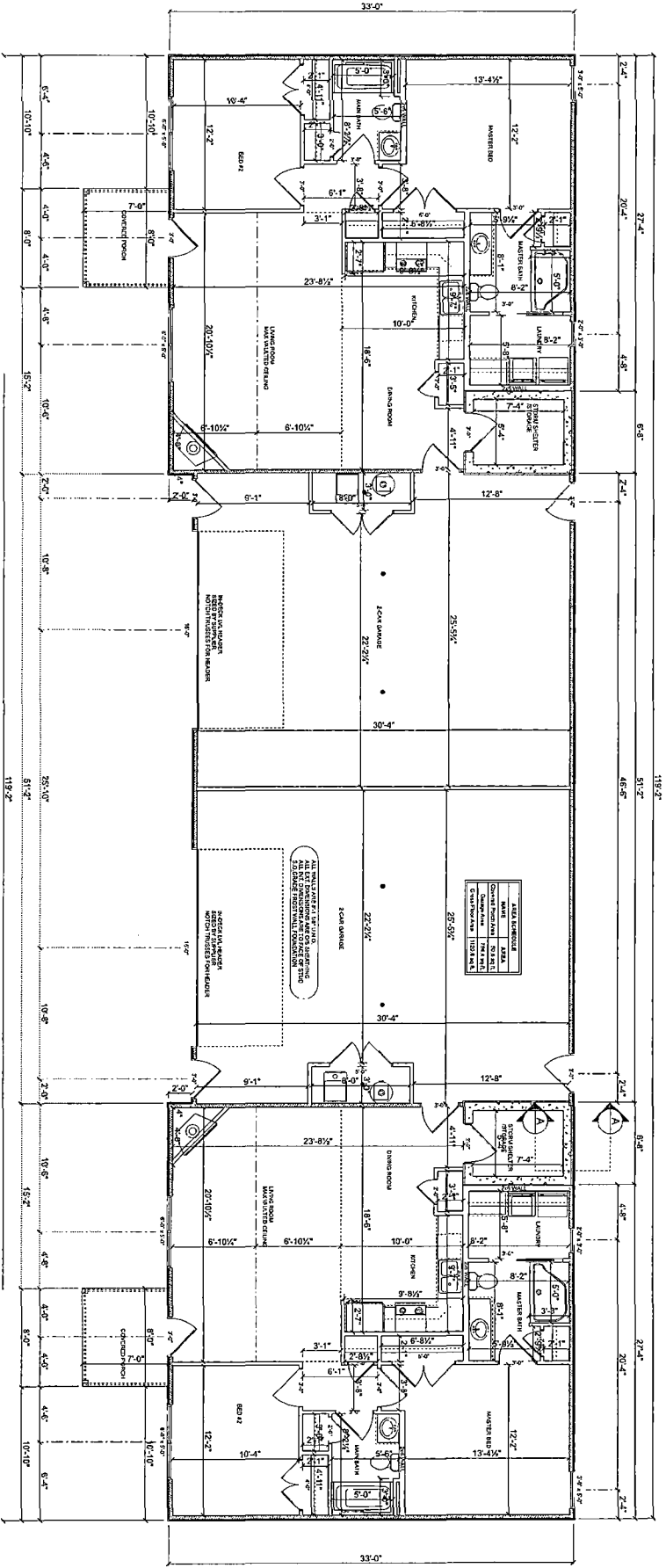
TOP ELEVATION
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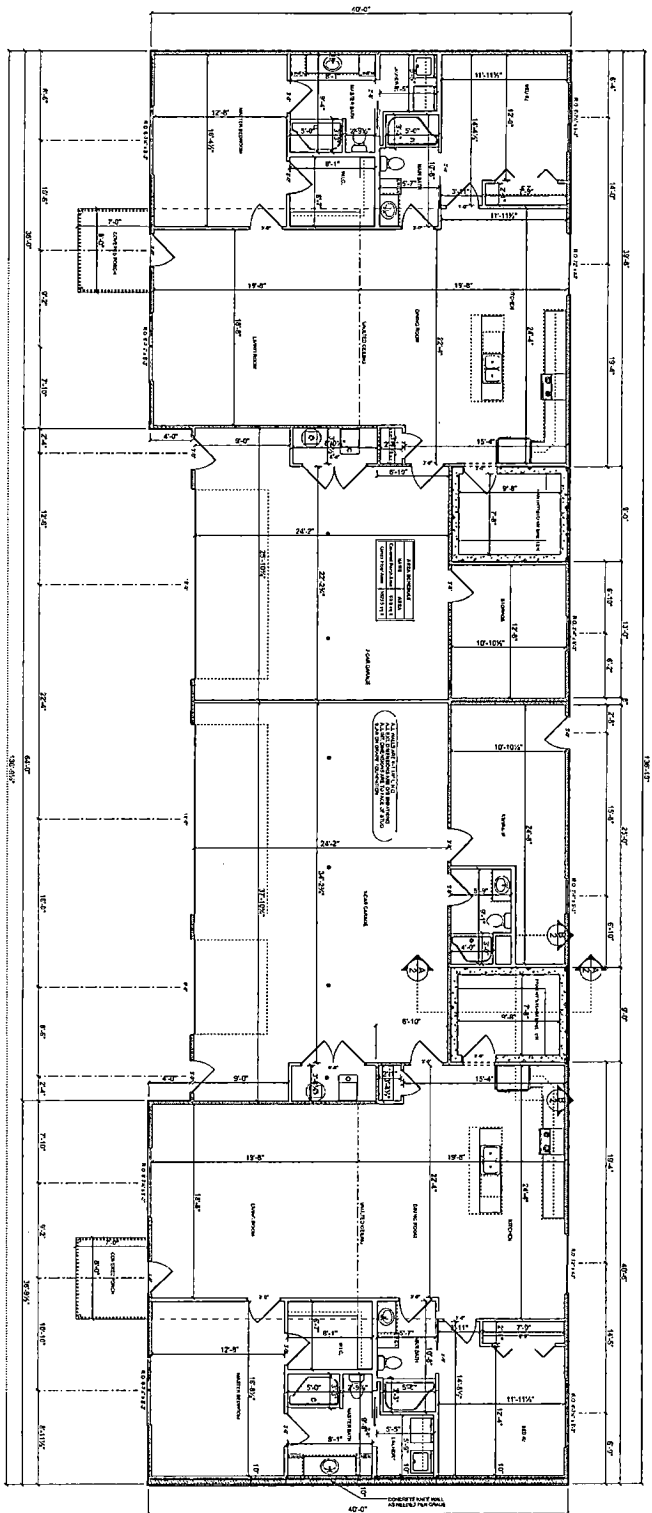


MAIN FLOOR
SCALE: 1/8" = 1'-0"

1301 MAX DRIVE

1303 MAX DRIVE

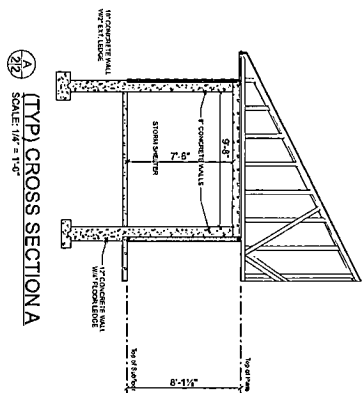




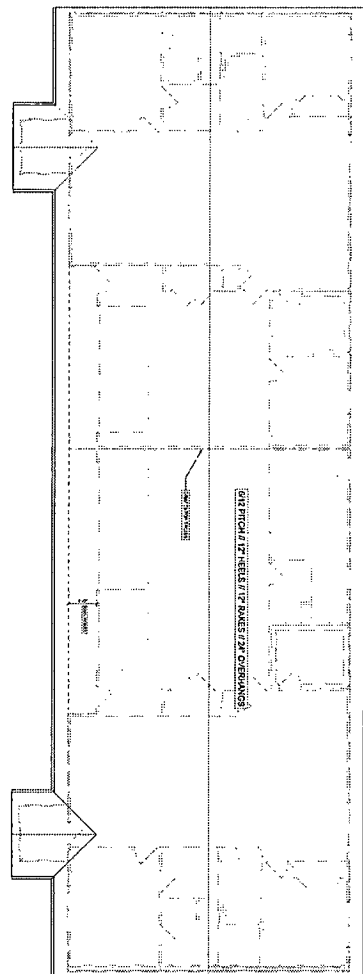
MAIN FLOOR
SCALE: 3/16" = 1'-0"

1300 JOES CIRCLE

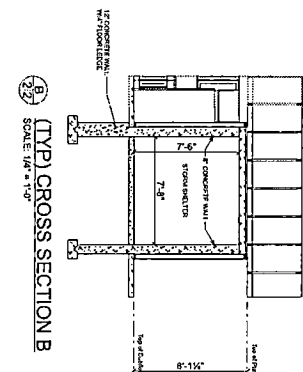
1302 JOES CIRCLE



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



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



TYPE CROSS SECTION

SCALE: 1/4" = 1'-0"

(B)
22

FLOOR PLAN - 1300 & 1302 JOES CIRCLE ELEVATION PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

Joe Hildebrand

E.I.P. - Duplex #4

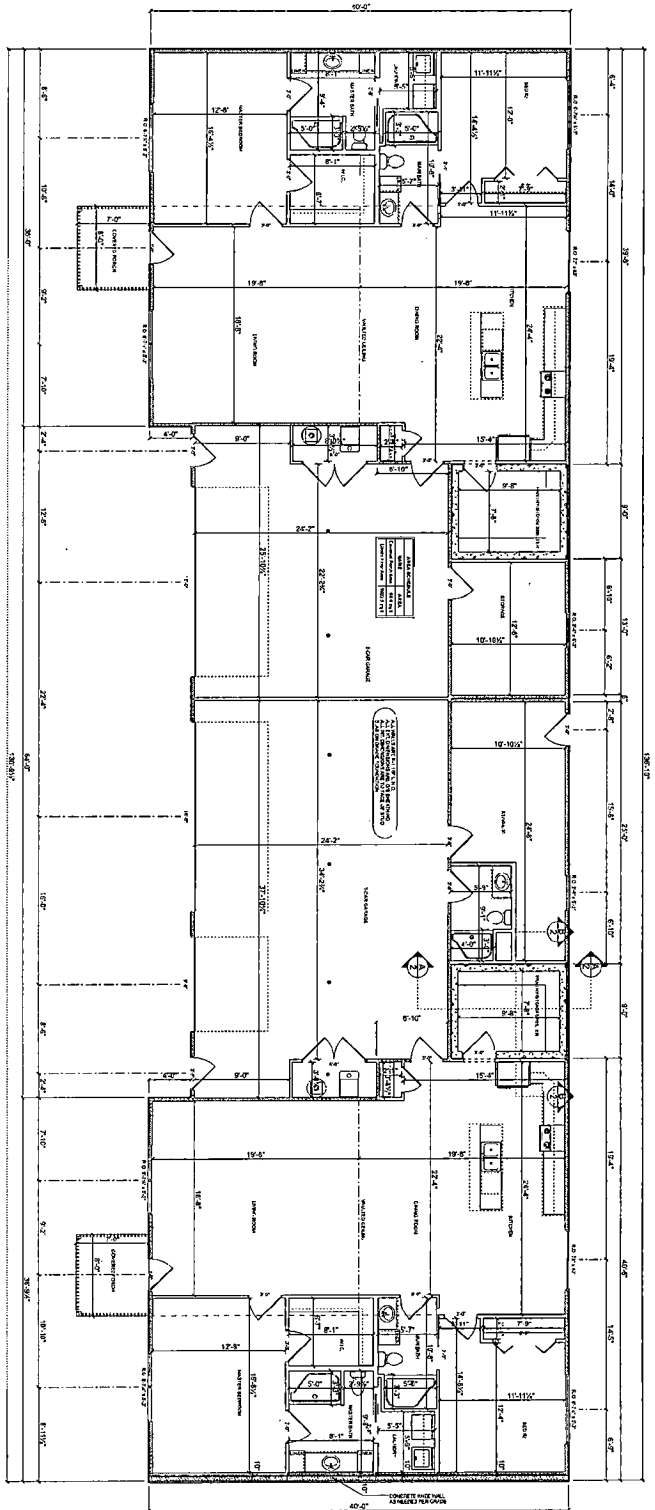
E.I.P. - Duplex #4

THESE PLANS ARE PROPERTY OF THE PROPERTIES + DESIGN, L.L.C. THESE PLANS AND DESIGN WERE CREATED AND DEVELOPED SOLELY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE REPRODUCED OR COPIED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT FROM THE PROPERTIES + DESIGN, L.L.C.

DESIGNER: JAT

INT Properties & Design LLC
763-229-3891
intproperties@gmail.com

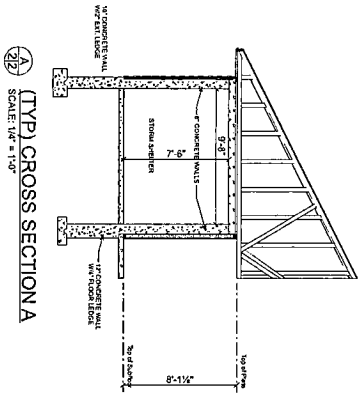




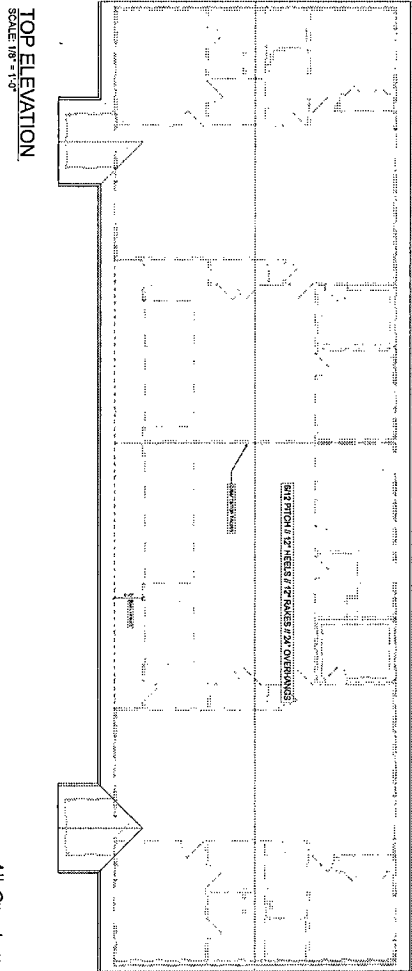
MAIN FLOOR
SCALE: 3/16" = 1'-0"

1303 JOES CIRCLE

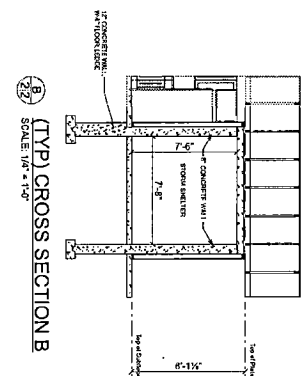
1301 JOES CIRCLE



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



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



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

FLOOR PLAN - 1301 & 1303 JOES CIRCLE ELEVATION PLAN AS SUPPLIED BY THE MATERIAL SUPPLIER

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

Joe Hildebrand
E.I.P. - Duplex #4

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PROJECT AND SHALL NOT BE REPRODUCED
OR COPIED FOR ANY PURPOSE WITHOUT
THE EXPRESSED WRITTEN CONSENT FROM
THE PROPRIETOR - DESIGN, L.L.C.

DESIGNER: JAT

Joe Hildebrand & Design, L.L.C.
363-775-1881
johildebrand@johildebrand.com

Superior & Sons
305 N. Washington Street
Birmingham, AL 35203
P. 363-775-1881

DATE: 2/25/24
EIP: Duplex #4
REVISED DATE
STATUS
SCALE: 1/4" = 1'-0" UNO.
PAGE: 3

“EXHIBIT B”

<u>Lot Number</u>	<u>Unit</u>	<u>Percentage Interest</u>
Lot 10	1350 Maleigha Court	8.3333
	1351 Maleigha Court	8.3333
	1352 Maleigha Court	8.3333
	1353 Maleigha Court	8.3333
	1356 Maleigha Court	8.3333
	1358 Maleigha Court	8.3333
Lot 12	1301 Max Drive	8.3333
	1303 Max Drive	8.3333
Lot 13 and Lot 14	1300 Joes Circle	8.3333
	1301 Joes Circle	8.3333
	1302 Joes Circle	8.3333
	1303 Joes Circle	8.3333
TOTAL		100.00*

Note: Lot 10 is part of Westside Estates
And Lots 12, 13 and 14 are part of
Westside Estates – Second Addition

*rounded up by .0004