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Doc ID: 021273920002 Type: GEN
Recorded: 09/08/2008 at 02:20:22 PM
Fee Amt: $12.00 Page 1 of 2
Johnson County Iowa
Kim Painter County Recorder
BK 4347 PG 523-524

Recorder's Cover Sheet

TITLE OF DOCUMENT: Declarations & Covenants

Preparer Information:
(name, address, phone number)
Diane Flynn
1712 Louis Place
Iowa City, IA 52245
319-351-1795
Taxpayer Information:
(name, address)

Return Address:
(name, address)
Diane Flynn
1712 Louis Place
Iowa City, IA 52245

Grantor(s):
Oak Grove Condominium Homeowner's Association

Grantee(s):
condo regime

Legal description:
(or page number location)
Book 2669, beginning on page 127

This addition is an addendum to back up This document - showed the last page

By-Law Changes Approved At the Annual Oak Grove Condominium Homeowners Association Meeting, August 11, 2008

Change the number allowed to serve on the Board from 3 to 4, By-Law V, 1 and 4,on pages 192 & 193

Change to By-Law V, #1 reads:
The officers of the Association shall be the President, who shall be a Director, and a Vice President who shall be a Director, a Treasurer and a Secretary, both of whom shall be Directors so long as they are voting members of the Association. Duties of Secretary and Treasurer may be delegated to a manager, at the direction of the President and Vice President. All member officers shall be elected annually at the Annual Association Membership Meeting, and shall be elected by voting members of the Association. Officers can be removed at a regular or special meeting of the Board of Directors, and Directors, as well as voting members may call for a vote on removal. Such a call must be listed on an agenda sent to all voting members of the Association at least 10 days prior to a regular special meeting where a removal vote will be conducted. A majority vote of all members present in person or by proxy will be required for removal of an officer. The Board may from time to time, create and fill other offices and designate the powers and duties thereof. Each officer shall have the powers and duties usually vested in such office, and such authority as is committed to the office by the by-laws of by specific grant from the Board, but the officers shall be subject at all times to the provisions of the by-laws and to the control of the Board of Directors.

Change to By-Law V, #4 reads:
The secretary shall keep the minutes of all proceedings of membership meetings and Directors' meetings, shall have custody and control of the Minute Book of the Association, and shall keep or be the repository of all records of the Association. The Treasurer shall have control of the funds and other property of the Association and shall keep the financial books and records thereof. All transactions regarding movement and expenditure of, or renewal or re-investment of Association funds held for long-term capital needs shall require the signature of both the Treasurer and the President of the Association.

Further Specify Association Costs To Be Billed To Owners Of Rental Units Change Article IX, #2 (j) on page 145

Change to Article IX, #2 (j) reads:
The wording of the original Article IX, #2 (j) remains and the following is added to it:

Owners of rental properties within the Oak Grove Condominium Regime are liable to the Association for any costs assigned to the Association as a whole because of the presence of rental properties in the regime. This liability shall include any inspection costs due to the presence of rental units in the regime.

Board Vice President
Diane Flynn

State of Iowa
County of Johnson.
Subscribed and Sworn before me
this 8 day of Sept. 2008
by Diane Flynn

BARBARA THOMPSON
Commission Number 224048
My Comm. Exp. 8-17-2011
Barbara Thompson