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Fee Amt: \$71.00 Page 1 of 13  
Johnson County Iowa  
Kimberly A. Painter County Recorder  
BK 3639 PG 160-172

67485

Prepared by: Douglas D. Ruppert, 122 South Linn Street, Iowa City, IA 52240, (319) 338-9222

AMENDMENT  
TO  
OAK HILL CONDOMINIUMS DECLARATION

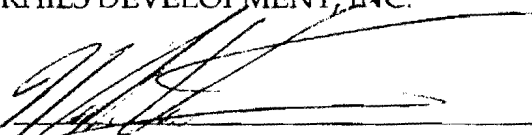
COMES NOW, Vorhies Development, Inc., an Iowa corporation, who, pursuant to Article XIV, Paragraphs 1 and 3 of the Condominium Declaration filed for Oak Hill Condominium filed in Book 3536, Pages 920-975, Miscellaneous Records of Johnson County, Iowa, hereby amends said Declaration as follows:

1. Exhibits "D," "E" and "F" are amended to show the attached Specifications, Building Plan, Site Plan and Engineer's Certificate for Building C, Units 971, 973, 975, 977, 979, 981, 983 and 985 (971, 973, 975, 977, 979, 981, 983 and 985 Scott Park Drive) and the two four-car Garage Buildings on the site.

2. Except as amended and revised herein, all of the terms and provisions and exhibits of the Condominium Declaration for Oak Hill Condominiums remain unchanged.

DATED at Iowa City, Iowa, this 10th day of September, 2003.

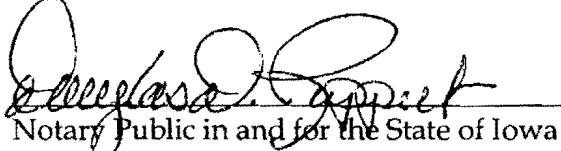
VORHIES DEVELOPMENT, INC.

By:   
William Vorhies, President and Secretary

STATE OF IOWA  
SS:  
JOHNSON COUNTY

On this 10th day of September, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared William Vorhies, to me personally known, who being by me duly sworn, did say that he is the President and Secretary of the

corporation executing the within and foregoing instrument; that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that the said William Vorhies, as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

  
Notary Public in and for the State of Iowa

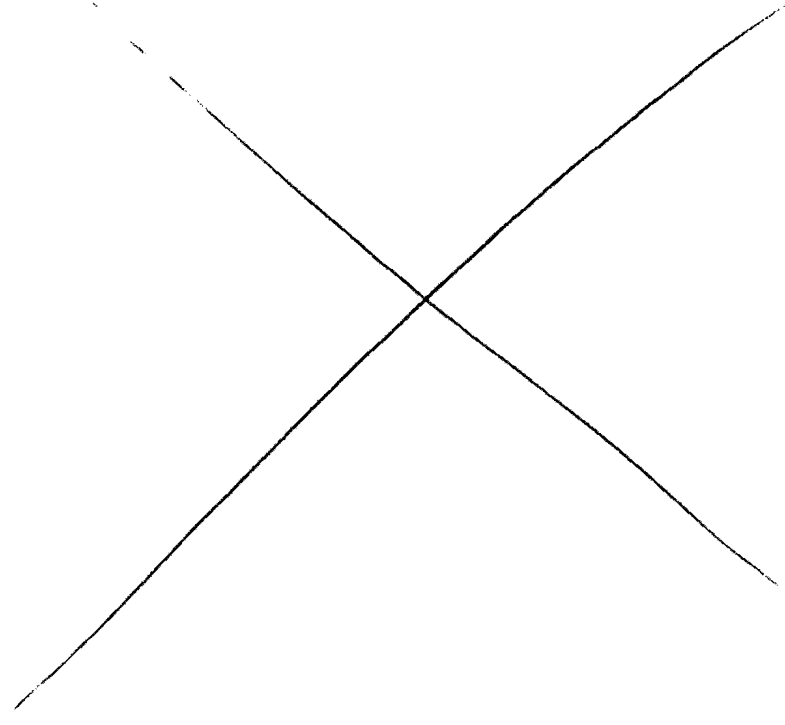
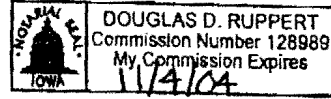


EXHIBIT "F"  
to the  
Declaration of Submission of Property to Horizontal Property Regime  
for  
Oak Hill Condominiums

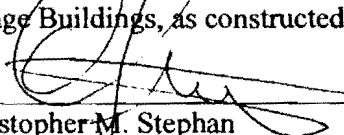
STATE OF IOWA            )  
  ) ss:  
JOHNSON COUNTY         )

I, Christopher M. Stephan, being first duly sworn on oath do depose and state that I am a licensed Professional Engineer duly authorized to practice my profession in the State of Iowa.

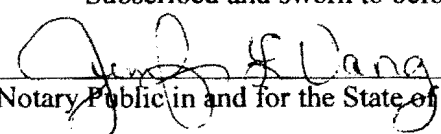
That I have examined the building plans attached hereto as Exhibit "E" to the Declaration of Submission of Property to Horizontal Property Regime for Oak Hill Condominiums and hereby certify that said Building Plans diagrammatically represent, insofar as is reasonably possible by use of nondestructive measurement techniques, Building "C", Units 971, 973, 975, 977, 979, 981, 983 and 985 (971, 973, 975, 977, 979, 981, 983 and 985 Scott Park Drive, respectively) and the two Four-Car Garage Buildings, all in Oak Hill Condominiums, and the common elements that the Declarant thereof has constructed on the real estate described in the Declaration, except for the following:

NONE

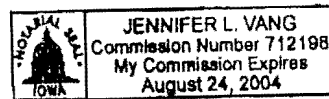
That I am affiliated with MMS Consultants, Inc., and MMS Consultants, Inc. prepared the attached Site Plan – Exhibit "E" locating Building "C", Units 971, 973, 975, 977, 979, 981, 983 and 985 (971, 973, 975, 977, 979, 981, 983 and 985 Scott Park Drive, respectively) and the two Four-Car Garage Buildings, all in Oak Hill Condominiums. That as a licensed Professional Engineer, I hereby certify that said Site Plan is sufficient to determine with reasonable certainty the location of Building "c", Units 971, 973, 975, 977, 979, 981, 983 and 985 (971, 973, 975, 977, 979, 981, 983 and 985 Scott Park Drive) and the two Four-Car Garage Buildings, and hereby certify that said Building, Units and Garage Buildings, as constructed, are located as indicated on said Site Plan.

  
\_\_\_\_\_  
Christopher M. Stephan  
Iowa License Number 7059  
My biennial license renewal date is December 31, 2004.

Subscribed and sworn to before me this 5 day of September, 2003.

  
\_\_\_\_\_  
Notary Public in and for the State of Iowa.

6500.6597.6597002.C.g1



# SITE PLAN-EXHIBIT "E" OAK HILL CONDOMINIUMS IOWA CITY, IOWA



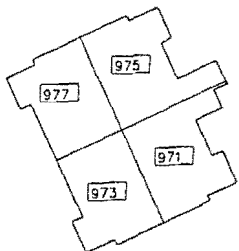
**NOTES:**

1. ALL MEASUREMENTS FROM PROPERTY LINE(S) OR STREET CENTERLINE(S) TO BUILDING CORNERS ARE PERPENDICULAR OR RADIAL TO SAID PROPERTY LINE(S) OR STREET CENTERLINE(S).
2. THIS DRAWING DEPICTS IMPROVEMENTS COMPLETED AS OF 08/22/03.
3. REFERENCE BUILDING PLANS - EXHIBIT "E" FOR BUILDING DIMENSIONS.

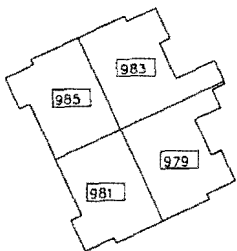
XXX - INDICATES SCOTT PARK DRIVE STREET ADDRESS

INDICATES BUILDING "C" UNIT NUMBER TO WHICH GARAGE SPACE IS ASSIGNED (TYP)

BUILDING "C"



FIRST FLOOR

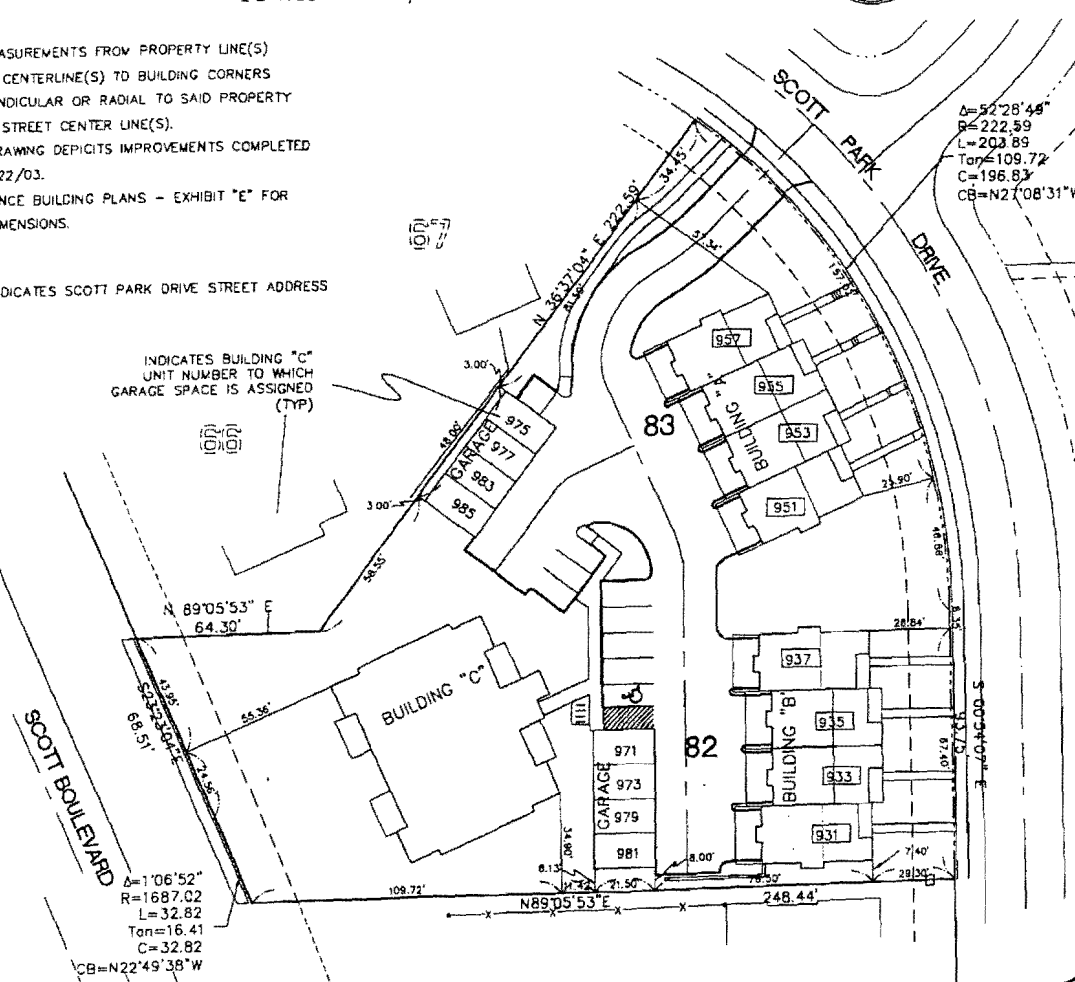


SECOND FLOOR

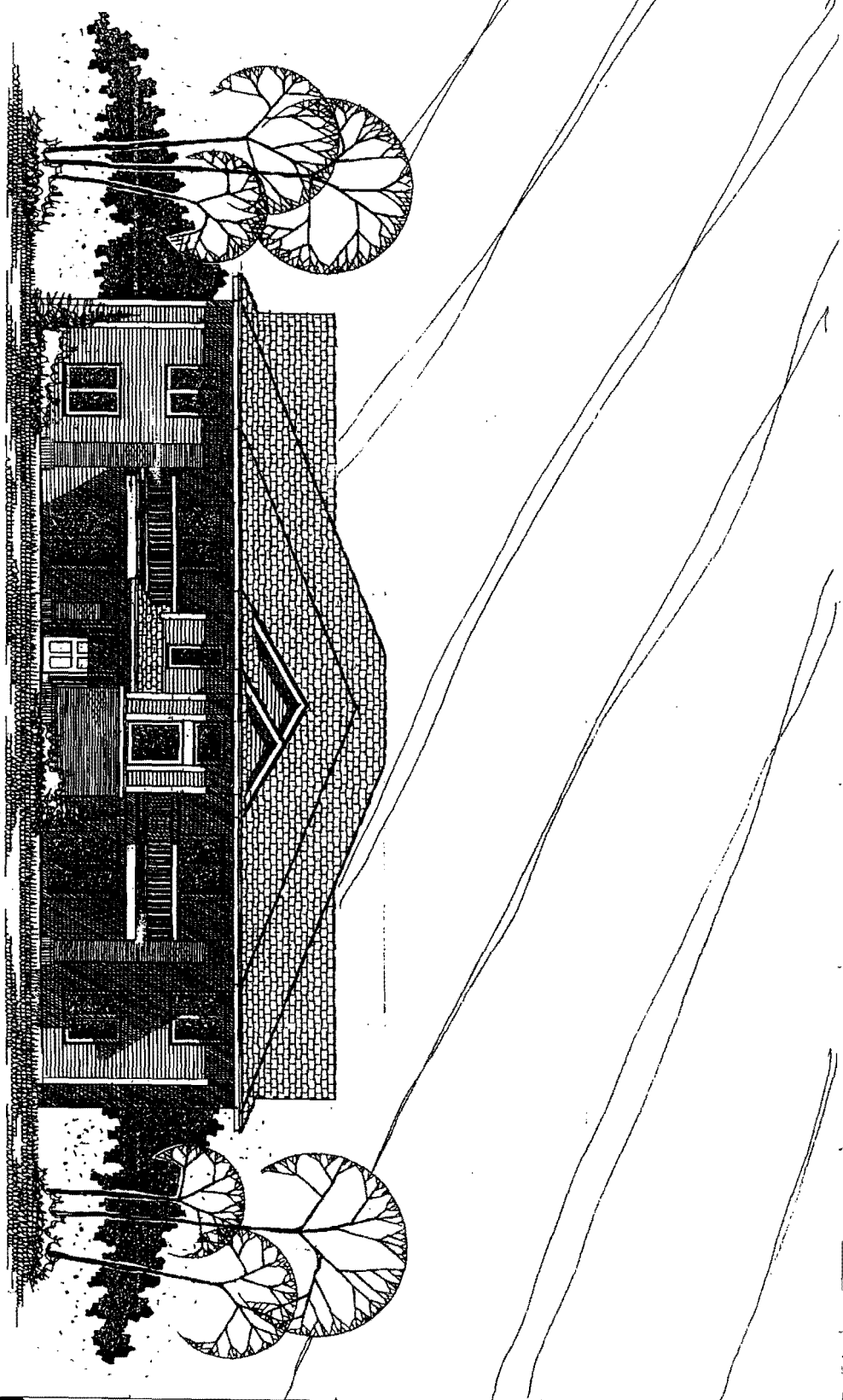
**LEGAL DESCRIPTION**

LOT 82 AND 83 OF SCOTT BOULEVARD EAST PART FOUR IN IOWA CITY, IOWA IN ACCORDANCE WITH THE RECORDED PLAT THEREOF.

$\Delta = 1'06'52"$   
 $R = 1687.02$   
 $L = 32.82$   
 $Tan = 16.41$   
 $C = 32.82$   
 $CB = N22'49'38"W$



<p>1 ADDED BLDG "B"</p> <p>2 ADDED BLDG "C"</p> <p>Revising No. &amp; Date</p> <p>MMS CONSULTANTS, INC. Iowa City, Iowa (319) 351-8287</p> <p>Designed by: <i>adw</i></p> <p>Checked by: <i>CMS</i></p>	<p>Sheet Title: SITE PLAN-EXHIBIT-"E"</p> <p>Project Title: OAK HILL CONDOMINIUMS IOWA CITY, IOWA</p> <p>Date: 04/09/03</p> <p>Field Book No:</p> <p>Scale: 1"=50'</p> <p>Sheet 1 of 1 Sheets</p> <p>Project Number: 6597002</p>
---	--



front elevation

Scale: 1/8" = 1'-0"

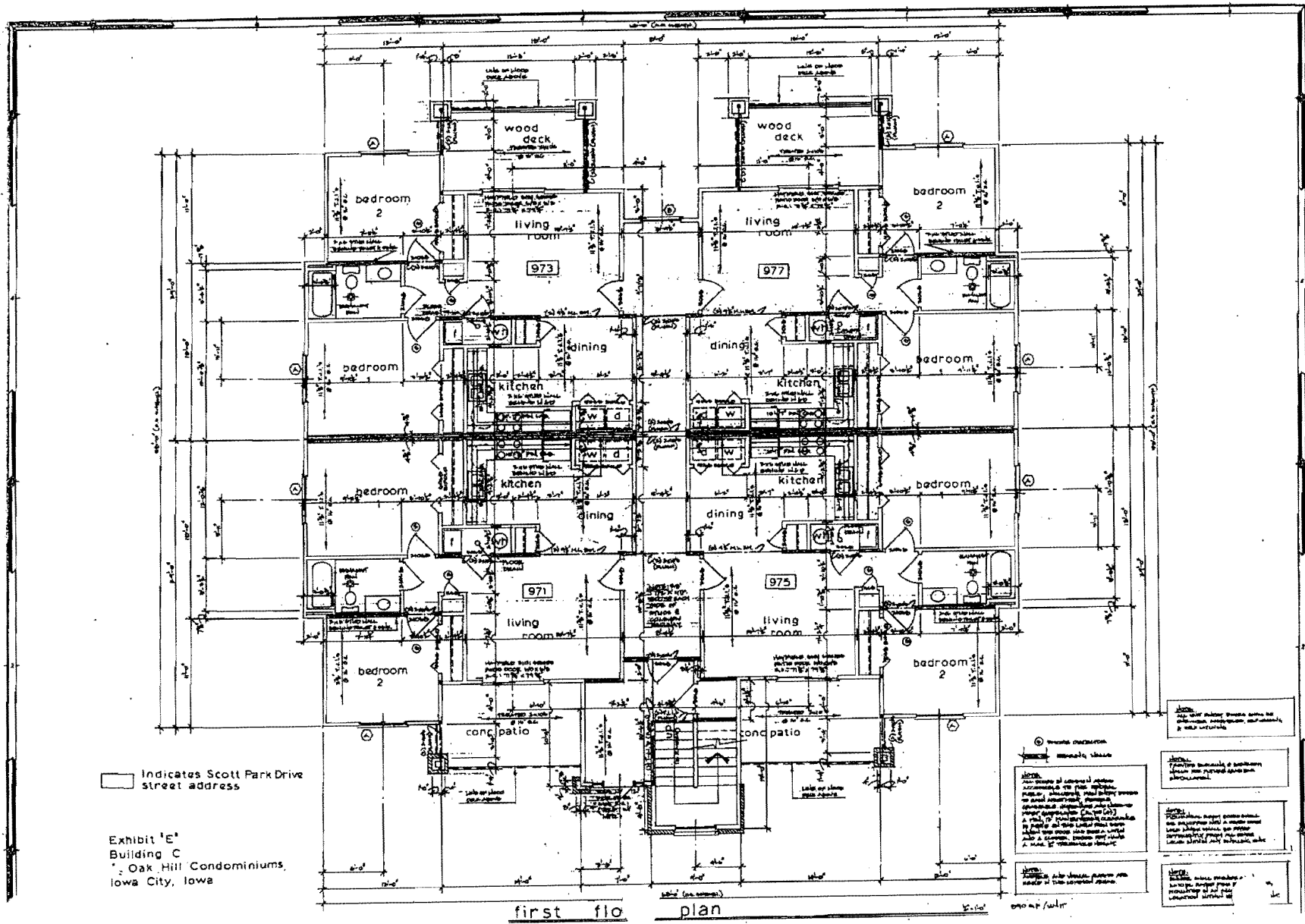
Exhibit 'E'  
Building 'C'  
Oak Hill Condominiums  
Iowa City, Iowa

Vorhies Development, Inc. (319) 621-0457  
Oak Hill Condominiums

BRUGGEMAN DESIGN GROUP

A-1

Architectural symbols including a north arrow pointing up and a scale bar.



□ Indicates Scott Park Drive street address

Exhibit 'E'  
 Building C  
 Oak Hill Condominiums,  
 Iowa City, Iowa

first flo plan

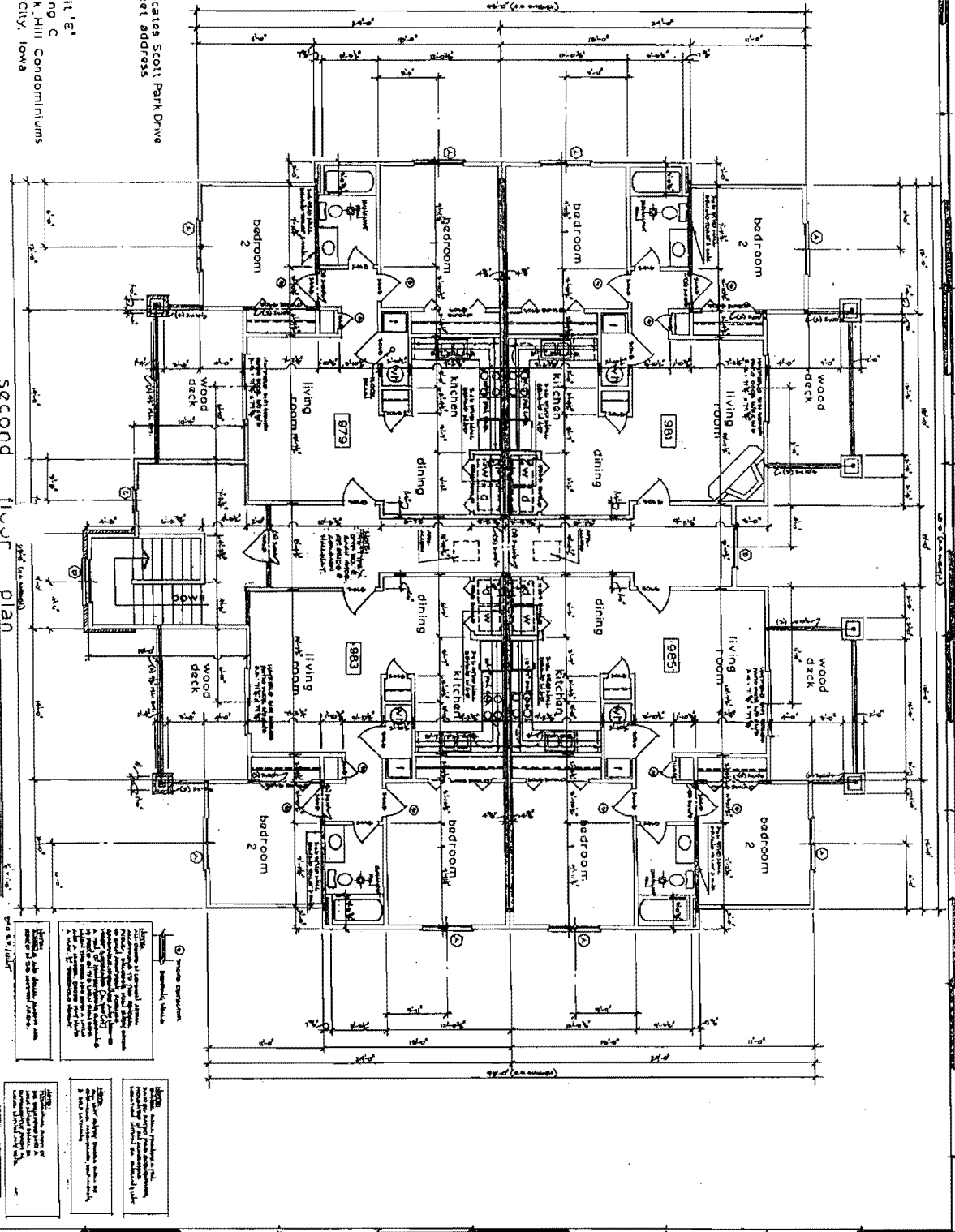
① window placement  
 ② window placement  
 ③ window placement  
 ④ window placement  
 ⑤ window placement  
 ⑥ window placement  
 ⑦ window placement  
 ⑧ window placement  
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BRUGGEMAN DESIGN GROUP  
 Vorhies Development, Inc. (319) 821-0457  
 Oak Hill Condominiums  
 8-2

Indicates Scott Park Drive  
Street address

Exhibit 'E'  
Building C  
Oak Hill Condominiums  
Iowa City, Iowa

SECOND FLOOR PLAN



② Shared circulation  
③ Shared circulation

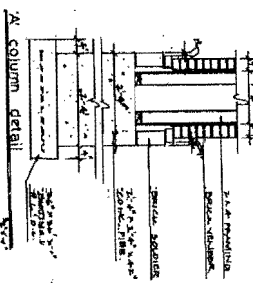
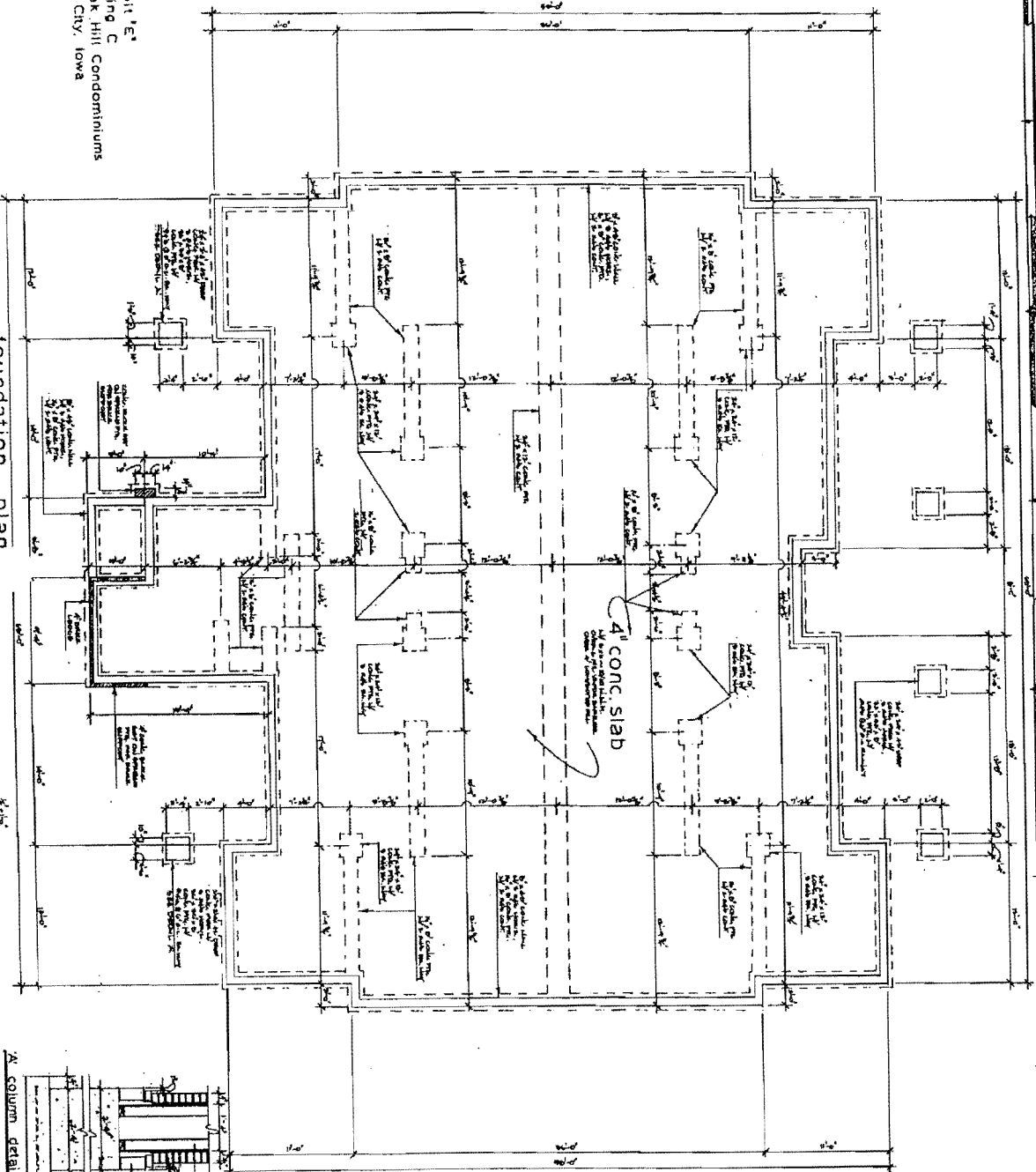
Notes:  
1. All dimensions are in feet and inches.  
2. All dimensions are to the centerline of walls unless otherwise noted.  
3. All dimensions are to the centerline of doors unless otherwise noted.  
4. All dimensions are to the centerline of windows unless otherwise noted.  
5. All dimensions are to the centerline of stairs unless otherwise noted.  
6. All dimensions are to the centerline of columns unless otherwise noted.  
7. All dimensions are to the centerline of beams unless otherwise noted.  
8. All dimensions are to the centerline of joists unless otherwise noted.  
9. All dimensions are to the centerline of girders unless otherwise noted.  
10. All dimensions are to the centerline of slabs unless otherwise noted.

Vorhies Development, Inc. (319) 821-0457  
Oak Hill Condominiums

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EXHIBIT 'E'  
Building C  
Oak Hill Condominiums  
Iowa City, Iowa

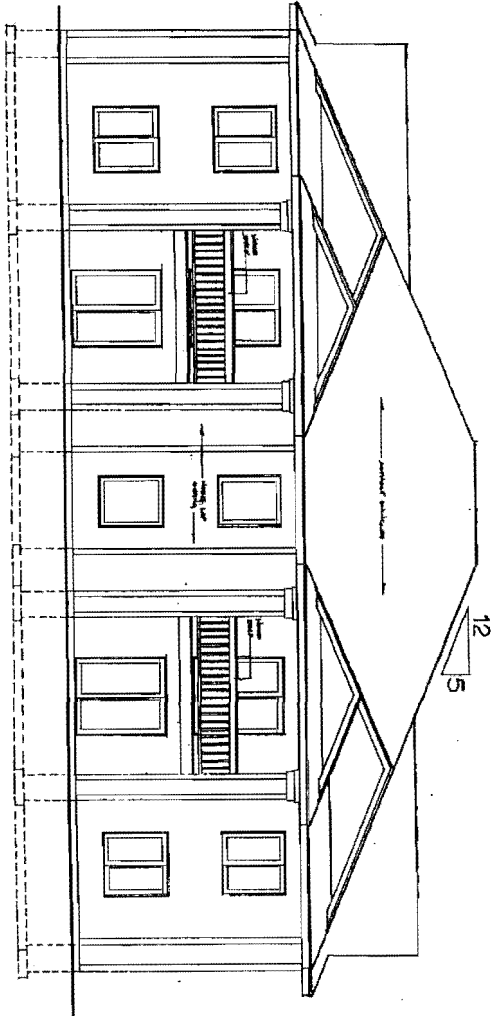
Foundation plan



Vorhies Development, Inc. (319) 621-0457  
Oak Hill Condominiums

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rear elevation

1/4"

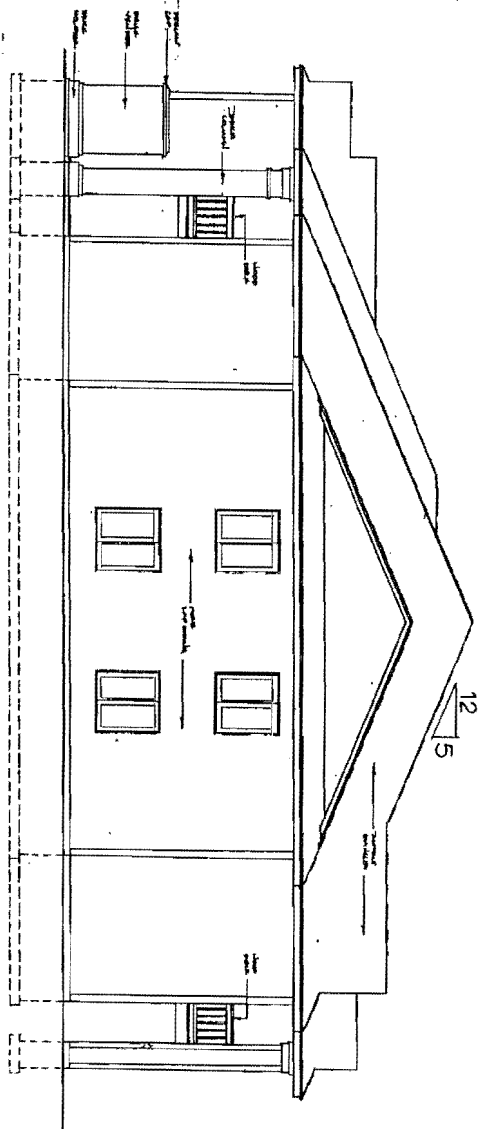
EXHIBIT 'E'  
BUILDING 'C'  
Oak Hill Condominiums  
Iowa City, Iowa

Vorhies Development, Inc. (319) 621-0457

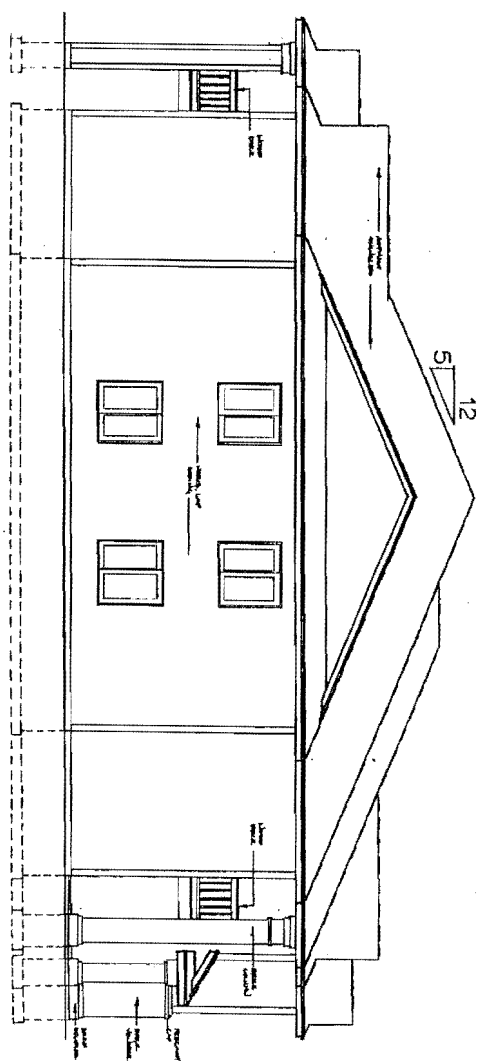
Oak Hill Condominiums

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A-1



Right elevation



Left elevation

Exhibit 'C'  
 Building C  
 Oak Hill Condominiums  
 Iowa City, Iowa

Vorhies Development, Inc. (319) 621-0457  
 Oak Hill Condominiums

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Roof Plan

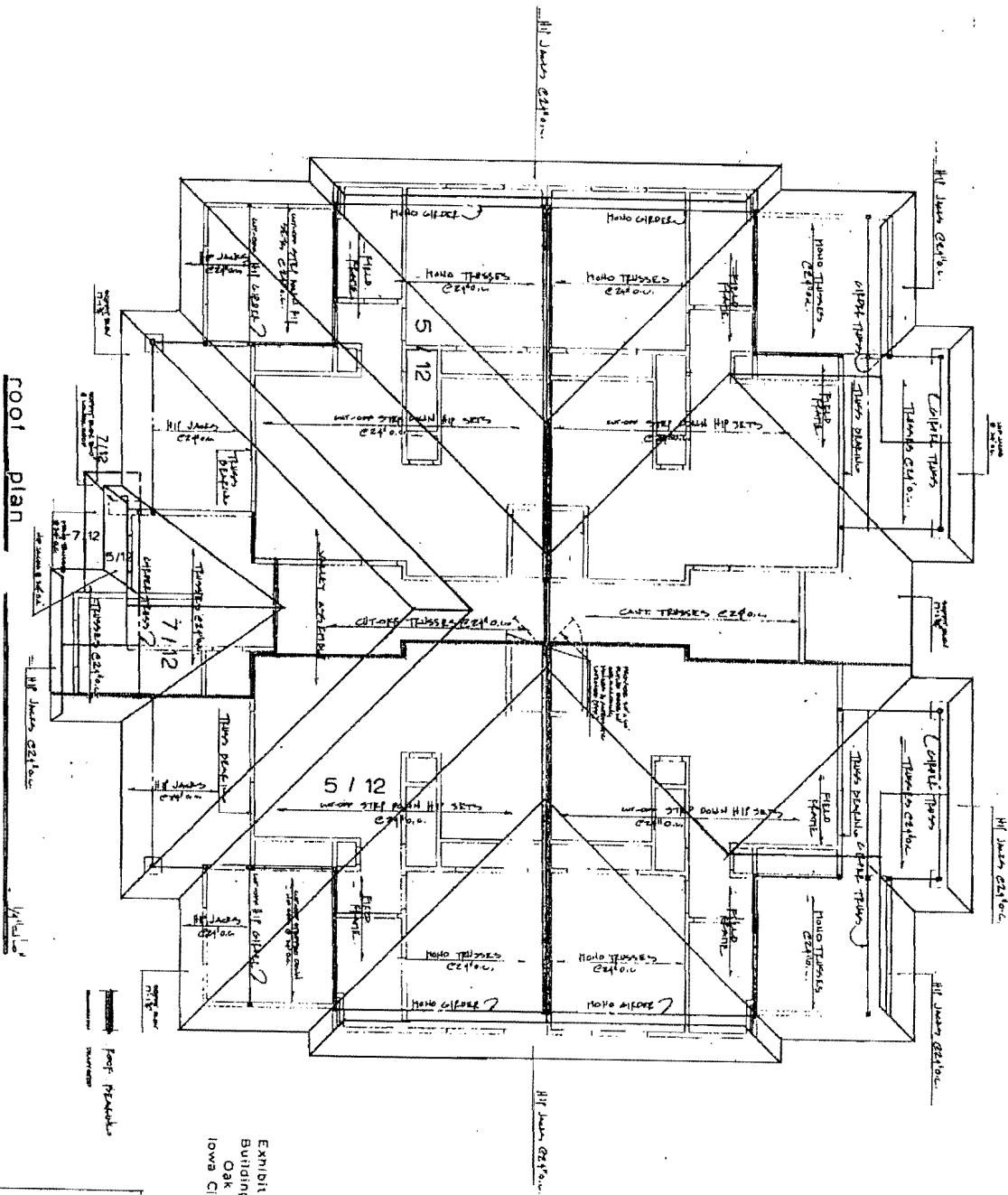


EXHIBIT 'E'  
 Building C  
 Oak Hill Condominiums  
 Iowa City, Iowa

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Vorhies Development, Inc. (319) 621-0457  
 Oak Hill Condominiums

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A-1

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Recorded: 01/25/2006 at 02:22:35 PM  
Fee Amt: \$57.00 Page 1 of 11  
Johnson County Iowa  
Kim Painter County Recorder  
BK 3985 PG 923-933

Prepared by/return to: Dell A. Richard, 1150 5<sup>th</sup> Street, Suite 280, Coralville, IA 52241; (319) 354-9592

FOURTH AMENDMENT  
TO  
DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL PROPERTY  
REGIME PURSUANT TO CHAPTER 499 B OF THE CODE OF IOWA  
FOR  
OAK HILL CONDOMINIUMS

WHEREAS, the undersigned represent not less than sixty-seven percent (67%) of the members of the Oak Hills Condominiums Owners Association and Owners of Units in the Oak Hill Condominiums, as well as not less than fifty-one percent (51%) of the lien holders of the Units in the Oak Hill Condominiums;

WHEREAS, the undersigned wish to amend the Declaration of Submission of Property to Horizontal Property Regime dated May 2, 2002, and amended on May 28, 2003, September 10, 2003 and October 21, 2003; and

WHEREAS, this Amendment affects the following described properties located in Johnson County, Iowa, to-wit:

Units 931, 933, 935, 937, 951, 953, 955, 957, 971, 973, 975, 977, 979, 981, 983 and 985, all of Oak Hill Condominiums, Iowa City, Iowa, all as described on the Declarations recorded in Book 3536, Page 920, and amendments thereto recorded in Book 3552, Page 69; Book 3639, Page 160; and Book 3658, Page 303, all in the records of the Recorder of Johnson County, Iowa.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the undersigned hereby adopt the following Amendments to the Declaration:

1. Article IX, Paragraph 2(a) shall be deleted in its entirety and the following substituted therefore:
  - (a) Each Owner shall use his or her Unit solely as a private residence for the

Owner, Owner's family or Owner's guests, and no business or professional or other activity of any type shall be operated from or out of any Unit, common element, or limited common element.

2. Article IX, Paragraph 2(b) shall be deleted in its entirety and the following substituted therefore:

- (b) All Units shall be Owner occupied, except that: 1) a Unit may be rented or leased to Qualified Family Member(s), namely a child, step-child, grandchild, parent, or grandparent of the Owner, so long as the Unit is actually occupied by such Qualified Family Member as his or her primary residence; and 2) a Unit may be rented or leased to a non-Qualified Family Member once for a period not to exceed one (1) year out of any five (5) year period if the Owner certifies in writing to the Board that the Owner plans to be living more than twenty five (25) miles from Iowa City during the proposed lease term and obtains the written consent of the Board for occupancy by such Temporary Tenant, which consent will not be unreasonable withheld. This paragraph shall not be enforced against any Unit that is being rented to a person other than one described in this **Article IX** on the effective date of this Amendment. Units being rented on the effective date of this Amendment may continue to be rented for so long as the Unit Owner on the effective date of the Amendment continuously owns the Unit and rents it to others in accordance with this Declaration, Bylaws and rules of the Association. If the Unit is sold, transferred or otherwise disposed of to a person other than the Unit Owner on the effective date of this Amendment, the person to whom the Unit is transferred, or a Qualified Family Member or approved Temporary Tenant of the transferee, must occupy the Unit as a personal residence in conformity with this Amendment. If the Unit is transferred due to the death of a Unit Owner, the successor in interest to the deceased Unit Owner shall have a reasonable time, not to exceed one (1) year from the date of death, to bring the Unit into compliance with this **Article IX**. No lease shall relieve either the Owner or the Lessee as against the Association and other Owners from any responsibility or liability imposed by the Condominium Documents.

This Amendment shall become effective after not less than sixty-seven percent (67%) of the members of the Association entitled to vote have signed it, as well as not less than fifty-one percent (51%) of the lien holders of the Units in Oak Hills Condominiums, and upon it being duly recorded in the office of the Recorder of Johnson County, Iowa.

By signing this document, the undersigned hereby consents to the adoption of the Amendments.

Signed and dated on the date next to the respective signatures.

CERTIFICATE

Jill N. Wittrock and Matthew C. Peckham, owners of Unit 953, Oak Hills Condominiums, designate Jill N. Wittrock as the representative of Unit 953, Oak Hills Condominiums, in all voting matters regarding the Oak Hill Condominium Owners Association.

Jill N. Wittrock  
Matthew C. Peckham

CERTIFICATE

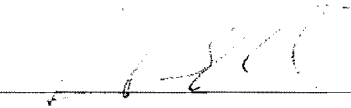
Nicholas Vermeer and Sayaka Vermeer, owners of Unit 979, Oak Hills Condominiums, designate Nicholas Vermeer as the representative of Unit 979, Oak Hills Condominiums, in all voting matters regarding the Oak Hill Condominium Owners Association.

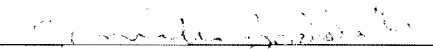
Nicholas Vermeer

Sayaka Vermeer

CERTIFICATE

Sean S. Boddicker and Jennifer D. Boddicker, owners of Unit 957, Oak Hills Condominiums, designate Sean S Boddicker as the representative of Unit 957, Oak Hills Condominiums, in all voting matters regarding the Oak Hill Condominium Owners Association.

  
\_\_\_\_\_

  
\_\_\_\_\_

OAK HILL CONDOMINIUMS

Kathryn A. Gose  
Kathryn A. Gose  
931 Scott Park Drive, Iowa City, Iowa

11/18/05  
Date

Cynthia G. Marske  
Cynthia G. Marske  
933 Scott Park Drive, Iowa City, Iowa

11-18-05  
Date

Elizabeth Rollinson  
Elizabeth Rollinson  
935 Scott Park Drive, Iowa City, Iowa

Date

Stefani L. Tjelmeland  
Stefani L. Tjelmeland  
937 Scott Park Drive, Iowa City, Iowa

11/18/05  
Date

Ara J. Robinson  
Ara J. Robinson  
951 Scott Park Drive, Iowa City, Iowa

11/18/05  
Date

J. N. Withrock  
J. N. Withrock  
953 Scott Park Drive, Iowa City, Iowa

11/16/2005  
Date

Donovan, as Co-Trustee of the  
Lawrence T. Donovan and Dorcas R. Donovan  
Revocable Trust  
955 Scott Park Drive, Iowa City, Iowa

Date

Sean S. Boddicker  
Sean S. Boddicker  
957 Scott Park Drive, Iowa City, Iowa

11/16/05  
Date

Camilla M. Recker  
Camilla M. Recker  
971 Scott Park Drive, Iowa City, Iowa

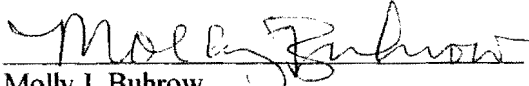
11/16/05  
Date

Bertha M. Harms  
Bertha M. Harms  
973 Scott Park Drive, Iowa City, Iowa

11/16/05  
Date

Cherie C. Viner  
975 Scott Park Drive, Iowa City, Iowa

Date

  
Molly J. Buhrow

11/17/05

977 Scott Park Drive, Iowa City, Iowa

Date




11/18/05

Nicholas Vermeer

Date

979 Scott Park Drive, Iowa City, Iowa

  
Kelly M. O'Brien

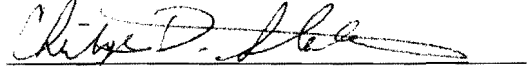
11/17/05

981 Scott Park Drive, Iowa City, Iowa

Date

Alice M. Finnegan  
983 Scott Park Drive, Iowa City, Iowa

Date



11-16-05

Christopher D. Stoakes  
985 Scott Park Drive, Iowa City, Iowa

Date

LIEN HOLDERS

Cynthia Marske

Name of Mortgagor

By: Roger J. Reilly, Sr. VP Unit # 933  
Hills Bank and Trust Company  
By: Roger J. Reilly  
Sr. Vice President

November 18, 2005  
Date

Alice Finnegan

Name of Mortgagor

By: Roger J. Reilly, Sr. VP Unit # 983  
Hills Bank and Trust Company  
By: Roger J. Reilly  
Sr. Vice President

November 18, 2005  
Date

Christopher Stoakes

Name of Mortgagor

By: Roger J. Reilly, Sr. VP Unit # 985  
Hills Bank and Trust Company  
By: Roger J. Reilly  
Sr. Vice President

November 18, 2005  
Date

Name of Mortgagor

By: Christine J. Schlegel # 951  
Iowa State Bank & Trust  
Vice President

12/28/05  
Date

Name of Mortgagor

By: \_\_\_\_\_ Unit # \_\_\_\_\_

\_\_\_\_\_  
Date

LIEN HOLDERS

University of Iowa Community Credit Union  
Name of Mortgagor

By: Donald Swille Unit # 957  
First Vice - President

11-17-05  
Date

University of Iowa Community Credit Union  
Name of Mortgagor

By: Donald Swille Unit # 977  
First Vice - President

11-17-05  
Date

\_\_\_\_\_  
Name of Mortgagor

By: \_\_\_\_\_ Unit # \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Mortgagor

By: \_\_\_\_\_ Unit # \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Mortgagor

By: \_\_\_\_\_ Unit # \_\_\_\_\_

\_\_\_\_\_  
Date

LIEN HOLDERS  
CONSENT

Stefani L Tjelmeland  
Name of Mortgagor

By: Lorna L. Slaughter Unit # 937  
Lorna L. Slaughter, Vice President

Wells Fargo Bank, N.A. 1-16-2006  
Date

Kelly M. O'Brien  
Name of Mortgagor

By: Lorna L. Slaughter Unit # 981  
Lorna L. Slaughter, Vice president

Wells Fargo Bank, N.A. 1-16-2006  
Date

\_\_\_\_\_  
Name of Mortgagor

By: \_\_\_\_\_ Unit # \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Mortgagor

By: \_\_\_\_\_ Unit # \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Mortgagor

By: \_\_\_\_\_ Unit # \_\_\_\_\_

\_\_\_\_\_  
Date

LIEN HOLDERS

Commercial Federal Bank  
Name of Mortgagor

By: Deborah Lambert Unit # 953

12-14-05  
Date

\_\_\_\_\_  
Name of Mortgagor

By: \_\_\_\_\_ Unit # \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Mortgagor

By: \_\_\_\_\_ Unit # \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Mortgagor

By: \_\_\_\_\_ Unit # \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Mortgagor

By: \_\_\_\_\_ Unit # \_\_\_\_\_

\_\_\_\_\_  
Date

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