

**CONSENT TO FIRST AMENDMENT TO
DECLARATION AND WAIVER OF NOTICE AND MEETING**

I, James R. Miller, am President of AM Management, Manager of Triple Crown Condominiums, L.L.C., owner of all Units except Unit 2900, Building E, Unit 2910, Building E, Unit 2922, Building D, Unit 2924, Building D, Unit 2928, Building D, Unit 2940, Building C, Unit 2942, Building C, Unit 2948, Building C, of Belmont Townhomes Condominiums. Triple Crown Condominiums, L.L.C. hereby consents to the following amendments to the Declaration of Submission of Property to Horizontal Regime pursuant to Chapter 499B of the Code of Iowa:

1. Article XII, paragraph 1(b) is replaced in its entirety by the following paragraph:

(b) Resolution. A resolution adopting a proposed amendment may be proposed by either the Board of Directors or by any member of the Association. Except as provided elsewhere, any amendment of a material nature must be approved by at least 67% of all Owners entitled to vote, and at least 51% of the holders of any mortgage that constitutes a lien on any Unit within the regime.

2. Article IX, paragraph 2(b) is amended by replacing the first sentence thereof with the following:

A Condominium may be rented or leased by the Owner or his or her lessee, provided the entire Unit is rented, and the lease or rental agreement is in writing.

3. Article XII is amended by inserting the following as paragraph 3:

3. Mortgagee Right to Notice. The holder of any mortgage that constitutes a lien upon any Unit

located within the regime is entitled to notification of the following:

- (a) any condemnation or casualty loss affecting such mortgagee's rights or interest in the regime;
- (b) sixty (60) day delinquency in payment of Association dues;
- (c) lapse, cancellation or material modifications of any insurance coverage secured by Belmont Townhomes Condominium Owners Association; and
- (d) any proposed action requiring consent of a specified percentage of mortgagees.

4. Article II, paragraph 1, of the Bylaws of Belmont Townhomes Condominiums Owners Association is amended by replacing the first sentence thereof with the following sentence:

The organizational meeting of the members of the Association to elect successors of the initial board of directors shall be held by the earlier date of three (3) years from the date of recording of the Declaration, or four (4) months after the date on which the Declarant has sold and given possession of 75% percent of the Units within the project.

5. Article VII, paragraph 1, of the Bylaws of Belmont Townhomes Condominiums Owners Association is amended by replacing it in its entirety with the following paragraph:

These bylaws may be amended, altered, repealed or new bylaws adopted by the members at a regular or special meeting of all the members upon the affirmative vote of at least 67% of all votes entitled to be cast, and at least 51% of the holders of any mortgage which constitutes a lien upon any Unit within the regime.

My signature to this consent and waiver form below indicates Triple Crown Condominiums, L.L.C. consents to the amendments to the Declaration as detailed herein, and further waives any notice

requirements, and further waives any requirements that a meeting of the owners be held at which these proposed amendments would be considered.

DATED this 27 day of JULY, 2005.

A.M. MANAGEMENT, INC., manager
of Triple Crown Condominiums, L.L.C.

By: James R. Miller
James R. Miller, President

mgm/PJF/BelmontTownhomes/TripleCrownConsent071505