

FIRST SUPPLEMENT/AMENDMENT  
TO DECLARATION OF SUBMISSION OF PROPERTY  
TO HORIZONTAL PROPERTY REGIME  
FOR  
MAPLEWOOD VILLAGE CONDOMINIUMS,  
A CONDOMINIUM

ROD LEIN HOMES, INC., (declarant) hereby executes this instrument of First Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a "Condominium", pursuant to and as authorized in (13) DECLARANT'S RESERVED RIGHTS AND POWERS, including all subsections thereunder, of the Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, ("Declaration") filed April 23, 1985, in Book 5447, Pages 483 through 533, inclusive, and Book 5452, Page 301 in the Office of the Polk County Recorder.

The "Declaration" shall be supplemented/amended as follows:

(A) "Building" as defined in (1), B, (4) shall be redefined to mean the structural improvements located on the Parcel and forming a part of the Property and containing residential Units, and shall include all fixtures, installations or additions comprising a part of the building within the unfinished interior surfaces of the perimeter walls, floors and ceilings of the individual condominium Units initially installed or replacements thereof, in accordance with the original condominium plans and specifications, or installed by or at the expense of the Unit Owners.

(B) "Parcel" as defined in (1), B, (14) shall include the parcel or tract of real estate described as follows:

MAPLEWOOD VILLAGE PLAT TWO, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa.

(C) "Plat" as defined in (1), B, (16) shall include the floor and elevation plans and drawings of the Building attached hereto as First Supplement/Amendment-Exhibit "A".

(D) The minimum age of 30 years as stated in line two of (9) AGE OF OCCUPANTS OF UNITS shall be deleted and in lieu thereof 25 years shall be inserted.

(E) By deleting (12) OWNERSHIP OF THE COMMON ELEMENTS in its entirety and in lieu thereof insert the following:

(12) OWNERSHIP OF THE COMMON ELEMENTS. Each Unit Owner shall be entitled to an undivided interest in the Common Elements, both limited



and general. Said undivided interest in the Common Elements shall be expressed as a percent and owned by the Unit Owners as tenants in common. Such percent of ownership interest shall be the same in both the Limited Common Elements and the General Common Elements, notwithstanding any exclusive right of use of any Limited Common Element which may be appurtenant to a particular Unit. The ownership of each Unit shall not be conveyed separately from the percentage ownership in the Common Elements. The percentage ownership in the Common Elements corresponding to any Unit shall be deemed conveyed or encumbered with that Unit, even though the legal description in the instrument conveying or encumbering said Unit may refer only to the title to that Unit, or may refer to an incorrect percent for that Unit. Title to a Unit held by more than one person or entity shall collectively constitute one Unit ownership per Unit.

The amount of such undivided interest appurtenant to each Unit shall be a percent, which shall be determined by multiplying the square footage of the Unit by 100 and then dividing the product by the total square footage of all Units within the regime.

The declarant reserves the right to submit additional parcels and buildings to the regime hereby created in accordance with the terms of Paragraph 13 hereof. In such event, percentage ownership shall be determined by the application of the formula heretofore described in this section which shall include the total number of apartments in the regime including any additional apartments submitted to the regime after this Declaration is duly recorded as hereinafter provided. (As an example: Maplewood Village Plat One has a total of 25,245 square feet in all Units submitted to the regime and the owner of a 750 square foot Unit shall have a 2.97 percent undivided interest in the lands and other Common Elements of the regime, whether they be limited or general located in or on Maplewood Village Plat One; when additional parcels and buildings are added to the regime such as 25,245 square feet in all Units on Maplewood Village Plat Two, then the owner of a 750 square foot Unit in the regime shall have a 1.49 percent undivided interest in the parcel and other Common Elements, limited or general, located in or on Maplewood Village Plat One and Maplewood Village Plat Two.)

(F) By adding to (15) USE OF COMMON ELEMENTS between the first and second paragraphs the following paragraph:

Any Unit Owner who fails to pay any assessment levied by the Association within five days of its due date shall be assessed a late charge of \$10 by the Association. Such late charge assessment shall be deemed to be an assessment levied or chargeable to the delinquent Unit Owners' Unit.

(G) By deleting paragraph (19) C. WORKING CAPITAL FUND and in lieu thereof insert the following:

C. WORKING CAPITAL FUND. In addition to the regular assessments provided for herein, there shall be collected, at the time of closing, from each initial unit purchaser a sum equal to two months regular assessment. This sum shall be transferred to the Owners' Association for the purpose and use as a working capital fund.



(H) By deleting Exhibit "D" of the Declaration and and in lieu thereof inserting Supplement/Amendment-Exhibit "D" as attached hereto and by reference made a part hereof.

It is the intention of declarant by this instrument to submit and convey:

MAPLEWOOD VILLAGE PLAT TWO, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa,

and the building and other improvements constructed or to be constructed thereon to the condominium form of ownership and use pursuant to Chapter 499B, Code of Iowa, 1985; and, to the "Declaration", including the Articles of Incorporation of Maplewood Village Condominium Association and the Bylaws of Maplewood Village Condominium Association; and, to any Supplements/Amendments thereto.

IN WITNESS WHEREOF, the undersigned declarant and owner has caused this instrument to be duly executed this 12<sup>th</sup> day of March, 1986.

ROD LEIN HOMES, INC.

By: Rodney A. Lein *pres.*  
RODNEY A. LEIN, President

By: Dolores V. Lein *Secretary*  
DOLORES V. LEIN, Secretary

STATE OF IOWA       )  
                              ) ss:  
COUNTY OF POLK     )

On this 12<sup>th</sup> day of March, 1986, before me, the undersigned a Notary Public in and for the said County, in said State, personally appeared RODNEY A. LEIN, and DOLORES V. LEIN, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that said RODNEY A. LEIN and DOLORES V. LEIN, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

R. J. Wagener  
NOTARY PUBLIC IN AND FOR THE STATE  
OF IOWA

FIRST SUPPLEMENT/AMENDMENT - EXHIBIT "A"

PAGE 1 OF 11 PAGES

PRINCIPAL MATERIALS USED: MAPLEWOOD VILLAGE PLAT TWO (BUILDING TWO)

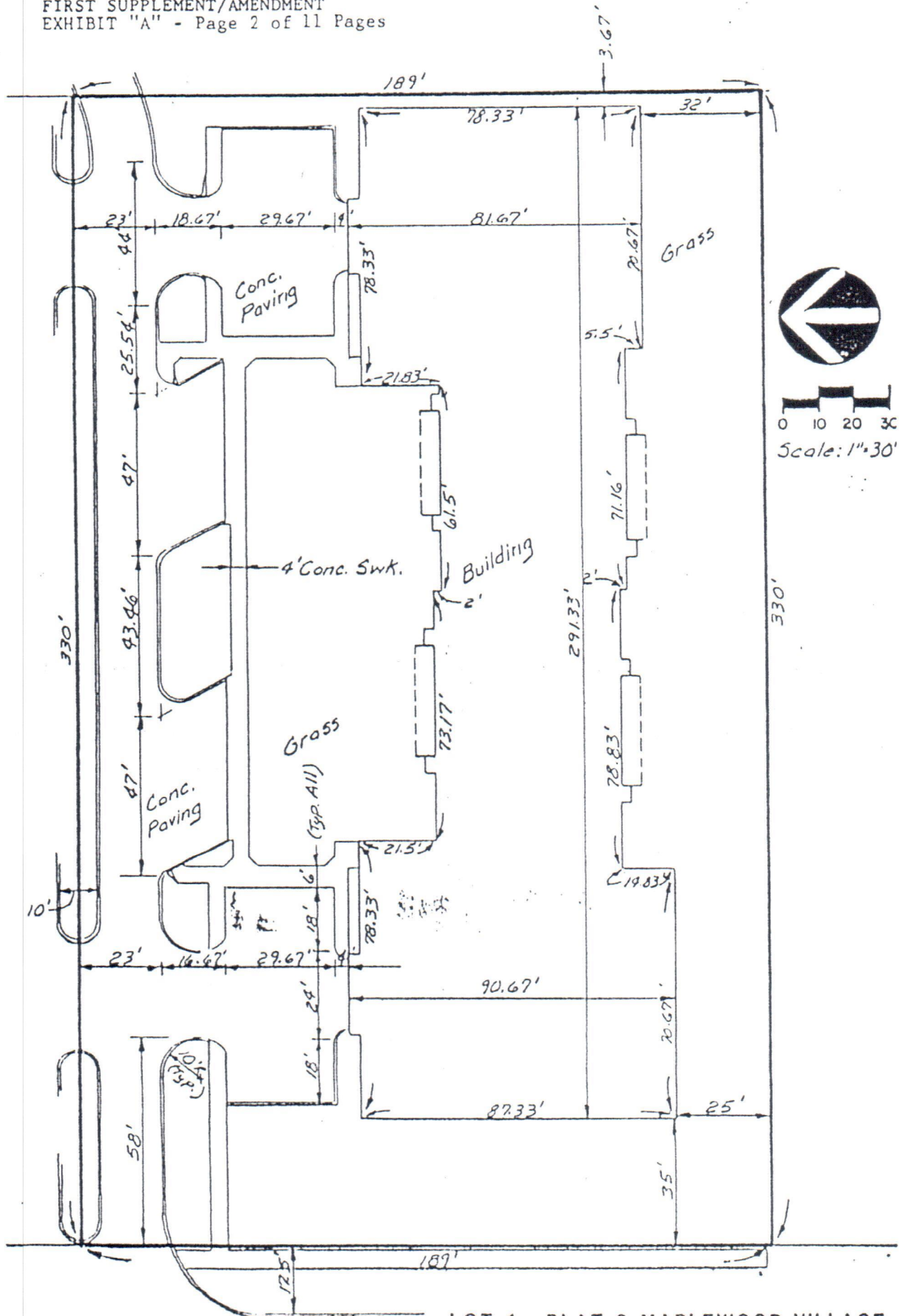
Foundation: Poured Walls and Footings  
Foundation reinforced every 4' vertically with  
steel rods  
4" concrete floor

Walls & Framing: All brick & color lock siding with rolex soffit  
and fascia.  
Insulated sheathing  
2 x 4 stud walls, 16" on center, 2nd and 3rd  
floor  
2 x 6 stud walls, 16" on center, 1st floor  
All walls, 5/8" drywall and 1/2" soundboard

Others: Wood truss floors with 1/2" soundboard and  
3/4 T & G decking  
Roof trusses, plus 1/2" plywood with 235#  
asphalt shingles  
Pella windows and sliding doors  
Baths, linoleum or carpeted floors  
All other floors, carpet with 1/2" heavy duty  
pad  
All oak doors with fir trim  
Stairs, 3 x 12 bridge planking wrapped with  
carpet

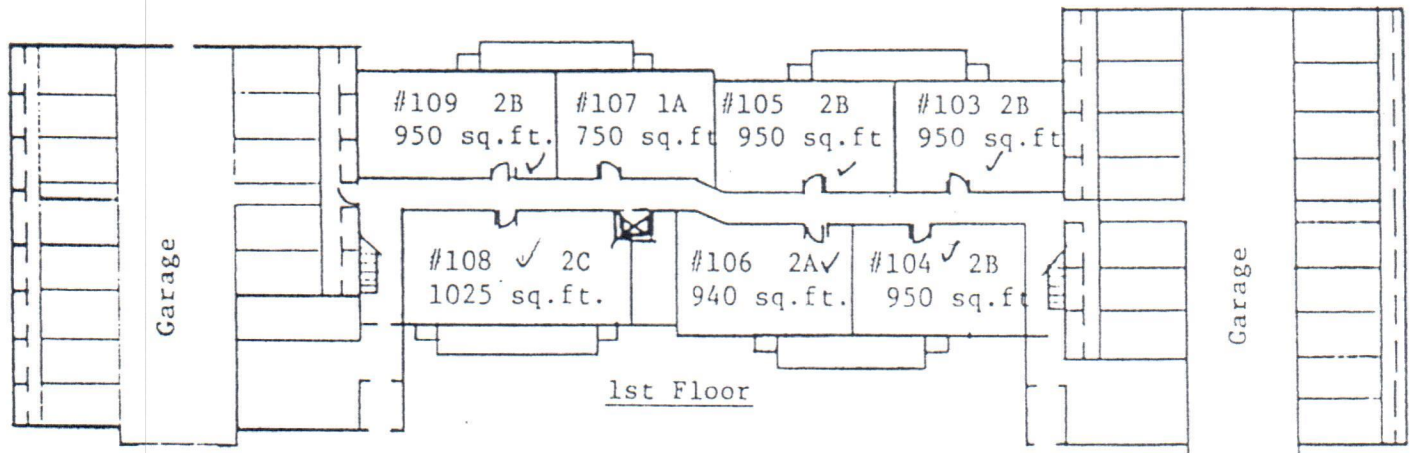
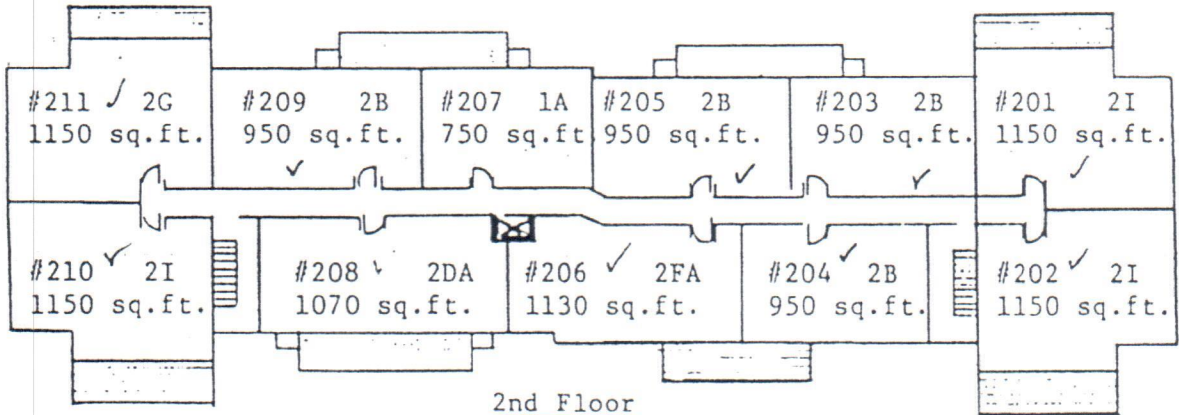
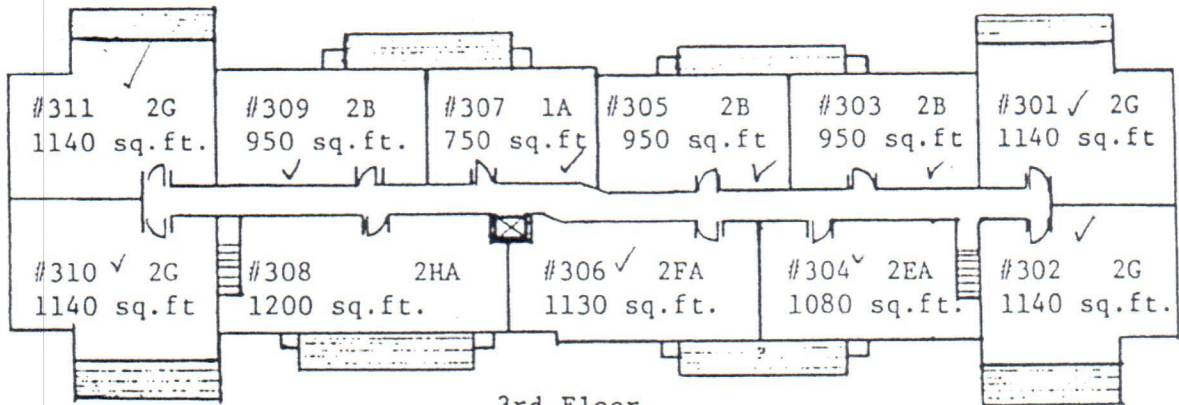
Insulation: Blown glass  
All walls - R-18 or better  
Attic ceiling - R-61 or better





LOT 1 , PLAT 2 MAPLEWOOD VILLAGE

**MAPLEWOOD VILLAGE CONDOMINIUMS**  
**by LEIN CONSTRUCTION**  
**515-964-7195**  
**411 S.E. DELAWARE (BLDG.2)**  
**ANKENY, IOWA 50021**



☒ Passenger Elevator



# FIRST SUPPLEMENT/AMENDMENT - EXHIBIT "D"

## MAPLEWOOD VILLAGE CONDOMINIUMS

### BUILDING ONE

Local Address: 401 S.E. Delaware, Ankeny, Iowa

<u>Unit Number</u>	<u>Area In Square Footage</u>	<u>Percentage Interest In Common &amp; Limited Elements</u>	<u>Storage &amp; Garage Stall Assignments</u>
<u>FIRST FLOOR (GROUND LEVEL)</u>			
103	950	1.737381	103
104	950	1.737381	104
105	950	1.737381	105
106	750	1.371617	106
107	750	1.371617	107
108	1,025	1.874543	108
109	750	1.371617	109
<u>SECOND FLOOR</u>			
201	800	1.463058	201
202	800	1.463058	202
203	950	1.737381	203
204	950	1.737381	204
205	950	1.737381	205
206	940	1.719093	206
207	750	1.371617	207
208	1,070	1.956840	208
209	750	1.371617	209
210	800	1.463058	210
211	800	1.463058	211
<u>THIRD FLOOR</u>			
301	800	1.463058	301
302	800	1.463058	302
303	950	1.737381	303
304	950	1.737381	304
305	950	1.737381	305
306	940	1.719093	306
307	750	1.371617	307
308	1,070	1.956840	308
309	750	1.371617	309
310	800	1.463058	310
311	800	1.463058	311
SUBTOTALS	25,245	46.168621	

FIRST SUPPLEMENT/AMENDMENT - EXHIBIT "D"

MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING TWO

Local Address: 411 S.E. Delaware, Ankeny, Iowa

<u>Unit Number</u>	<u>Area In Square Footage</u>	<u>Percentage Interest In Common &amp; Limited Elements</u>	<u>Storage &amp; Garage Stall Assignments</u>
<u>FIRST FLOOR (GROUND LEVEL)</u>			
103	950	1.737381	103
104	950	1.737381	104
105	950	1.737381	105
106	940	1.719093	106
107	750	1.371617	107
108	1,025	1.874543	108
109	950	1.737381	109
<u>SECOND FLOOR</u>			
201	1,150	2.103145	201
202	1,150	2.103145	202
203	950	1.737381	203
204	950	1.737381	204
205	950	1.737381	205
206	1,130	2.066569	206
207	750	1.371617	207
208	1,070	1.956840	208
209	950	1.737381	209
210	1,150	2.103145	210
211	1,150	2.103145	211
<u>THIRD FLOOR</u>			
<del>301</del>	<del>1,140</del> 2280	2.084857	301
302	1,140	2.084857	302
303	950	1.737381	303
304	1,080	1.975128	304
305	950	1.737381	305
306	1,130	2.066569	306
307	750	1.371617	307
308	1,200	2.194587	308
309	950	1.737381	309
310	1,140	2.084857	310
311	<u>1,140</u>	<u>2.084857</u>	311
SUBTOTALS	29,435	53.831379	
TOTALS	54,680	100.000000	



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SECOND SUPPLEMENT/AMENDMENT  
TO DECLARATION OF SUBMISSION OF PROPERTY  
TO HORIZONTAL PROPERTY REGIME  
FOR  
MAPLEWOOD VILLAGE CONDOMINIUMS,  
A CONDOMINIUM

INST. NO. 055678  
POLK COUNTY, IOWA  
FILED FOR RECORD 40  
MAR 20 1987  
AT 3:18  
TIMOTHY J. BRIEN, Recorder  
By T. Cornwell Deputy

LEIN CONSTRUCTION, INC., (declarant) hereby executes this instrument of Second Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a "Condominium", pursuant to and as authorized in (13) DECLARANT'S RESERVED RIGHTS AND POWERS, including all subsections thereunder, of the Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, ("Declaration") filed April 23, 1985, in Book 5447, Pages 483 through 533, inclusive, and Book 5452, Page 301 in the Office of the Polk County Recorder; and, the First/Supplement to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, filed March 13, 1986, in Book 5552, Pages 232 through 239 inclusive.

The "Declaration" shall be supplemented/amended as follows:

(A) "Building" as defined in (1), B, (4) shall be redefined to mean the structural improvements located on the Parcel and forming a part of the Property and containing residential Units, and shall include all fixtures, installations or additions comprising a part of the building within the unfinished interior surfaces of the perimeter walls, floors and ceilings of the individual condominium Units initially installed or replacements thereof, in accordance with the original condominium plans and specifications, or installed by or at the expense of the Unit Owners.

(B) "Parcel" as defined in (1), B, (14) shall include the parcel or tract of real estate described as follows:

Lot One (1), MAPLEWOOD VILLAGE PLAT THREE,  
an Official Plat, now included in and  
forming a part of the City of Ankeny,  
Polk County, Iowa.

(C) "Plat" as defined in (1), B, (16) shall include the floor and elevation plans and drawings of the Building attached hereto as Second Supplement/Amendment - Exhibit "A".

UNFILED COPY

BOOK 5697 PAGE 276

(D) By deleting Exhibit "D" of the Declaration and in lieu thereof inserting SECOND SUPPLEMENT/AMENDMENT - Exhibit "D" as attached hereto and by reference made a part hereof.

It is the intention of Declarant by this instrument to submit and convey:

Lot One (1), MAPLEWOOD VILLAGE PLAT THREE,  
an Official Plat, now included in and  
forming a part of the City of Ankeny,  
Polk County, Iowa.

and the building and other improvements constructed or to be constructed thereon to the Condominium form of ownership and use pursuant to Chapter 499B Code of Iowa, 1985; and, to the "Declaration" including the Articles of Incorporation of MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION and the By-Laws of MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION; and, to any Supplement/Amendments thereto.

IN WITNESS WHEREOF the undersigned Declarant and Owner have caused this instrument to be duly executed this 20<sup>th</sup> day of March, 1987.

LEIN CONSTRUCTION, INC.

By Rodney A. Lein, President

By Dolores V. Lein, Secretary

On this 20<sup>th</sup> day of March, 1987, before me, the undersigned a Notary Public in and for the said County, in said State, personally appeared Rodney A. Lein, and Dolores V. Lein, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that said Rodney A. Lein and Dolores V. Lein, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

R. J. Wagener  
Notary Public in and for the State  
of Iowa

5097-277



SECOND SUPPLEMENT/AMENDMENT - EXHIBIT "A"

PAGE 1 OF 11 PAGES

PRINCIPAL MATERIALS USED: MAPLEWOOD VILLAGE PLAT THREE (BUILDING THREE)

Foundation: Concrete Block Walls and Concrete Footings  
4" concrete floor - 1st floor

Walls & Framing: All brick and color lock siding with rolex  
soffit and fascia.  
Insulated sheathing.  
2 x 4 stud walls, 16" on center, 2nd and 3rd  
floor  
2 x 6 stud walls, 16" on center, 1st floor  
Party walls: 5/8" drywall and 1/2" soundboard

Others: Wood truss floors with 1/2" soundboard and  
3/4 T & G decking  
Roof trusses, plus 1/2" plywood with 235#  
asphalt shingles  
Pella windows and sliding doors  
Baths, linoleum or carpeted floors  
All other floors, carpet with 1/2" heavy duty  
pad  
All oak doors with fir trim  
Stairs, 3 x 12 bridge planking wrapped with  
carpet

Insulation: Blown glass  
All walls - R-18 or better  
Attic ceiling - R-60 or better

SECOND SUPPLEMENT/AMENDMENT - EXHIBIT "D"

MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING ONE

Local Address: 401 S.E. Delaware, Ankeny, Iowa

<u>Unit Number</u>	<u>Area In Square Footage</u>	<u>Percentage Interest In Common &amp; Limited Elements</u>	<u>Storage &amp; Garage Stall Assignments</u>
<u>FIRST FLOOR (GROUND LEVEL)</u>			
103	950	1.1294061	103
104	950	1.1294061	104
105	950	1.1294061	105
106	750	0.8916364	106
107	750	0.8916364	107
108	1,025	1.2185698	108
109	750	0.8916364	109
<u>SECOND FLOOR</u>			
201	800	0.9510788	201
202	800	0.9510788	202
203	950	1.1294061	203
204	950	1.1294061	204
205	950	1.1294061	205
206	940	1.1175176	206
207	750	0.8916364	207
208	1,070	1.2720680	208
209	750	0.8916364	209
210	800	0.9510788	210
211	800	0.9510788	211
<u>THIRD FLOOR</u>			
301	800	0.9510788	301
302	800	0.9510788	302
303	950	1.1294061	303
304	950	1.1294061	304
305	950	1.1294061	305
306	940	1.1175176	306
307	750	0.8916364	307
308	1,070	1.2720680	308
309	750	0.8916364	309
310	800	0.9510788	310
311	800	0.9510788	311
SUBTOTALS	25,245	30.0124811	



SECOND SUPPLEMENT/AMENDMENT - EXHIBIT "D"

MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING TWO

Local Address: 411 S. E. Delaware, Ankeny, Iowa

<u>Unit Number</u>	<u>Area In Square Footage</u>	<u>Percentage Interest In Common &amp; Limited Elements</u>	<u>Storage &amp; Garage Stall Assignments</u>
<u>FIRST FLOOR (GROUND LEVEL)</u>			
103	950	1.1294061	103
104	950	1.1294061	104
105	950	1.1294061	105
106	940	1.1175176	106
107	750	0.8916364	107
108	1,025	1.2185698	108
109	950	1.1294061	109
<u>SECOND FLOOR</u>			
201	1,150	1.3671758	201
202	1,150	1.3671758	202
203	950	1.1294061	203
204	950	1.1294061	204
205	950	1.1294061	205
206	1,130	1.3433989	206
207	750	0.8916364	207
208	1,070	1.2720680	208
209	950	1.1294061	209
210	1,150	1.3671758	210
211	1,150	1.3671758	211
<u>THIRD FLOOR</u>			
301	1,140	1.3552874	301
302	1,140	1.3552874	302
303	950	1.1294061	303
304	1,080	1.2839564	304
305	950	1.1294061	305
306	1,130	1.3433989	306
307	750	0.8916364	307
308	1,200	1.4266183	308
309	950	1.1294061	309
310	1,140	1.3552874	310
311	1,140	1.3552874	311
SUBTOTALS	29,435	34.9937570	

SECOND SUPPLEMENT/AMENDMENT - EXHIBIT "D"

MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING THREE

Local Address: 409 S. E. Delaware, Ankeny, Iowa

<u>Unit Number</u>	<u>Area In Square Footage</u>	<u>Percentage Interest In Common &amp; Limited Elements</u>	<u>Storage &amp; Garage Stall Assignments</u>
<u>FIRST FLOOR (GROUND LEVEL)</u>			
103	950	1.1294061	103
104	950	1.1294061	104
105	950	1.1294061	105
106	940	1.1175176	106
107	750	0.8916364	107
108	1,025	1.2185698	108
109	950	1.1294061	109
<u>SECOND FLOOR</u>			
201	1,150	1.3671758	201
202	1,150	1.3671758	202
203	950	1.1294061	203
204	950	1.1294061	204
205	950	1.1294061	205
206	1,130	1.3433989	206
207	750	0.8916364	207
208	1,070	1.2720680	208
209	950	1.1294061	209
210	1,150	1.3671758	210
211	1,150	1.3671758	211
<u>THIRD FLOOR</u>			
301	1,140	1.3552874	301
302	1,140	1.3552874	302
303	950	1.1294061	303
304	1,080	1.2839564	304
305	950	1.1294061	305
306	1,130	1.3433989	306
307	750	0.8916364	307
308	1,200	1.4266183	308
309	950	1.1294061	309
310	1,140	1.3552874	310
311	1,140	1.3552874	311
SUBTOTALS	29,435	34.9937570	





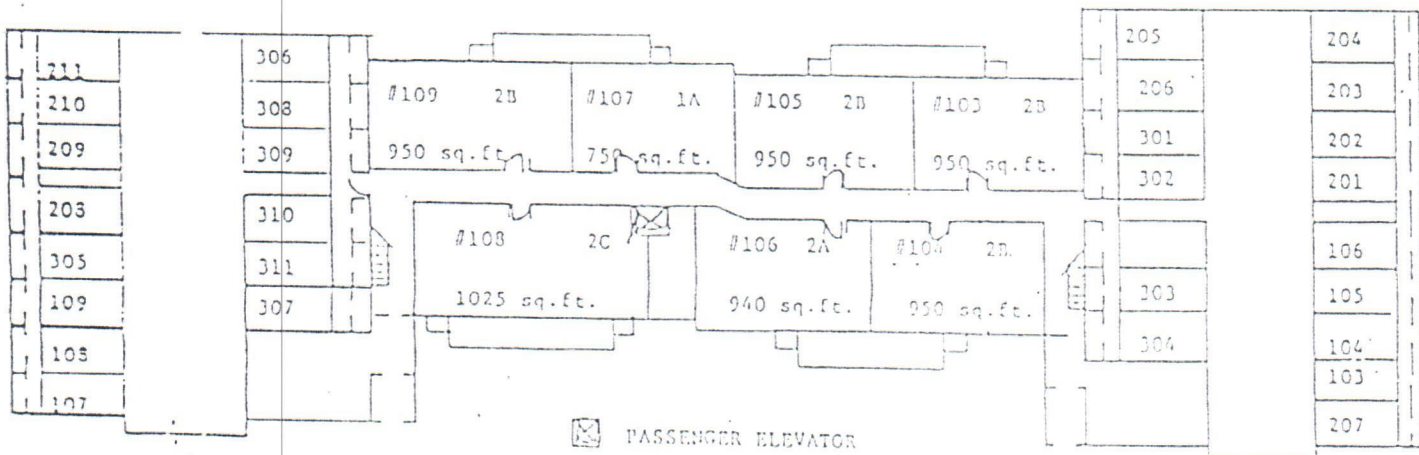
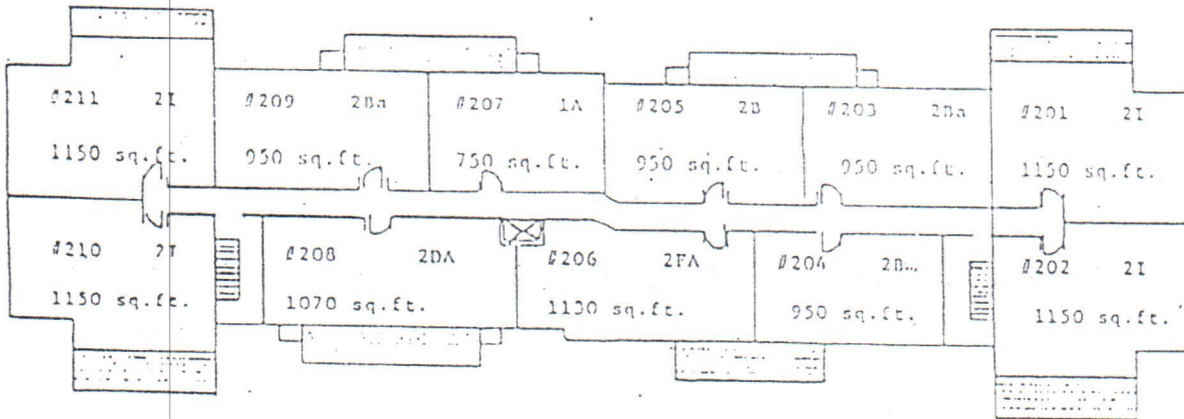
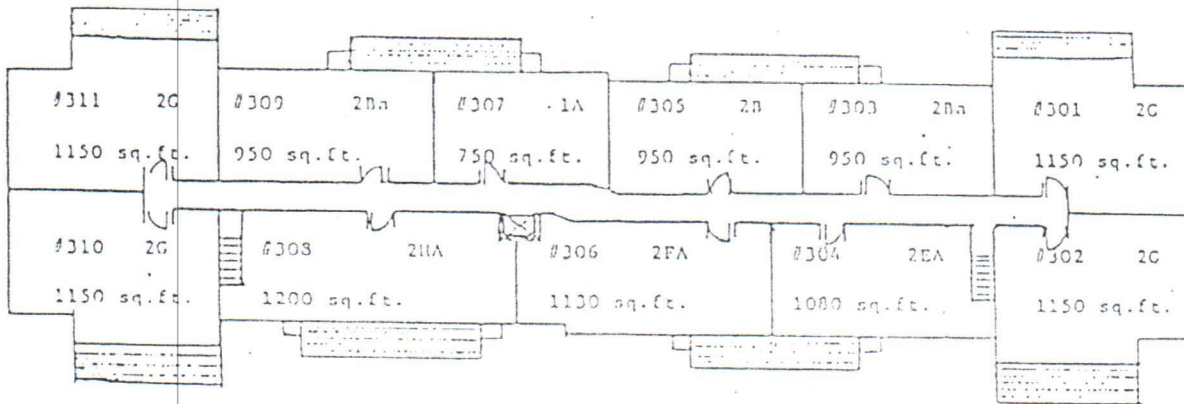
# MAPLEWOOD VILLAGE CONDOMINIUMS

by LEIN CONSTRUCTION

515-964-7195

409 S. E. DELAWARE (BLDG. 3)

ANKENY, IOWA 50021



FLOOR PLANS (not to scale)

SECOND SUPPLEMENT/AMENDMENT

EXHIBIT "A" - Page 3 of 11 pages

THIRD SUPPLEMENT/AMENDMENT  
TO DECLARATION OF SUBMISSION OF PROPERTY  
TO HORIZONTAL PROPERTY REGIME  
FOR  
MAPLEWOOD VILLAGE CONDOMINIUMS,  
A CONDOMINIUM

DEC 16TH  
1987

LEIN CONSTRUCTION, INC., (declarant) hereby executes this instrument of Third Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a "Condominium", pursuant to and as authorized in (13) DECLARANT'S RESERVED RIGHTS AND POWERS, including all subsections thereunder, of the Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, ("Declaration") filed April 23, 1985, in Book 5447, Pages 483 through 533, inclusive, and Book 5452, Page 301 in the Office of the Polk County Recorder; and, the First Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, filed March 13, 1986, in Book 5552, Pages 232 through 239 inclusive; and, the Second Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, filed March 20, 1987, in Book 5697, Pages 276 through 283 inclusive.

The "Declaration" shall be supplemented/amended as follows:

(A) "Parcel" as defined in (1), B, (14) shall include the parcel or tract of real estate described as follows:

Lot Two (2), MAPLEWOOD VILLAGE PLAT THREE,  
an Official Plat, now included in and  
forming a part of the City of Ankeny,  
Polk County, Iowa.

It is the intention of Declarant by this instrument to submit and convey:

Lot Two (2), MAPLEWOOD VILLAGE PLAT THREE,  
an Official Plat, now included in and  
forming a part of the City of Ankeny,  
Polk County, Iowa;

5804 Pg. 400



and the singular building and other improvements constructed or to be constructed thereon; and the recreational and social facilities contained within said building including, but not limited to, an indoor swimming pool, whirlpool, sauna, exercise room and equipment, social room, meeting room with fireplace and kitchenette, all of which shall be considered "property" as defined in (1), B, (17) of the "Declaration" and as "common elements" as defined in (1), B, (6) of the "Declaration", to the Condominium form of ownership and use pursuant to Chapter 499B Code of Iowa, 1987; and, to the "Declaration" including the Articles of Incorporation of MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION and the By-Laws of MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION; and, to any Supplement/Amendments thereto.

IN WITNESS WHEREOF the undersigned Declarant and Owner have caused this instrument to be duly executed this \_\_\_\_\_ day of December, 1987.

LEIN CONSTRUCTION, INC.

By \_\_\_\_\_  
Rodney A. Lein, President

By \_\_\_\_\_  
Dolores V. Lein, Secretary

On this \_\_\_\_\_ day of December, 1987, before me, the undersigned a Notary Public in and for the said County, in said State, personally appeared Rodney A. Lein, and Dolores V. Lein, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that said Rodney A. Lein and Dolores V. Lein, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

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

FOURTH SUPPLEMENT/AMENDMENT  
TO DECLARATION OF SUBMISSION OF PROPERTY  
TO HORIZONTAL PROPERTY REGIME  
FOR  
MAPLEWOOD VILLAGE CONDOMINIUMS,  
A CONDOMINIUM

LEIN CONSTRUCTION, INC., (declarant) hereby executes this instrument of Fourth Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a "Condominium", pursuant to and as authorized in (13) DECLARANT'S RESERVED RIGHTS AND POWERS, including all subsections thereunder, of the Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, ("Declaration") filed April 23, 1985, in Book 5447, Pages 483 through 533, inclusive, and Book 5452, Page 301 in the Office of the Polk County Recorder; and, the First Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, filed March 13, 1986, in Book 5552, Pages 232 through 239 inclusive; and, the Second Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, filed March 20, 1987, in Book 5697, Pages 276 through 283 inclusive, and, the Third Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, filed Dec. 16, 1987, in Book 5504, Pages 400 through 401, inclusive.

The "Declaration" shall be supplemented/amended as follows:

(A) "Parcel" as defined in (1), B, (14) shall include the parcel or tract of real estate described as follows:

Lot One (1), MAPLEWOOD VILLAGE PLAT FOUR, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa.

(B) "Plat" as defined in (1), B, (16) shall include the floor and elevation plans and drawings of the Building attached hereto as Fourth Supplement/Amendment - Exhibit "A".

(C) By deleting (5) A MANAGEMENT AND OPERATION in its entirety and in lieu thereof inserting the following:

(5) MANAGEMENT ASSOCIATION OF UNIT OWNERS AND ADMINISTRATION AND OPERATION OF THE PROPERTY.

A. MANAGEMENT AND OPERATION. There has been or will be formed an association having the name MAPLEWOOD VILLAGE

Book 5545  
Page 242-21



CONDOMINIUM ASSOCIATION, an Iowa non-profit corporation, which association shall be the governing body for all the Unit Owners, for the maintenance, repair, replacement, administration and operation of the condominium and all common elements, as provided in the Act, this Declaration and the Association Bylaws. The Association shall assume these duties and responsibilities at such time as the last Unit is developed, submitted and sold as a condominium. Until that time the Declarant shall perform such functions, and act as the Board of Directors of the Association and shall have the power to assess Unit Owners for common expenses. The Board of Directors of the Association shall be elected and shall serve in accordance with the provisions of the Bylaws of the Association. The fiscal year of the Association shall be determined by the Board of Directors, and may be changed from time to time as the Board deems advisable. The Association shall not be deemed to be conducting a business of any kind. All activities undertaken by the Association shall be for the sole benefit of the Unit Owners, and all funds received by the Association shall be held and applied by it for the use and benefit of Unit Owners in accordance with the provisions of this Declaration and the Bylaws of the Association.

(D) By adding the following subparagraph D to (13) DECLARANT'S RESERVED RIGHTS AND POWERS:

D. RIGHT OF FIRST REFUSAL. For the period during which Declarant exercises the functions and duties of the Board of Directors of the Association as set forth in the Articles of Incorporation and the Bylaws, the Declarant shall have the following rights of first refusal:

- 1) In the event any owner of a condominium unit receives a bonafide offer for the purchase of said unit, the Declarant shall be given written notice thereof together with an executed copy of such offer and the terms thereof. The Declarant shall have the right to purchase the subject condominium unit upon the same terms and conditions as set forth in the offer therefor, provided written notice of such election to purchase is given to the selling owner, and a matching downpayment or deposit is provided to the selling owner during the fourteen (14) day period immediately following the delivery of the notice of the bonafide offer and a copy thereof to Declarant.
- 2) In the event any owner sells a condominium unit without affording to the Declarant the right of first refusal, provided in subparagraph 1) above, such sale shall be wholly null and void and shall confer no title or interest whatsoever upon the intended purchaser.
- 3) In no case shall the right of first refusal reserved herein, affect the right of an owner to subject his condominium unit to a trustee, mortgage or other security instrument.



- 4) The failure of or refusal by the Declarant to exercise the right of purchase shall not be deemed a waiver of said right when an owner receives any subsequent bonafide offer from a prospective purchaser.
- 5) Upon written request of any prospective owner/seller, the Declarant shall issue a written and acknowledged certificate in recordable form evidencing that: with respect to the proposed sale under Section (13) D.(1) that proper notice was given by the selling owner and that the Declarant did not and does not exercise its right of first refusal; or, with respect to any contemplated transfer which is not in fact a sale, that the transfer is not or will not be subject to the provisions of (13)D.(1); such a certificate shall be conclusive evidence of the facts contained therein.

(E) By deleting Exhibit "D" of the Second Supplement/Amendment to the Declaration and in lieu thereof, inserting Supplement/Amendment Exhibit "D" as attached hereto and by reference made a part hereof.

It is the intention of Declarant by this instrument to submit and convey:

Lot One (1), MAPLEWOOD VILLAGE PLAT FOUR,  
an Official Plat, now included in and  
forming a part of the City of Ankeny,  
Polk County, Iowa;

*Expansion of  
Leasing*

and the singular building and other improvements constructed or to be constructed thereon to the Condominium form of ownership and use pursuant to Chapter 499B Code of Iowa, 1987; and, to the "Declaration" including the Articles of Incorporation of MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION and the By-Laws of MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION; and, to any Supplement/Amendments thereto.

IN WITNESS WHEREOF the undersigned Declarant and Owner have caused this instrument to be duly executed this 19 day of April, 1988.

LEIN CONSTRUCTION, INC.

By Rodney A. Lein pro.  
Rodney A. Lein, President

By Dolores V. Lein  
Dolores V. Lein, Secretary

FOURTH SUPPLEMENT/AMENDMENT - EXHIBIT "A"

PAGE 1 OF 11 PAGES

PRINCIPAL MATERIALS USED: MAPLEWOOD VILLAGE PLAT FOUR (BUILDING FOUR)

Foundation:	Concrete Block Walls and Concrete Footings 4" concrete floor - 1st floor
Walls & Framing:	All brick and color lock siding with rolex soffit and fascia. Insulated sheathing. 2 x 4 stud walls, 16" on center, 2nd and 3rd floor 2 x 6 stud walls, 16" on center, 1st floor Party walls: 5/8" drywall and 1/2" soundboard
Others:	Wood truss floors with 1/2" soundboard and 3/4 T & G decking Roof trusses, plus 1/2" plywood with 235# asphalt shingles Pella windows and sliding doors Baths, linoleum or carpeted floors All other floors, carpet with 1/2" heavy duty pad All oak doors with fir trim Stairs, 3 x 12 bridge planking wrapped with carpet
Insulation:	Blown glass All walls - R-18 or better Attic ceiling - R-60 or better

## FOURTH SUPPLEMENT/AMENDMENT - EXHIBIT "D"

## MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING ONE

Local Address: 401 S.E. Delaware, Ankeny, Iowa

<u>Unit Number</u>	<u>Area In Square Footage</u>	<u>Percentage Interest In Common &amp; Limited Elements</u>	<u>Storage &amp; Garage Stall Assignments</u>
<u>FIRST FLOOR (GROUND LEVEL)</u>			
103	950	0.8363412	103
104	950	0.8363412	104
105	950	0.8363412	105
106	750	0.6602693	106
107	750	0.6602693	107
108	1,025	0.9023681	108
109	750	0.6602693	109
<u>SECOND FLOOR</u>			
201	800	0.7042873	201
202	800	0.7042873	202
203	950	0.8363412	203
204	950	0.8363412	204
205	950	0.8363412	205
206	940	0.8275376	206
207	750	0.6602693	207
208	1,070	0.9419843	208
209	750	0.6602693	209
210	800	0.7042873	210
211	800	0.7042873	211
<u>THIRD FLOOR</u>			
301	800	0.7042873	301
302	800	0.7042873	302
303	950	0.8363412	303
304	950	0.8363412	304
305	950	0.8363412	305
306	940	0.8275376	306
307	750	0.6602693	307
308	1,070	0.9419843	308
309	750	0.6602693	309
310	800	0.7042873	310
311	800	0.7042873	311
SUBTOTALS	25,245	22.2246662	



## FOURTH SUPPLEMENT/AMENDMENT - EXHIBIT "D"

## MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING TWO

Local Address: 411 S. E. Delaware, Ankeny, Iowa

<u>Unit Number</u>	<u>Area In Square Footage</u>	<u>Percentage Interest In Common &amp; Limited Elements</u>	<u>Storage &amp; Garage Stall Assignments</u>
<u>FIRST FLOOR (GROUND LEVEL)</u>			
103	950	0.8363412	103
104	950	0.8363412	104
105	950	0.8363412	105
106	940	0.8275376	106
107	750	0.6602693	107
108	1,025	0.9023681	108
109	950	0.8363412	109
<u>SECOND FLOOR</u>			
201	1,150	1.0124130	201
202	1,150	1.0124130	202
203	950	0.8363412	203
204	950	0.8363412	204
205	950	0.8363412	205
206	1,130	0.9948058	206
207	750	0.6602693	207
208	1,070	0.9419843	208
209	950	0.8363412	209
210	1,150	1.0124130	210
211	1,150	1.0124130	211
<u>THIRD FLOOR</u>			
301	1,140	1.0036094	301
302	1,140	1.0036094	302
303	950	0.8363412	303
304	1,080	0.9507879	304
305	950	0.8363412	305
306	1,130	0.9948058	306
307	750	0.6602793	307
308	1,200	1.0564310	308
309	950	0.8363412	309
310	1,140	1.0036094	310
311	1,140	1.0036094	311
SUBTOTALS	29,435	25.9133712	

## FOURTH SUPPLEMENT/AMENDMENT - EXHIBIT "D"

## MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING THREE

Local Address: 409 S. E. Delaware, Ankeny, Iowa

<u>Unit Number</u>	<u>Area In Square Footage</u>	<u>Percentage Interest In Common &amp; Limited Elements</u>	<u>Storage &amp; Garage Stall Assignments</u>
<u>FIRST FLOOR (GROUND LEVEL)</u>			
103	950	0.8363412	103
104	950	0.8363412	104
105	950	0.8363412	105
106	940	0.8275376	106
107	750	0.6602693	107
108	1,025	0.9023681	108
109	950	0.8363412	109
<u>SECOND FLOOR</u>			
201	1,150	1.0124130	201
202	1,150	1.0124130	202
203	950	0.8363412	203
204	950	0.8363412	204
205	950	0.8363412	205
206	1,130	0.9948058	206
207	750	0.6602693	207
208	1,070	0.9419843	208
209	950	0.8363412	209
210	1,150	1.0124130	210
211	1,150	1.0124130	211
<u>THIRD FLOOR</u>			
301	1,140	1.0036094	301
302	1,140	1.0036094	302
303	950	0.8363412	303
304	1,080	0.9507879	304
305	950	0.8363412	305
306	1,130	0.9948058	306
307	750	0.6602693	307
308	1,200	1.0564310	308
309	950	0.8363412	309
310	1,140	1.0036094	310
311	1,140	1.0036094	311
SUBTOTALS	29,435	25.9133712	

## FOURTH SUPPLEMENT/AMENDMENT - EXHIBIT "D"

## MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING FOUR

Local Address: 407 S. E. Delaware, Ankeny, Iowa

<u>Unit Number</u>	<u>Area In Square Footage</u>	<u>Percentage Interest In Common &amp; Limited Elements</u>	<u>Storage &amp; Garage Stall Assignments</u>
<u>FIRST FLOOR (GROUND LEVEL)</u>			
103	950	0.8363412	103
104	950	0.8363412	104
105	950	0.8363412	105
106	940	0.8275376	106
107	750	0.6602693	107
108	1,025	0.9023681	108
109	950	0.8363412	109
<u>SECOND FLOOR</u>			
201	1,150	1.0124130	201
202	1,150	1.0124130	202
203	950	0.8363412	203
204	950	0.8363412	204
205	950	0.8363412	205
206	1,130	0.9948058	206
207	750	0.6602693	207
208	1,070	0.9419843	208
209	950	0.8363412	209
210	1,150	1.0124130	210
211	1,150	1.0124130	211
<u>THIRD FLOOR</u>			
301	1,150	1.0124130	301
302	1,150	1.0124130	302
303	950	0.8363412	303
304	1,080	0.9507879	304
305	950	0.8363412	305
306	1,130	0.9948058	306
307	750	0.6602693	307
308	1,200	1.0564310	308
309	950	0.8363412	309
310	1,150	1.0124130	310
311	1,150	1.0124130	311
SUBTOTALS	29,475	25.9485856	



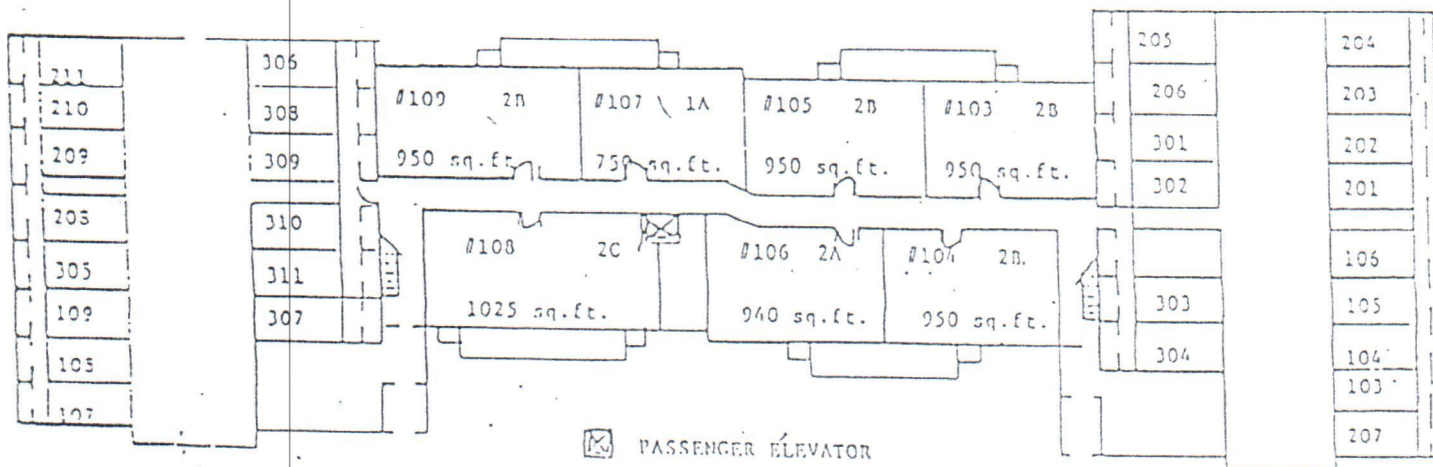
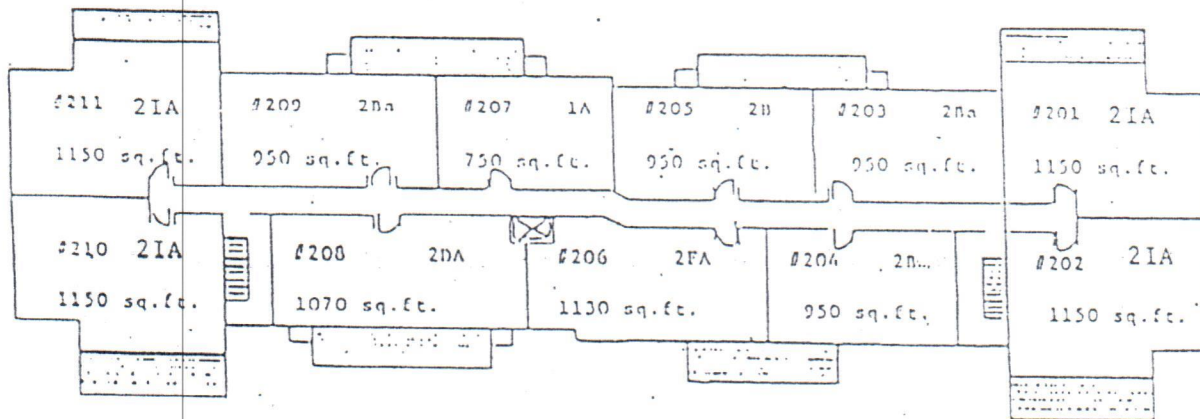
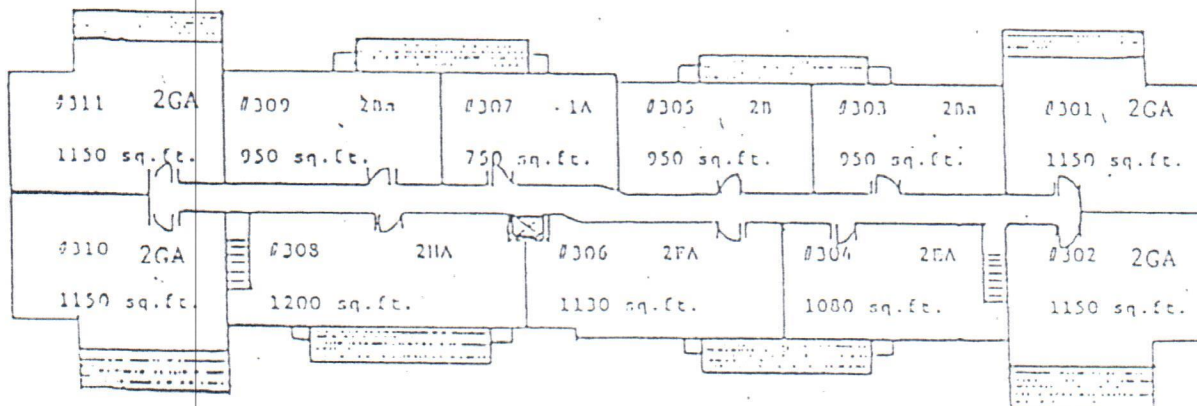
# MAPLEWOOD VILLAGE CONDOMINIUMS

by LEIN CONSTRUCTION

515-964-7195

407 S.E. Delaware - Building 4

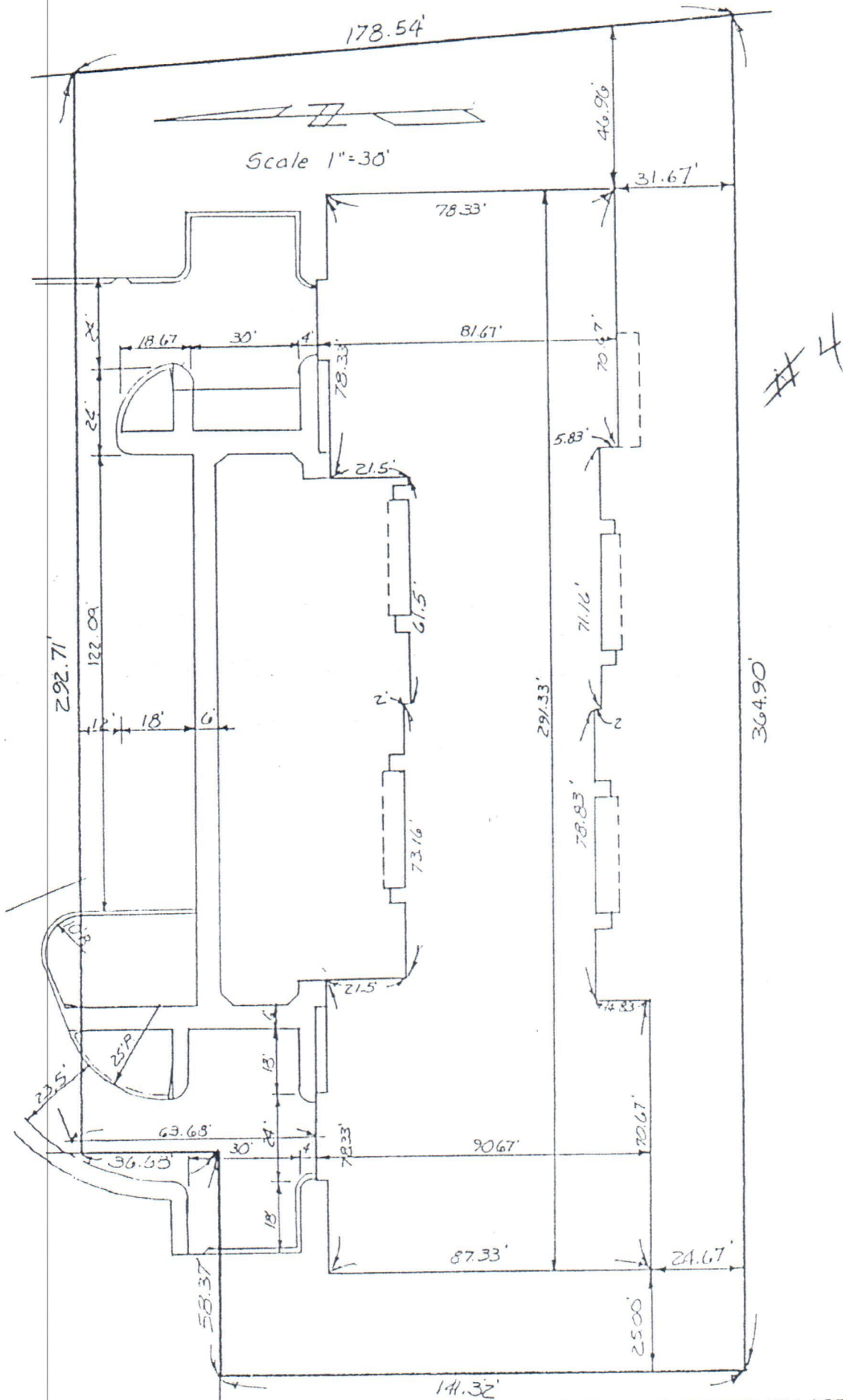
ANKENY, IOWA 50021



PASSENGER ELEVATOR

Standard features for Building 3 are the same as for Building 2 - - - Plus price includes Slim Shades for all Windows & Doors.

a - designates unit has an additional 3/4 bath included in the price.



FIFTH SUPPLEMENT/AMENDMENT  
TO DECLARATION OF SUBMISSION OF PROPERTY  
TO HORIZONTAL PROPERTY REGIME  
FOR  
MAPLEWOOD VILLAGE CONDOMINIUMS,  
A CONDOMINIUM

040627  
Feb 7<sup>th</sup>  
1990

LEIN CONSTRUCTION, INC., (declarant) hereby executes this instrument of Fifth Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a "Condominium", pursuant to and as authorized in (13) DECLARANT'S RESERVED RIGHTS AND POWERS, including all subsections thereunder, of the Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, ("Declaration") filed April 23, 1985, in Book 5447, Pages 463 through 533, inclusive, and Book 5452, Page 301 in the Office of the Polk County Recorder; and, the First Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, filed March 13, 1986, in Book 5552, Pages 232 through 239 inclusive; and, the Second Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, filed March 20, 1987, in Book 5697, Pages 276 through 283 inclusive, and, the Third Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, filed December 16, 1987, in Book 5804, Pages 400 through 401 inclusive, and, the Fourth Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium filed April 21, 1988, in Book 5845, Pages 248 through 258 inclusive.

The "Declaration" shall be supplemented/amended as follows:

(A) "Parcel" as defined in (1), B, (14) shall include the parcel or tract of real estate described as follows:

Lot Two (2), MAPLEWOOD VILLAGE FLAT FOUR, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa.

(B) "Plat" as defined in (1), B, (16) shall include the floor and elevation plans and drawings of the Building attached hereto as Fifth Supplement/Amendment - Exhibit "A".

(C) By deleting paragraph (18) A. under COMMON EXPENSES in its entirety and in lieu thereof, inserting the following:

(18) COMMON EXPENSES.

BK. 6201 - page 829



A. Each Unit Owner, including the Declarant, shall pay his or her proportionate share of the common expenses prorated proportionate to ownership of existing units; a unit in a phase shall be fully assessed no later than sixty (60) days after said unit is sold or rented by Declarant, its successors or assigns.

(D) By deleting Exhibit "D" of the Fourth Supplement/Amendment to the Declaration and in lieu thereof, inserting Supplement/Amendment Exhibit "D" as attached hereto and by reference made a part hereof.

It is the intention of Declarant by this instrument to submit and convey:

Lot Two (2), MAPLEWOOD VILLAGE PLAT FOUR, an  
Official Plat, now included in and forming a part  
of the City of Ankeny, Polk County, Iowa;

and the singular building and other improvements constructed or to be constructed thereon to the Condominium form of ownership and use pursuant to Chapter 499B Code of Iowa, 1989; and, to the "Declaration" including the Articles of Incorporation of MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION and the Bylaws of MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION; and, to any Supplement/Amendments thereto.

IN WITNESS WHEREOF the undersigned Declarant and Owner have caused this instrument to be duly executed this 5th day of February, 1990.

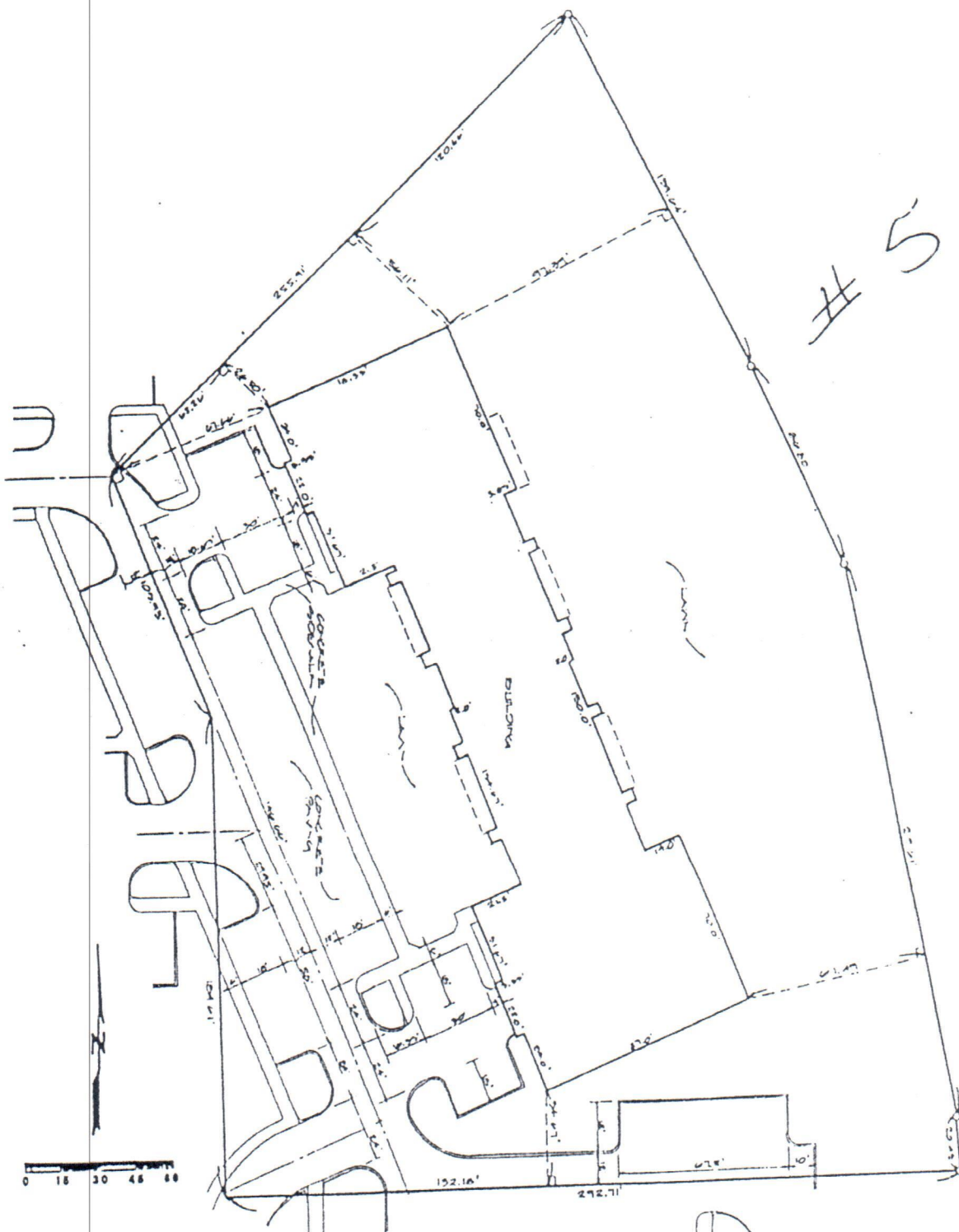
LEIN CONSTRUCTION, INC.

By \_\_\_\_\_  
Rodney A. Lein, President

By \_\_\_\_\_  
Dolores V. Lein, Secretary

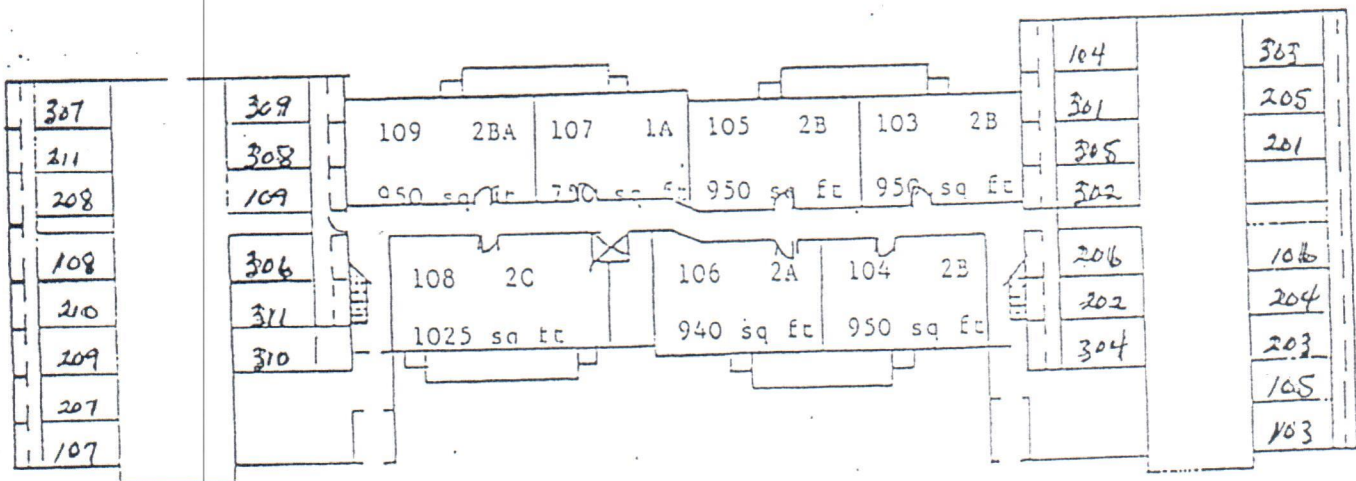
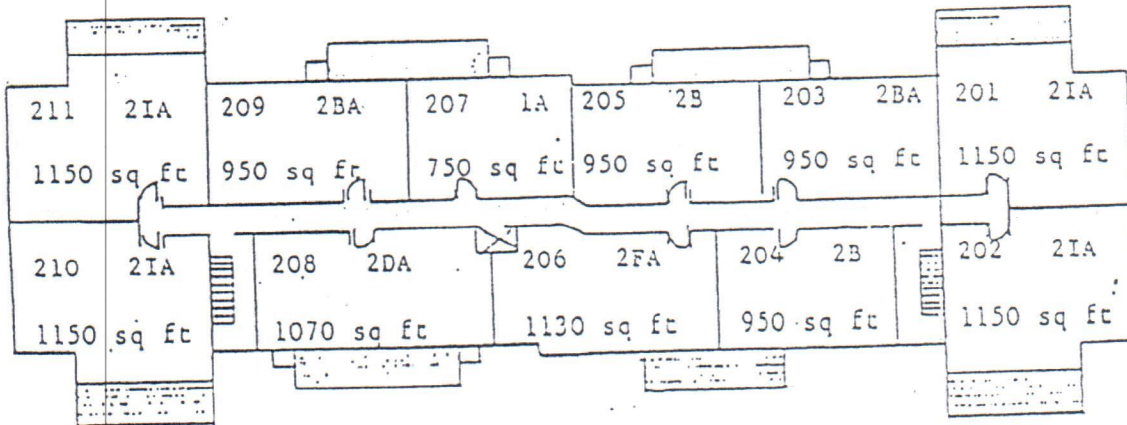
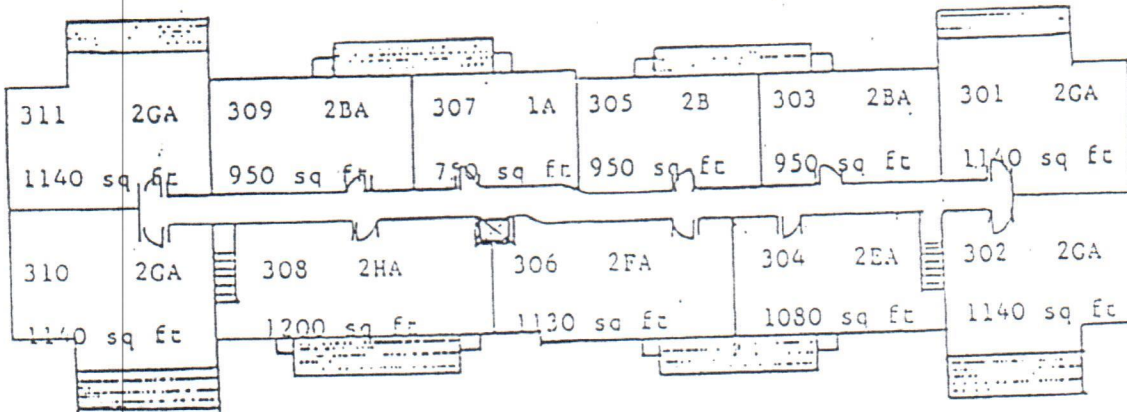
On this 5th day of February, 1990, before me, the undersigned a Notary Public in and for the said County, in said State, personally appeared Rodney A. Lein, and Dolores V. Lein, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that said Rodney A. Lein and Dolores V. Lein, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

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



# LOT 2, PLAT 4 MAPLEWOOD VILLAGE SITE & BUILDING LOCATION PLAN

MAPLEWOOD VILLAGE CONDOMINIUMS  
by LEIN CONSTRUCTION  
515-964-7195  
405 S.E. DELAWARE (BLDG. 5)  
ANKENY, IOWA 50021





FIFTH SUPPLEMENT/AMENDMENT - EXHIBIT D  
MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING ONE - 401 S.E. DELAWARE, ANKENY, IOWA

Unit Number	Area In Square Footage	Percentage Interest In Common & Limited Elements	Storage & Garage Stall Assignments
103	930	0.66422	103
104	950	0.66422	104
105	950	0.66422	105
106	750	0.52438	106
107	750	0.52438	107
108	1025	0.71556	108
109	750	0.52438	109
SECOND FLOOR			
201	800	0.55934	201
202	800	0.55934	202
203	950	0.66422	203
204	950	0.66422	204
205	950	0.66422	205
206	940	0.65723	206
207	750	0.52438	207
208	1070	0.74812	208
209	750	0.52438	209
210	800	0.55934	210
211	800	0.55934	211
THIRD FLOOR			
301	800	0.55934	301
302	800	0.55934	302
303	950	0.66422	303
304	950	0.66422	304
305	950	0.66422	305
306	940	0.65723	306
307	750	0.52438	307
308	1070	0.74812	308
309	750	0.52438	309
310	800	0.55934	310
311	800	0.55934	311
TOTAL BLDG. 1	125245	17.65076	
TOTAL ALL BLDGS.	143025	100.00000	

FIFTH SUPPLEMENT/AMENDMENT - EXHIBIT D  
 MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING TWO - 411 S.E. DELAWARE, ANKENY, IOWA

Unit Number	Area In Square Footage	Percentage Interest In Common & Limited -----Elements-----	Storage & Garage Stall --Assignments--
FIRST FLOOR (GROUND FLOOR)			
103	950	0.66422	103
104	950	0.66422	104
105	950	0.66422	105
106	940	0.65723	106
107	750	0.52438	107
108	1025	0.71666	108
109	950	0.66422	109
SECOND FLOOR			
201	1150	0.80406	201
202	1150	0.80406	202
203	950	0.66422	203
204	950	0.66422	204
205	950	0.66422	205
206	1130	0.79007	206
207	750	0.52438	207
208	1070	0.74812	208
209	950	0.66422	209
210	1150	0.80406	210
211	1150	0.80406	211
THIRD FLOOR			
301	1140	0.79706	301
302	1140	0.79706	302
303	950	0.66422	303
304	1050	0.75511	304
305	950	0.66422	305
306	1130	0.79007	306
307	750	0.52438	307
308	1200	0.83901	308
309	950	0.66422	309
310	1140	0.79706	310
311	1140	0.79706	311
TOTAL BLDG. 2	29435	20.56032	
TOTAL ALL BLDGS.	143025	100.00000	

FIFTH SUPPLEMENT/AMENDMENT - EXHIBIT I  
KAFLEWOOD VILLAGE CONDOMINIUMS

BUILDING THREE - 409 S.E. DELAWARE, ANKENY, IOWA

Unit Number	Area In Square Footage	Percentage Interest In Common & Limited -----Elements-----	Storage & Garage Stall ---Assignments---
FIRST FLOOR (GROUND FLOOR)			
103	950	0.66422	103
104	950	0.66422	104
105	950	0.66422	105
106	940	0.65723	106
107	750	0.52433	107
108	1025	0.71666	108
109	950	0.66422	109
SECOND FLOOR			
201	1150	0.80406	201
202	1150	0.80406	202
203	950	0.66422	203
204	950	0.66422	204
205	950	0.66422	205
206	1130	0.79007	206
207	750	0.52438	207
208	1070	0.74812	208
209	950	0.66422	209
210	1150	0.80406	210
211	1150	0.80406	211
THIRD FLOOR			
301	1140	0.79706	301
302	1140	0.79706	302
303	950	0.66422	303
304	1080	0.75511	304
305	950	0.66422	305
306	1130	0.79007	306
307	750	0.52438	307
308	1200	0.83901	308
309	950	0.66422	309
310	1140	0.79706	310
311	1140	0.79706	311
TOTAL BLDG. 3	29435	20.58032	
TOTAL ALL BLDGS.	143025	100.00000	



FIFTH SUPPLEMENT/AMENDMENT - EXHIBIT D  
 MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING FOUR - 407 S.E. DELAWARE, ANKENY, IOWA

Unit Number	Area In Square Footage	Percentage Interest In Common & Limited Elements	Storage & Garage Stall Assignments
FIRST FLOOR (GROUND FLOOR)			
102	950	0.66422	103
104	950	0.66422	104
105	950	0.66422	105
106	940	0.65723	106
107	750	0.52433	107
108	1025	0.71666	108
109	950	0.66422	109
SECOND FLOOR			
201	1150	0.80406	201
202	1150	0.80406	202
203	950	0.66422	203
204	950	0.66422	204
205	950	0.66422	205
206	1130	0.79007	206
207	750	0.52433	207
208	1070	0.74812	208
209	950	0.66422	209
210	1150	0.80406	210
211	1150	0.80406	211
THIRD FLOOR			
301	1150	0.80406	301
302	1150	0.80406	302
303	950	0.66422	303
304	1090	0.75511	304
305	950	0.66422	305
306	1130	0.79007	306
307	750	0.52433	307
308	1200	0.83901	308
309	950	0.66422	309
310	1150	0.80406	310
311	1150	0.80406	311
TOTAL BLDG. 4	29475	20.60865	
TOTAL ALL BLDGS.	143025	100.00000	

FIFTH SUPPLEMENT/AMENDMENT - EXHIBIT D  
MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING FIVE - 405 S.E. DELAWARE AVENUE, ANKENY, IOWA

Unit Number	Area In Square Footage	Percentage Interest In Common & Limited -----Elements-----	Storage & Garage Stall --Assignments--
FIRST FLOOR (GROUND FLOOR)			
103	950	0.66422	103
104	950	0.66422	104
105	950	0.66422	105
106	940	0.65723	106
107	750	0.52438	107
108	1025	0.71666	108
109	950	0.66422	109
SECOND FLOOR			
201	1150	0.80406	201
202	1150	0.80406	202
203	950	0.66422	203
204	950	0.66422	204
205	950	0.66422	205
206	1130	0.79007	206
207	750	0.52438	207
208	1070	0.74812	208
209	950	0.66422	209
210	1150	0.80406	210
211	1150	0.80406	211
THIRD FLOOR			
301	1140	0.79706	301
302	1140	0.79706	302
303	950	0.66422	303
304	1080	0.75511	304
305	950	0.66422	305
306	1130	0.79007	306
307	750	0.52433	307
308	1200	0.85901	308
309	950	0.66422	309
310	1140	0.79706	310
311	1140	0.79706	311
TOTAL BLDG. 5	89435	80.58032	
TOTAL ALL BLDGS.	143025	100.00000	

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FILED FOR RECORD  
POLK COUNTY, IOWA

SIXTH SUPPLEMENT/AMENDMENT

TO DECLARATION OF SUBMISSION OF PROPERTY

92 FEB 24 P 1:01:9

TO HORIZONTAL PROPERTY REGIME

TIMOTHY J. BRIEN  
RECORDER

FOR

MAPLEWOOD VILLAGE CONDOMINIUMS

INST # 054138

A CONDOMINIUM

RECORDING FEE 65.00

AUDITOR FEE

LEIN CONSTRUCTION, INC., (declarant) hereby executes this instrument of Sixth Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a "Condominium", pursuant to and as authorized in (13) DECLARANT'S RESERVED RIGHTS AND POWERS, including all subsections thereunder, of the Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, ("Declaration") filed April 23, 1985, in Book 5447, Pages 483 through 533, inclusive, and Book 5452, Page 301 in the Office of the Polk County Recorder; and, the first Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, filed March 13, 1986, in Book 5552, Pages 232 through 239 inclusive; and, the Second Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, filed March 20, 1987, in Book 5697, Pages 276 through 283 inclusive, and, the Third Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, filed December 16, 1987, in Book 5804, Pages 400 through 401 inclusive; and, the Fourth Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium filed April 21, 1988, in Book 5845, Pages 248 through 258 inclusive; and the Fifth Supplement/Amendment to Declaration of Submission of Property to Horizontal Property Regime for MAPLEWOOD VILLAGE CONDOMINIUMS, a Condominium, filed February 7, 1990, in Book 6201, Pages 830 through 839, inclusive.

The "Declaration" shall be supplemented/amended as follows:

(A) "Parcel" as defined in (1), B, (14) shall include the parcel or tract of real estate described as follows:

Lot Three (3), MAPLEWOOD VILLAGE PLAT FOUR, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa, except the West 18 feet of the North 117.67 feet thereof and containing 1.51 acres (65,885 S.F.) more or less.

BOOK 6507 PAGE 987



(B) "Plat" as defined in (1), B, (16) shall include the floor and elevation plans and drawings of the Building attached hereto as Sixth Supplement/Amendment - Exhibit "A".

(C) By deleting paragraph (13) B under FUTURE DEVELOPMENT AND SUPPLEMENTAL DECLARATIONS in its entirety and in lieu thereof, inserting the following:

(D) By deleting Exhibit "D" of the Fifth Supplement/Amendment to the Declaration and in lieu thereof, inserting Supplement/Amendment Exhibit "D" as attached hereto and by reference made a part hereof.

It is the intention of Declarant by this instrument to submit and convey:

Lot Three (3), MAPLEWOOD VILLAGE PLAT FOUR, an Official Plat, now included in and forming a

part of the City of Ankeny, Polk County, Iowa,  
except the West 18 feet of the North 117.67  
feet thereof and containing 1.51 acres (65,885  
S.F.) more or less;

and the singular building and other improvements constructed or to  
be constructed thereon to the Condominium form of ownership and use  
pursuant to Chapter 499B Code of Iowa, 1991; and, to the  
"Declaration" including the Articles of Incorporation of MAPLEWOOD  
VILLAGE CONDOMINIUM ASSOCIATION and the By-Laws of MAPLEWOOD  
VILLAGE CONDOMINIUM ASSOCIATION; and, to any Supplement/Amendments  
thereto.

IN WITNESS WHEREOF the undersigned Declarant and Owner have caused  
this instrument to be duly executed this 21st day of February,  
1992.

LEIN CONSTRUCTION, INC.

By: Rodney A. Lein President

By: Dolores V. Lein Secretary

STATE OF IOWA )  
                  ) ss:  
COUNTY OF POLK )

On this 21st day of February, 1992, before me, the undersigned  
a Notary Public in and for the said County, in said State,  
personally appeared Rodney A. Lein, and Dolores V. Lein, to me  
personally known, who, being by me duly sworn, did say that they  
are the President and Secretary, respectively, of said corporation;  
that no seal has been procured by the said corporation; that said  
instrument was signed on behalf of said corporation by authority  
of its Board of Directors; and that said Rodney A. Lein and Dolores  
V. Lein, as such officers, acknowledged the execution of said  
instrument to be the voluntary act and deed of said corporation,  
by it and by them voluntarily executed.

R. J. Wagener  
Notary Public in and for the  
State of Iowa

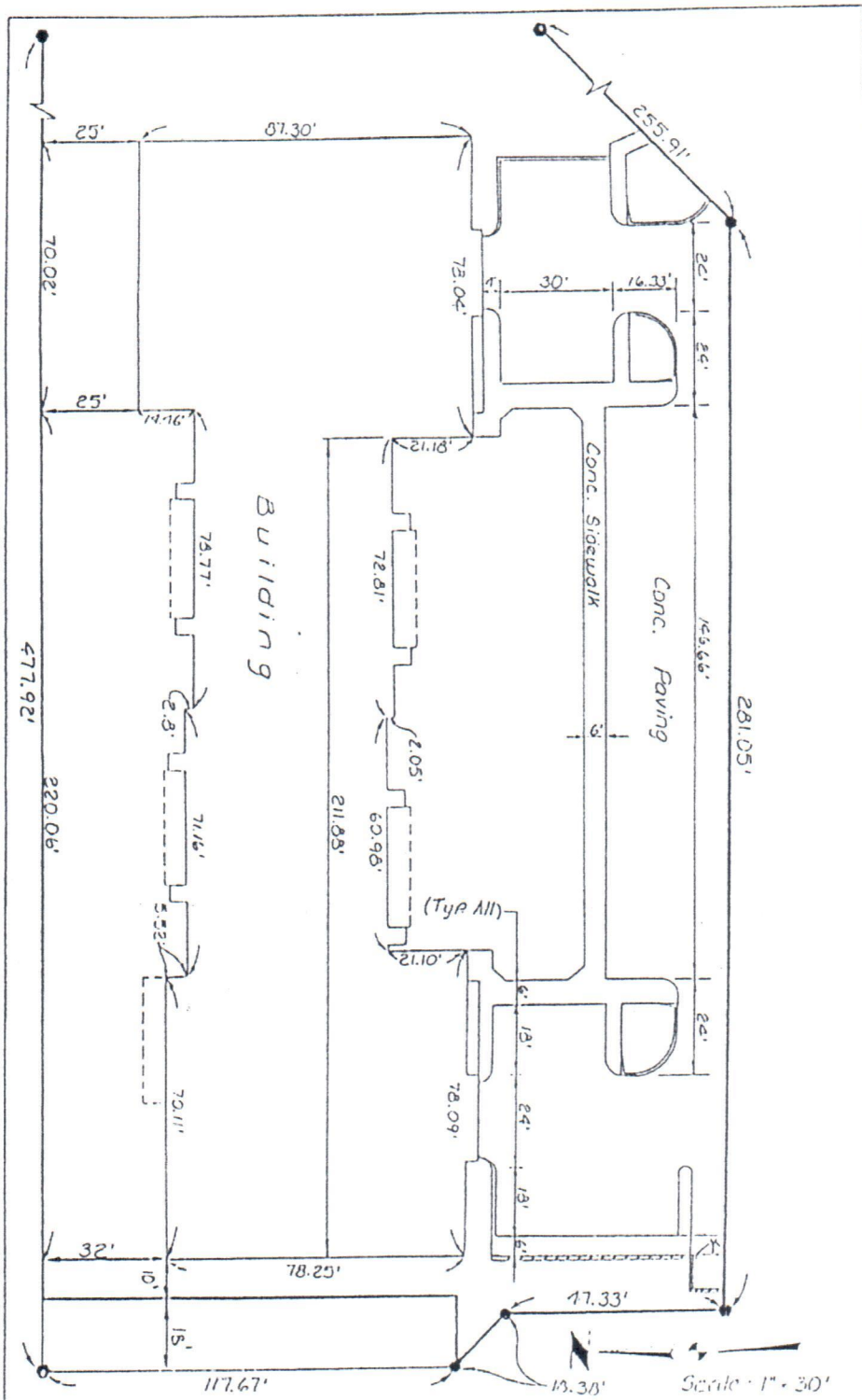
SIXTH SUPPLEMENT/AMENDMENT - EXHIBIT "A"

PAGE 1 OF 11 PAGES

PRINCIPAL MATERIALS USED: MAPLEWOOD VILLAGE PLAT FOUR (BUILDING SIX)

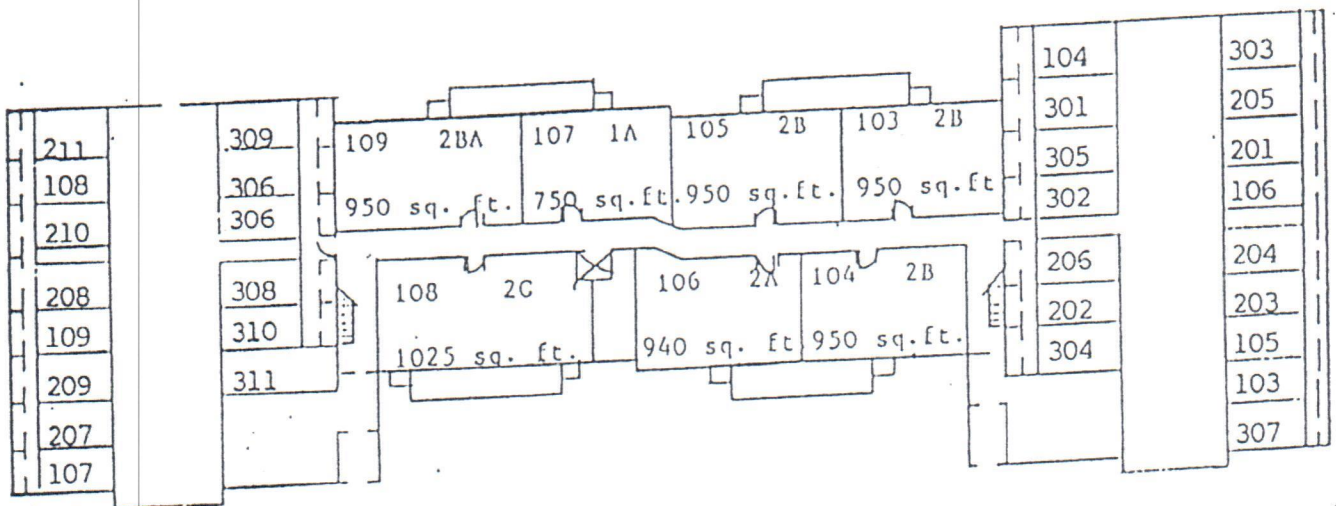
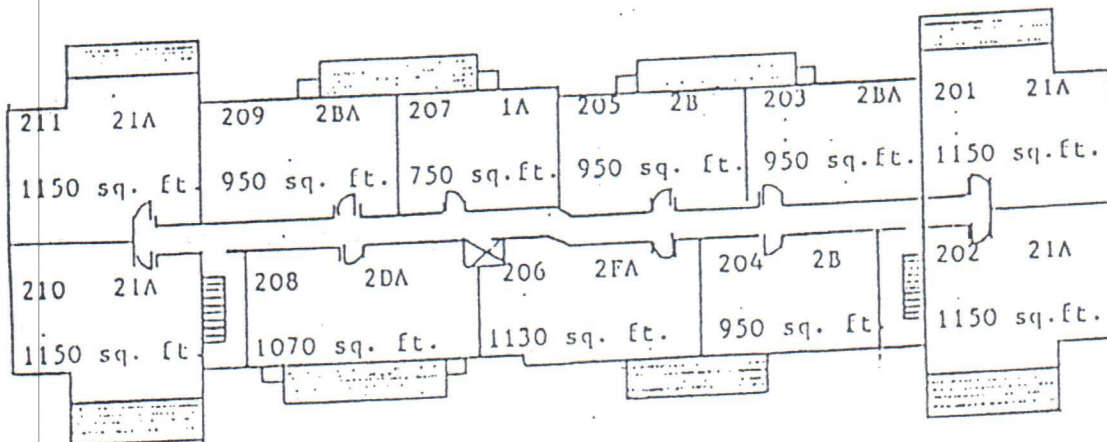
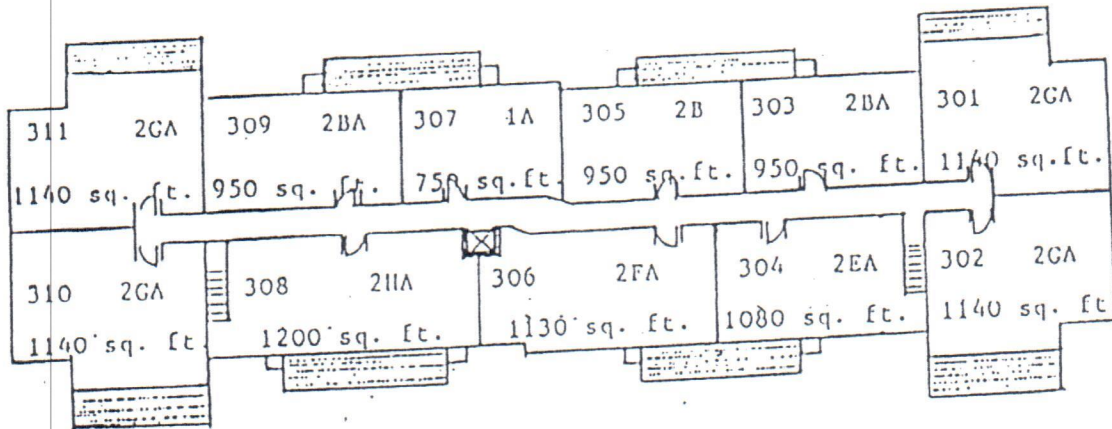
Foundation:	Concrete Block Walls and Concrete Footings 4" Concrete Floor - 1st Floor
Walls & Framing:	All brick and color lock siding with rolex soffit and fascia. Insulating sheathing 2 X 4 stud walls, 16" on center, 2nd and 3rd floor 2 X 6 stud walls, 16" on center, 1st floor Party walls: 5/8" drywall and 1/2" soundboard
Others:	Wood truss floors with 1/2" soundboard and 3/4 T & G decking Roof trusses, plus 1/2" plywood with 235# asphalt shingles Pella windows and sliding doors Baths, linoleum or carpeted floors All other floors, carpet with 1/2" heavy duty pad Stairs, 3 X 12 bridge planking wrapped with carpet
Insulation:	Blown glass All walls - R-18 or better Attic ceiling - R-60 or better





#6

MAPLEWOOD VILLAGE CONDOMINIUMS  
by LEIN CONSTRUCTION  
515-964-7195  
403 SE DELAWARE (BLDG. 6)  
ANKENY, IOWA 50021



SIXTH SUPPLEMENT/AMENDMENT - EXHIBIT D  
MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING ONE - 401 S.E. DELAWARE, ANKENY, IOWA

UNIT NUMBER	AREA IN SQUARE FOOTAGE	PERCENTAGE OF COMMON & LIMITED ELEMENTS	STORAGE & GARAGE STALL ASSIGNMENTS
FIRST FLOOR (GROUND FLOOR)			
103	950	.00550852	103
104	950	.00550852	104
105	950	.00550852	105
106	750	.00434883	106
107	750	.00434883	107
108	1025	.00594341	108
109	750	.00434883	109
SECOND FLOOR			
201	800	.00463876	201
202	800	.00463876	202
203	950	.00550852	203
204	950	.00550852	204
205	950	.00550852	205
206	940	.00545054	206
207	750	.00434883	207
208	1070	.00620434	208
209	750	.00434883	209
210	800	.00463876	210
211	800	.00463876	211
THIRD FLOOR			
301	800	.00463876	301
302	800	.00463876	302
303	950	.00550852	303
304	950	.00550852	304
305	950	.00550852	305
306	940	.00545054	306
307	750	.00434883	307
308	1070	.00620434	308
309	750	.00434883	309
310	800	.00463876	310
311	<u>800</u>	<u>.00463876</u>	311
TOTAL BLDG.1	<u>25245</u>	<u>0.14638177</u>	
TOTAL ALL BLDGS	172460	1.00000000	



SIXTH SUPPLEMENT/AMENDMENT - EXHIBIT D  
MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING TWO - 411 S.E. DELAWARE, ANKENY, IOWA

UNIT NUMBER	AREA IN SQUARE FOOTAGE	PERCENTAGE OF COMMON & LIMITED ELEMENTS	STORAGE & GARAGE STALL ASSIGNMENTS
FIRST FLOOR (GROUND FLOOR)			
103	950	.00550852	103
104	950	.00550852	104
105	950	.00550852	105
106	940	.00545054	106
107	750	.00434883	107
108	1025	.00594341	108
109	950	.00550852	109
SECOND FLOOR			
201	1150	.00666821	201
202	1150	.00666821	202
203	950	.00550852	203
204	950	.00550852	204
205	950	.00550852	205
206	1130	.00655224	206
207	750	.00434883	207
208	1070	.00620434	208 & 208-2 Blc
209	950	.00550852	209
210	1150	.00666821	210
211	1150	.00666821	211
THIRD FLOOR			
301	1140	.00661023	301
302	1140	.00661023	302
303	950	.00550852	303
304	1080	.00626232	304
305	950	.00550852	305
306	1130	.00655224	306
307	750	.00434883	307
308	1200	.00695814	308
309	950	.00550852	309
310	1140	.00661023	310
311	1140	.00661023	311
TOTAL BLDG. 2	<u>29435</u>	<u>0.17067720</u>	
TOTAL ALL BLDGS	172460 =====	1.00000000 =====	

SIXTH SUPPLEMENT/AMENDMENT - EXHIBIT D  
 MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING THREE - 409 S.E. DELAWARE, ANKENY, IOWA

UNIT NUMBER	AREA IN SQUARE FOOTAGE	PERCENTAGE OF COMMON & LIMITED ELEMENTS	STORAGE & GARAGE STALL ASSIGNMENTS
FIRST FLOOR (GROUND FLOOR)			
103	950	.00550852	103
104	950	.00550852	104
105	950	.00550852	105
106	940	.00545054	106
107	750	.00434883	107
108	1025	.00594341	108
109	950	.00550852	109
SECOND FLOOR			
201	1150	.00666821	201
202	1150	.00666821	202
203	950	.00550852	203 & 203-3 Bldg.
204	950	.00550852	204
205	950	.00550852	205
206	1130	.00655224	206
207	750	.00434883	207
208	1070	.00620434	208
209	950	.00550852	209
210	1150	.00666821	210
211	1150	.00666821	211
THIRD FLOOR			
302	2280	.01322046	302
303	950	.00550852	303
304	1080	.00626232	304
305	950	.00550852	305
306	1130	.00655224	306
307	750	.00434883	307
308	1200	.00695814	308
309	950	.00550852	309
310	1140	.00661023	310
311	1140	.00661023	311
TOTAL BLDG. 3	<u>29435</u>	<u>0.17067720</u>	
TOTAL ALL BLDGS	<u>172460</u> =====	<u>1.00000000</u> =====	

SIXTH SUPPLEMENT/AMENDMENT - EXHIBIT D  
MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING FOUR - 407 S.E. DELAWARE, ANKENY, IOWA

UNIT NUMBER	AREA IN SQUARE FOOTAGE	PERCENTAGE OF COMMON & LIMITED ELEMENTS	STORAGE & GARAGE STALL ASSIGNMENTS
FIRST FLOOR (GROUND FLOOR)			
103	950	.00550852	103
104	950	.00550852	104
105	950	.00550852	105
106	940	.00545054	106
107	750	.00434883	107
108	1025	.00594341	108
109	950	.00550852	109
SECOND FLOOR			
201	1150	.00666821	201
202	1150	.00666821	202
203	950	.00550852	203
204	950	.00550852	204
205	950	.00550852	205
206	1130	.00655224	206
207	750	.00434883	207
208	1070	.00620434	208
209	950	.00550852	209
210	1150	.00666821	210
211	1150	.00666821	211
THIRD FLOOR			
301	1140	.00661023	301
302	1140	.00661023	302
303	950	.00550852	303
304	1080	.00626232	304
305	950	.00550852	305
306	1130	.00655224	306
307	750	.00434883	307
308	1200	.00695814	308
309	950	.00550852	309
310	1140	.00661023	310
311	1140	.00661023	311
TOTAL BLDG. 4	29435	0.17067720	
TOTAL ALL BLDGS	172460	1.00000000	
	=====	=====	



SIXTH SUPPLEMENT/AMENDMENT - EXHIBIT D  
MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING FIVE - 405 S.E. DELAWARE, ANKENY, IOWA

UNIT NUMBER	AREA IN SQUARE FOOTAGE	PERCENTAGE OF COMMON & LIMITED ELEMENTS	STORAGE & GARAGE STALL ASSIGNMENTS
FIRST FLOOR (GROUND FLOOR)			
103	950	.00550852	103
104	950	.00550852	104
105	950	.00550852	105
106	940	.00545054	106
107	750	.00434883	107
108	1025	.00594341	108
109	950	.00550852	109
SECOND FLOOR			
201	1150	.00666821	201
202	1150	.00666821	202
203	950	.00550852	203
204	950	.00550852	204
205	950	.00550852	205
206	1130	.00655224	206
207	750	.00434883	207
208	1070	.00620434	208
209	950	.00550852	209
210	1150	.00666821	210
211	1150	.00666821	211
THIRD FLOOR			
301	1140	.00661023	301
302	1140	.00661023	302
303	950	.00550852	303
304	1080	.00626232	304
305	950	.00550852	305
306	1130	.00655224	306
307	750	.00434883	307
308	1200	.00695814	308
309	950	.00550852	309
310	1140	.00661023	310
311	1140	.00661023	311
TOTAL BLDG. 5	29435	0.17067720	
TOTAL ALL BLDGS	172460	1.00000000	
	=====	=====	

SIXTH SUPPLEMENT/AMENDMENT - EXHIBIT D  
MAPLEWOOD VILLAGE CONDOMINIUMS

BUILDING SIX - 403 S.E. DELAWARE, ANKENY, IOWA

UNIT NUMBER	AREA IN SQUARE FOOTAGE	PERCENTAGE OF COMMON & LIMITED ELEMENTS	STORAGE & GARAGE STALL ASSIGNMENTS
FIRST FLOOR (GROUND FLOOR)			
103	950	.00550852	103
104	950	.00550852	104
105	950	.00550852	105
106	940	.00545054	106
107	750	.00434883	107
108	1025	.00594341	108
109	950	.00550852	109
SECOND FLOOR			
201	1150	.00666821	201
202	1150	.00666821	202
203	950	.00550852	203
204	950	.00550852	204
205	950	.00550852	205
206	1130	.00655224	206
207	750	.00434883	207
208	1070	.00620434	208
209	950	.00550852	209
210	1150	.00666821	210
211	1150	.00666821	211
THIRD FLOOR			
301	1140	.00661023	301
302	1140	.00661023	302
303	950	.00550852	303
304	1080	.00626232	304
305	950	.00550852	305
306	1130	.00655224	306
307	750	.00434883	307
308	1200	.00695814	308
309	950	.00550852	309
310	1140	.00661023	310
311	1140	.00661023	311
TOTAL BLDG. 6	29435	0.17067720	
TOTAL ALL BLDGS	172460	1.00000000	



Prepared by and after recording return to: Patrick T. Burk, 317 Sixth Avenue, 300 Nations Bank Building, Des Moines, Iowa 50309 (515) 243-8157

**CORRECTED SEVENTH SUPPLEMENT/AMENDMENT TO  
DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL PROPERTY REGIME  
FOR MAPLEWOOD VILLAGE CONDOMINIUMS, A CONDOMINIUM**

Maplewood Village Condominium Association hereby executes this instrument of Seventh Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," pursuant to and as authorized in (5) MANAGEMENT ASSOCIATION OF UNIT OWNERS AND ADMINISTRATION AND OPERATION OF THE PROPERTY, including all Subsections thereunder, of the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," (Declaration) filed April 23, 1985 in Book 5447 at Page 483 and Book 5452 at Page 301 in the records of Polk County, Iowa; and as amended in the following documents:

- (A) The First Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed March 13, 1986 in Book 5552 at Page 232; and
- (B) the Second Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed March 20, 1987 in Book 5697 at Page 276; and
- (C) the Third Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed December 16, 1987 in Book 5804 at Page 400; and
- (D) the Fourth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed April 21, 1988 in Book 5845 at Page 248 (except as amended in the March 9, 1994 Order of the Fifth Judicial District voiding that portion of the Fourth Supplement/Amendment which purports to amend Paragraph 5A of the Declaration to extend the turnover period from the Declarant to the Condominium Association); and
- (E) the Fifth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed February 7, 1990 in Book 6201 at Page 830; and
- (F) the Sixth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed February 21, 1992 in Book 6507 at Page 987 (except to the extent that the Sixth Supplement/Amendment has been amended by the March 9, 1994 Order of the Fifth Judicial District which voids that portion of the Sixth Supplement/Amendment which purports to extend the legal description of the future development area beyond that set forth in Paragraph 13B and to the extent it permitted the Declarant to make unilateral amendments to the Declaration to dedicate additional property to the condominium regime outside the future development area set forth in Paragraph 13B before said Supplement/Amendment).



he "Declaration" shall be supplemented/amended as follows:

- (A) The first sentence of Paragraph (9) AGE OF OCCUPANTS OF UNITS shall be deleted in its entirety and replaced with the following:

The remainder of Paragraph 9, as well as the remainder of the Covenants, shall remain in full force and effect as if the original Seventh Supplement/Amendment dated February 5, 1999, filed February 5, 1999 and recorded in Book 8134 at Page 631 had never been filed.

(9) AGE OF OCCUPANTS OF UNITS. The Association shall strive to maintain One Hundred percent (100%) of the occupied units with at least one occupant who is age Fifty-five (55) or older. At no time will the Association allow the sale or lease of a unit which causes the percentage of occupied units occupied by at least one person age Fifty-five (55) or older to fall below Eighty percent (80%). This provision is intended to indicate Maplewood Village Condominium Association's intent to adhere to policies and procedures for Fifty-five (55) and older housing pursuant to the Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619). Anything contained in this Declaration which contradicts this intent shall be deemed void.

In order to achieve compliance with these occupancy objectives, all applications for purchase of a unit in the Maplewood Village Condominiums shall include a verified statement that at least one occupant is age Fifty-five (55) years of age or older.

With this Supplement/Amendment having received the approval of more than Sixty-seven percent (67%) of the unit owners of Maplewood Village Condominiums, the Board of Directors of Maplewood Village Condominium Association has caused this instrument to be duly executed this 19<sup>th</sup> day of FEBRUARY, 1999.

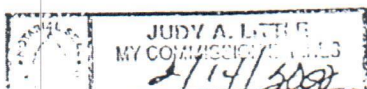
MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION

By: Charles W. Mathis  
Charles W. Mathis, President

By: John McClure  
John McClure, Vice-President

STATE OF IOWA )  
                                  )SS:  
COUNTY OF POLK )

On this 19<sup>th</sup> day of February, 1999, before me, the undersigned a Notary Public in and for the said County in said State, personally appeared Charles W. Mathis and John McClure to me personally known, who, being by me duly sworn, did say that they are the President and Vice-President, respectively, of said corporation; that no seal has been procured by said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that said Charles W. Mathis and John McClure as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Judy A. Little  
Notary Public in and for the State of Iowa



Q  
235  
56  
INST # 096431  
RECORDING FEE 16.00  
AUDITOR FEE \_\_\_\_\_

FILED FOR RECORD  
POLK COUNTY, IOWA

99 APR 30 A 7:53.1

TIMOTHY J. BRIEN

RECORDED

Prepared by and after recording return to: Patrick T. Burk, 317 Sixth Avenue, Nations Bank  
Building, Des Moines, Iowa 50309 (515) 243-8157

**EIGHTH SUPPLEMENT/AMENDMENT TO  
DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL PROPERTY REGIME  
FOR MAPLEWOOD VILLAGE CONDOMINIUMS, A CONDOMINIUM**

Maplewood Village Condominium Association hereby executes this instrument of Seventh Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," pursuant to and as authorized in (5) MANAGEMENT ASSOCIATION OF UNIT OWNERS AND ADMINISTRATION AND OPERATION OF THE PROPERTY, including all Subsections thereunder, of the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," (Declaration) filed April 23, 1985 in Book 5447 at Page 483 and Book 5452 at Page 301 in the records of Polk County, Iowa; and as amended in the following documents:

- (A) The First Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed March 13, 1986 in Book 5552 at Page 232; and
- (B) the Second Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed March 20, 1987 in Book 5697 at Page 276; and
- (C) the Third Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed December 16, 1987 in Book 5804 at Page 400; and
- (D) the Fourth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed April 21, 1988 in Book 5845 at Page 248 (except as amended in the March 9, 1994 Order of the Fifth Judicial District voiding that portion of the Fourth Supplement/Amendment which purports to amend Paragraph 5A of the Declaration to extend the turnover period from the Declarant to the Condominium Association); and
- (E) the Fifth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed February 7, 1990 in Book 6201 at Page 830; and
- (F) the Sixth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed February 21, 1992 in Book 6507 at Page 987 (except to the extent that the Sixth Supplement/Amendment has been amended by the March 9, 1994 Order of the Fifth Judicial District which voids that portion of the Sixth Supplement/Amendment which purports to extend the legal description of the future development area beyond that set forth in Paragraph 13B and to the extent it permitted the Declarant to make unilateral amendments to the



Declaration to dedicate additional property to the condominium regime outside the future development area set forth in Paragraph 13B before said Supplement/Amendment).

- (g) the Seventh Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed February 5, 1999 in Book 8134 at Page 631 as Corrected in a documented filed March 2, 1999 and recorded in Book 8154 at Page 241.

Effective May 3, 1999 the "Declaration" shall be supplemented/amended as set forth below. These amendments are intended to be consistent with the Implementation of the Housing for Older Persons Act of 1995; Final Rule, provided by the Department of Housing and Urban Development as Directive Number FR-4094-F-02, which also becomes effective on May 3, 1999.

- (A) The first sentence of Paragraph (9) AGE OF OCCUPANTS OF UNITS shall be deleted in its entirety and replaced with the following:

(9) AGE OF OCCUPANTS OF UNITS. The Association shall maintain at least 80% of the occupied units with at least one occupant who is age Fifty-five (55) or older. At no time will the Association allow the sale or lease of a unit which causes the percentage of occupied units occupied by at least one person age Fifty-five (55) or older to fall below Eighty percent (80%). The remaining twenty percent (20%) of the occupied units shall be occupied by at least one person over the age of Thirty (30). None of the occupied units shall be sold or leased to families with children. This provision is intended to indicate Maplewood Village Condominium Association's intent to adhere to policies and procedures for Fifty-five (55) and older housing pursuant to the Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619). Anything contained in this Declaration which contradicts this intent shall be deemed void.

In order to maintain adequate records regarding these occupancy objectives, all applications for purchase of a unit in the Maplewood Village Condominiums shall include a verified statement indicating the age of the oldest occupant.

The remainder of the Covenants as amended, including the remainder of Paragraph (9) shall remain in full force and effect.

With this Supplement/Amendment having previously received the approval of more than Sixty-seven percent (67%) of the unit owners of Maplewood Village Condominiums, the Board of Directors of Maplewood Village Condominium Association has caused this instrument to be duly executed this 29 day of April 1999.



# MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION

By: Charles W. Mathis  
Charles W. Mathis, President

By: John McClure  
John McClure, Vice-President

STATE OF IOWA )  
 )SS:  
COUNTY OF POLK )

On this 27 day of April, 1999, before me, the undersigned a Notary Public in and for the said County in said State, personally appeared Charles W. Mathis and John McClure to me personally known, who, being by me duly sworn, did say that they are the President and Vice-President, respectively, of said corporation; that no seal has been procured by said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that said Charles W. Mathis and John McClure as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Connie S. Baker

Notary Public in and for the State of Iowa



CONNIE S. BAKER  
MY COMMISSION EXPIRES  
6-10-2001

FILED FOR RECORD  
POLK COUNTY, IOWA

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TIMOTHY J. BRIEN  
RECORDER

INST # 037000<sup>10</sup>  
RECORDING FEE 11.00  
AUDITOR FEE \_\_\_\_\_

COPY

PREPARED BY AND AFTER RECORDING RETURN TO: Patrick T. Burk, 317 Sixth Avenue, Suite 300, Des Moines, Iowa 50309

### CLARIFICATION NOTICE REGARDING MINIMUM AGE OF OCCUPANCY

The Board of Directors of the Maplewood Village Condominium Association has determined that a need exists for a clarification of the Eighth Supplement to the Declaration of Submission to Horizontal Property Regime for Maplewood Village Condominium Paragraph (9) Age of Occupation of Units. At a Board meeting conducted on the 11th day of July, 2000 the Board of Directors determined that letters would be sent to each of the Condominium owners reflecting the suggested clarification. Of 173 letters sent only one (1) objection has been received.

Further, the Board of Directors of the Maplewood Condominium Association has determined that this Notice will be distributed as an additional Rule at Page No. 10 of the General Rules of the Condominium Owner's documents. Therefore, pursuant to a Resolution adopted at a meeting of the Board of Directors of the Maplewood Village Condominium Association on the 14<sup>th</sup> day of November, 2000, the following clarification is adopted:

#### Minimum Age of Occupancy

The Eighth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums sets forth the basic rules regarding Housing for Persons over the age of fifty-five to maintain consistency with the Housing for Older Persons Act of 1995; Final Rule, provided by the Department of Housing and Urban Development as Directive FR-4094-FO2. In order to further clarify the Age restrictions for Maplewood Village

Condominiums, the Maplewood Village Homeowner's Association adopts the following guidelines:

- A. Of the 80% of the occupied units required to be occupied by at least one person age 55 or older, all additional occupants must be over the age of 30.
- B. Of the remaining 20% of the occupied units, no occupant shall be under the age of 30.

BOARD OF THE MAPLEWOOD CONDOMINIUM ASSOCIATION

*Everett Baldus*  
BY: Everett Baldus,  
Its President

*Donald Seiler*  
BY: Donald Seiler,  
Its Vice President

STATE OF IOWA )  
 )ss  
COUNTY OF POLK )

On this 15th day of NOVEMBER, 2000, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared EVERETT BALDUS and DONALD SEILER, to me personally known, who being by me duly sworn, did say that they are the President and Vice President, respectively, of the corporation executing the within and foregoing instrument, that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that EVERETT BALDUS and DONALD SEILER, as officers, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation by it and by them voluntarily executed.



*Cynthia Duncan*  
Notary Public in and for the State of Iowa

BK8642PG155





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Recorded: 07/22/2003 at 09:53:48 AM  
Fee Amt: \$21.00 Page 1 of 3  
Polk County Iowa  
TIMOTHY J. BRIEN RECORDER  
File# 2003-00009412

BK 9996 PG 950-952

Prepared by and after recording RETURN TO:  
Return to: Jim Rooker, 413 SE Delaware Avenue, Ankeny, IA 50021

**NINTH SUPPLEMENT/AMENDMENT TO  
DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL PROPERTY  
REGIME FOR MAPLEWOOD VILLAGE CONDOMINIUMS, A CONDOMINIUM**

Maplewood Village Condominium Association hereby executes this instrument of Ninth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium", pursuant to and as authorized in (5) MANAGEMENT ASSOCIATION OF UNIT OWNERS AND ADMINISTRATION AND OPERATION OF THE PROPERTY, including all Subsections thereunder, of the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," (Declaration) filed April 23, 1985 in Book 5774 at Page 483 and Book 5452 at Page 301 in the records of Polk County, Iowa; and as amended in the following documents:

- 5447
- (A) The First Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed March 13, 1986 in Book 552 at Page 232; and
- 5552 J.R.
- (B) the Second Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed March 20, 1987 in Book 5697 at Page 276; and
- (C) the Third Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed December 16, 1987 in Book 5804 at Page 400; and
- (D) The Fourth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed April 21, 1988 in Book 5845 at Page 248 (except as amended in the March 9, 1994 Order of the Fifth Judicial District voiding that portion of the Fourth Supplement/Amendment which purports to amend Paragraph 5A of the Declaration to extend the turnover period from the Declarant to the Condominium Association); and
- (E) The Fifth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village condominiums, a "condominium," filed February 7, 1990 in Book 6201 at Page 830; and

- (F) the Sixth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed February 21, 1992 in Book 6507 at Page 987 (except to the extent that the Sixth Supplement/Amendment has been amended by the March 9, 1994 Order of the Fifth Judicial District which voids that portion of the Sixth Supplement/Amendment which purports to extend the legal description of the future development area beyond that set forth in Paragraph 13B and to the extent it permitted the Declarant to make unilateral amendments to the Declaration to dedicate additional property to the condominium regime outside the future development area set forth in Paragraph 13B before said Supplement/Amendment).
- (G) the Seventh Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed February 5, 1999 in Book 8134 at Page 631 as corrected in a document filed March 2, 1999 and recorded in Book 8154 at Page 241.
- (H) the Eighth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed April 30, 1999 in Book 8201 at Page 758.

Effective June 3, 2003, the "Declaration" shall be supplemented/amended as set forth below. This amendment is intended to be consistent with the Housing for Older Persons Act of 1995. 759 JR.

- (A) Paragraph (8) USE OF UNITS shall be deleted in its entirety and replaced with the following:

(8) USE OF UNITS. The Condominium Units shall be occupied and used by the respective Owners only as a private dwelling for the Owner and their spouse, and no other purpose. The respective condominium units shall not be rented or leased. There shall be no "guests/tenants" allowed after the Unit has been vacated by the Owner. The Board of Directors has discretionary authority to allow immediate family to stay in the Unit during transition to a new owner.

In all other respects, the Declaration is hereby confirmed by the undersigned and shall remain in full force and effect.

With this Supplement/Amendment having previously received the approval of more than sixty-seven percent (67%) of the Unit Owners of Maplewood Village Condominiums, the Board of Directors of Maplewood Village Condominium Association has caused this instrument to be duly executed on this 15 day of July, 2003.

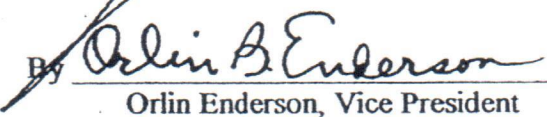


MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION

By

  
Jerry Swim, President

By

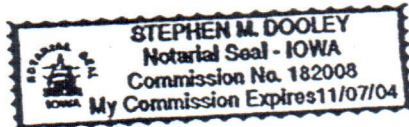
  
Orlin Enderson, Vice President

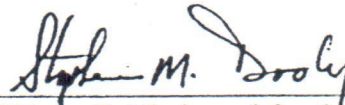
STATE OF IOWA )

)ss

COUNTY OF POLK )

On this 15 day of July, 2003, before me, the undersigned, a Notary Public in and for the same County in said State, personally appeared Jerry Swim and Orlin Enderson, to me personally known who, being by me duly sworn, did say that they are the President and Vice President, respectively, of said corporation; that no seal has been procured by said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that said Jerry Swim and Orlin Enderson, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.





Notary Public in and for the State of Iowa.



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Recorded: 09/15/2006 at 09:44:55 AM  
Fee Amt: \$22.00 Page 1 of 4  
Polk County Iowa  
TIMOTHY J. BRIEN RECORDER  
File# 2007-00025218  
BK 11855 PG 20-23

*Prepared by and after recording*

*Return to: Jim Rooker, 413 SE Delaware Avenue, Ankeny, IA 50021*

copy

**TENTH SUPPLEMENT/AMENDMENT TO  
DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL PROPERTY  
REGIME FOR MAPLEWOOD VILLAGE CONDOMINIUMS, A CONDOMINIUM**

Maplewood Village Condominium Association hereby executes this instrument of Tenth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium", pursuant to and as authorized in Section 30, including all subsections thereunder, of the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," (Declaration) filed April 23, 1985 in Book 5774 at Page 483 and Book 5452 at Page 301 in the records of Polk County, Iowa; and as amended in the following documents:

- A. The First Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed March 13, 1986 in Book 5552 at Page 232; and
- B. The Second Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed March 20, 1987 in Book 5697 at Page 276; and
- C. The Third Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed December 16, 1987 in Book 5804 at Page 400; and
- D. The Fourth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed April 21, 1988 in Book 5845 at Page 248 (except as amended in the March 9, 1994 Order of the Fifth Judicial District voiding that portion of the Fourth Supplement/Amendment which purports to amend Paragraph 5A of the Declaration to extend the turnover period from the Declaration of the Condominium Association); and

copy

- E. The Fifth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed February 7, 1990 in Book 6201 at Page 830; and
- F. The Sixth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed February 21, 1992 in Book 6507 at Page 987 (except to the extent that the Sixth Supplement/Amendment has been amended by the March 9, 1994 Order of the Fifth Judicial District which voids that portion of the Sixth Supplement/Amendment which purports to extend the legal description of the future development area beyond that set forth in Paragraph 13B and to the extent it permitted the Declarant to make unilateral amendments to the Declaration to dedicate additional property to the condominium regime outside the future development area set forth in Paragraph 13B before said Supplement/Amendment); and
- G. The Seventh Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed February 5, 1999 in Book 8134 at Page 631 as corrected in a document filed March 2, 1999 and recorded in Book 8154 at Page 241; and
- H. The Eighth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed April 30, 1999 in Book 8201 at Page 758; and
- I. The Ninth Supplement/Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Maplewood Village Condominiums, a "condominium," filed 7-22-03 in Book 9996 at Page 950.

Effective September 1, 2006, the "Declaration" shall be supplemented/amended as set forth below.

Paragraph (29), Line 9 AGREEMENT shall be corrected to read 5(F) instead of 5(G). Section 5(G) does not exist; and Paragraph 29 is to be clarified accordingly.

In all other respects, the Declaration and Amendments thereto are hereby confirmed by the undersigned and shall remain in full force and effect.

This Supplement/Amendment does not require the approval of more than sixty-seven percent (67%) of the Unit Owners of Maplewood Village Condominiums because, pursuant to Section (30), the amendment is not considered a material change. The Board of Directors of Maplewood Village Condominium Association has caused this instrument to be duly executed this \_\_\_\_ day of August, 2006.




MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION

By Jason Douglas  
Jason Douglas, President

By James Rooker  
James Rooker, Vice President

STATE OF IOWA     )  
                              )ss  
COUNTY OF POLK    )

On this 12<sup>TH</sup> day of August, 2006, before me, the undersigned, a Notary Public in and for the same County in said State, personally appeared Jason Douglas and James Rooker, to me personally known who, being by me duly sworn, did say that they are the President and Vice President, respectively, of said corporation; that no seal has been procured by said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that said Jason Douglas and James Rooker, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

 Lois D. Lundgren  
Notarial Seal-Iowa  
Commission No. 145051  
My Commission Expires Oct. 15, 2008

Lois D. Lundgren  
Notary Public in and for the State of Iowa