

2025-007226
RECORDED: 03/27/2025 10:49:19 AM
RECORDING FEE: \$17.00
IOWA E-FILING FEE: \$3.00
COMBINED FEE: \$20.00
REVENUE TAX: \$0.00
CAROLYN SIEBRECHT, RECORDER
LINN COUNTY, IOWA

Prepared by and Return to: Kirsten H. Frey, Shuttleworth & Ingersoll, P.L.C., 327 2nd Street, Suite 300, Coralville, IA 52241, 319-365-9461

**AMENDMENT TO THE DECLARATION OF SUBMISSION OF PROPERTY
TO HORIZONTAL REGIME ESTABLISHING A PLAN
FOR CONDOMINIUM OWNERSHIP OF PREMISES FOR
FOREST GREENS CONDOMINIUMS**

Pursuant to Article XII of the Declaration of Submission to Horizontal Property Regime Pursuant to Chapter 499B of the Code of Iowa for Forest Greens Condominiums (the "Declaration"), the undersigned officers of the Forest Greens Condominium Association (the "Association"), pursuant to an affirmative vote of the members representing 66 2/3% of owners present and entitled to vote, at a lawfully called meeting held on April 28, 2024, hereby amend the Declaration as follows:

1. Article IX (2) (k) (i) is hereby deleted in its entirety and replaced with the following:
 - (i) Dogs shall be allowed in all units within the condominium regime, including within any units which are being rented with the permission of the landlord owner, a dog application approval and clear wording within their lease stating dogs are allowed.

2. Article IX (2) (k) (vii) is hereby deleted in its entirety and replaced with the following:
 - (vii) All Units may have two (2) cats, or one dog and one cat, as long as the cat(s) is/are confined to the Unit and is/are not a nuisance or does not detract from the peaceful enjoyment of the condominium premises by all other occupants. The Board of Directors shall have the sole discretion to determine whether a cat should be allowed to remain within the condominium premises.

3. The following is added as a new provision of Article IX (2): Use of Property as subparagraph (l)
 - (l) Forest Greens Condominiums will be made up of no more than 25% of units being rented, or not occupied by the Owner. If a Unit is in the process of being purchased with the intent of being rented, the selling Owner will contact the Condominium's property management company shall be required prior to final

sale to ensure that the Unit can be rented, and Forest Greens Condominiums will remain 25% or under the rental threshold. If a current owner-occupied Unit desires to be rented, the Owner will contact the Condominium's property management company prior to renting the Unit to ensure Forest Greens Condominiums will remain 25% or under the rental threshold. Renters would be classified as anyone not on the ownership title of the Unit, including if owned by a family member who does not reside in the Unit.

4. The following is added as a new provision of Article IX (2): Use of Property as subparagraph (m):

(m) Regardless of the collection day, all Owners of townhome Units in Phase 2 will be required to:

(i) Place their trash and recycling containers no earlier than 24 hours before collection day;

(ii) Remove their trash and recycling containers no later than 24 hours after collection is completed;

(iii) If an owner is unable to place them or remove them within the 24-hour window, they are asked to coordinate with a neighbor to do so.

(iv) Trash and recycling containers must be stored out of sight, inside the garage or home. This would include containers not to be placed outside the garage, front door, or on the side of the house except for collection purposes outlined in (i) and (ii) above.

5. In all other respects, the Declaration is reaffirmed as if this Amendment did not exist.

6. This Amendment shall be effective as of April 28, 2024



Atlas Hargrove, President



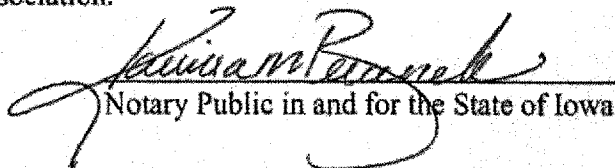
Ross Farmer, Secretary

STATE OF IOWA)

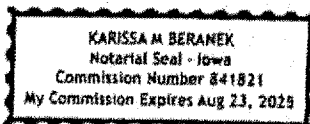
) ss:

COUNTY OF LINN)

Acknowledged before me this 18 day of March, 2025, by Atlas Hargrove, as President of Forest Greens Condominiums Association.

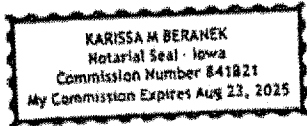


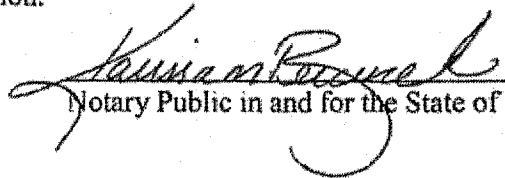
Notary Public in and for the State of Iowa



STATE OF IOWA)
) SS:
COUNTY OF LINN)

Acknowledged before me this 18 day of March, 2025, by Ross Farmer, as Secretary of Forest Greens Condominiums Association.




Notary Public in and for the State of Iowa