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Rec Amt \$127.00

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Book 2007 Page 4804 Type MISC Pages 21  
Date 8/31/2007 Time 1:06 PM  
Rec Amt \$107.00

KAREN SCHWANEBECK, RECORDER  
MARION COUNTY IOWA

KAREN SCHWANEBECK, RECORDER  
MARION COUNTY IOWA

**FIRST AMENDMENT TO DECLARATION OF SUBMISSION OF  
PROPERTY TO  
HORIZONTAL PROPERTY REGIME FOR FOUNTAIN VIEW  
CONDOMINIUMS  
KNOXVILLE, IOWA  
AND  
FIRST AMENDMENT TO BYLAWS OF THE COUNCIL OF CO-OWNERS  
OF  
THE HORIZONTAL PROPERTY REGIME KNOWN AS  
FOUNTAIN VIEW CONDOMINIUMS**

\* Re-Recording to add omitted pages  
**Recorder's Cover Sheet**

Preparer Name: Philip Willson, P.O. Box 2029, Council Bluffs, IA 51502

Taxpayer Information: N/A

Return Address: Philip Willson, P.O. Box 2029, Council Bluffs, IA 51502

Grantors: N/A

Grantees: N/A

Legal Description: See page NA

Document or instrument number of applicable:

1-25 + 21

**FIRST AMENDMENT TO  
DECLARATION OF SUBMISSION OF PROPERTY TO  
HORIZONTAL PROPERTY REGIME FOR  
FOUNTAIN VIEW CONDOMINIUMS  
KNOXVILLE, IOWA**

The Horizontal Property Regime known as Fountain View Condominiums, Knoxville, Iowa, that was created by the Declaration recorded in Book 2006, Page 3941, on July 3, 2006, as supplemented by an Affidavit recorded in Book 2006 at Page 5368, is hereby amended as follows:

1. The attached "Revised Site Layout Plan/Plot Plan" dated August 20, 2007, is hereby substituted for the "Site Layout Plan/Plot Plan" set out on page 17-48 of the recorded Declaration.

2. The floor plans contained on pages 18-48 and 19-48 of the recorded Declaration showing the floor plans for Units 1-12, inclusive, are stricken. The floor plans for Units 1, 2 and 5 through 12 are attached hereto as Exhibits "A" through "E". The floor plans for Units 3 and 4 are attached hereto as Exhibits "F" through "I". The floor plans Units 13 through 16 are attached hereto as Exhibits "J" through "N". The floor plans for Units 17 through 22 are attached hereto as Exhibits "O" through "S".

3. Article III is hereby stricken and the following substituted:

**"ARTICLE III  
DESCRIPTION OF BUILDINGS AND PROJECT**

The project includes ten (10) buildings consisting of one story and basement, containing twenty-two (22) units described as follows:

1. Poured nine (9) foot foundation walls with basements.
2. Wood framed with vinyl siding and partial brick.
3. Three tab asphalt shingles.
4. Units 1, 2 and 5 through 12 each contain approximately 1,189 square feet. Units 3 and 4 each contain approximately 1,217 square feet. Units 13 through 22 each contain approximately 965 square feet. .
5. Further information is furnished in the attached revised survey, site layout plan and floor plans."

4. Article VI is amended by striking "one-twentieth (1/20) interest" and substituting "one-twenty second (1/22) interest".

5. Article XIX is amended by striking "the proposed twenty (20) condominium units" and substituting "the proposed twenty-two (22) condominium units".

DATED this 30<sup>th</sup> day of August, 2007.

COUNCIL OF CO-OWNERS OF THE  
HORIZONTAL PROPERTY REGIME KNOWN  
AS FOUNTAIN VIEW CONDOMINIUMS

BY: Leslie J. Robbins, Jr.  
LESLIE J. ROBBINS, JR., VICE PRESIDENT

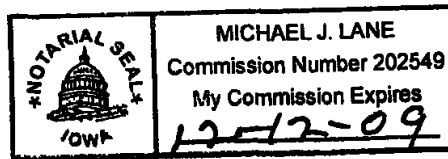
BY: Nicholas J. Robbins  
NICHOLAS J. ROBBINS, TREASURER

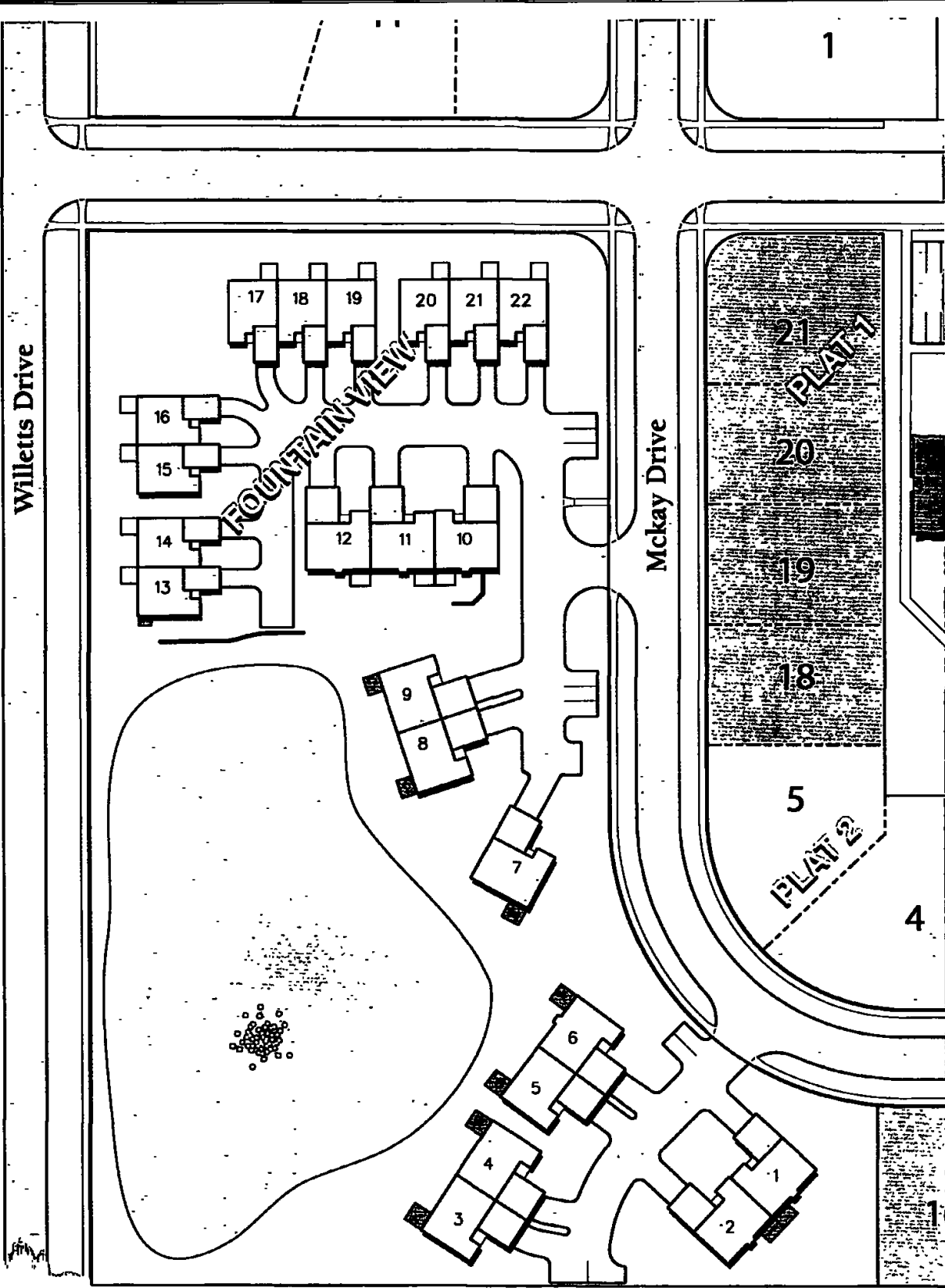
STATE OF IOWA            )  
  )ss:  
COUNTY OF MARION    )

On this 30<sup>th</sup> day of August, 2007, before me, a Notary Public in and for the said State, personally appeared Leslie J. Robbins, Jr. and Nicholas J. Robbins, to me personally known, who being by me duly sworn did say that that said persons are Vice President and Treasurer, respectively; that at a meeting of the Council of Co-Owners of the Horizontal Property Regime known as Fountain View Condominiums, the owners of 27 of the twenty-two (22) Units in the project were present and the owners of 27 Units voted in \_\_\_\_\_ favor of adopting the above First Amendment

thereby adopting said First Amendment; no seal has been procured by the Council; that said instrument was signed on behalf of the Council; and the said Leslie J. Robbins, Jr. and Nicholas J. Robbins acknowledged the execution of said instrument to be the voluntary act and deed of said Council.

  
NOTARY PUBLIC IN AND FOR SAID STATE





August 20, 2007

REVISED SITE LAYOUT PLAN / PLOT PLAN

# Fountain View

CONDOMINIUMS

KNOXVILLE, IA



**SNYDER & ASSOCIATES**  
Engineers and Planners

**Park Lane Development, L.L.C.**

16717 Elm Circle  
Omaha, Nebraska 68130-2052  
ph 402 333.7058

# Exhibit A

### SYMBOLS

### NOTES & CRITERIA

The system designed and installed by Advanced Designs is based on the following criteria:

- All wiring shall be in accordance with the National Electrical Code (NEC) and all applicable local codes.
- All wiring shall be installed in accordance with the manufacturer's instructions.
- All wiring shall be installed in accordance with the applicable local codes.
- All wiring shall be installed in accordance with the applicable local codes.

### ABBREVIATIONS

Abbreviation	Meaning
Abbreviation	Meaning
Abbreviation	Meaning

### ABBREVIATIONS

Mallott

ARCHITECT CONCEPT DRAWING

ARCHITECT NOT TO SCALE

### ABBREVIATIONS

Abbreviation	Meaning
Abbreviation	Meaning
Abbreviation	Meaning

### NOTES & CRITERIA

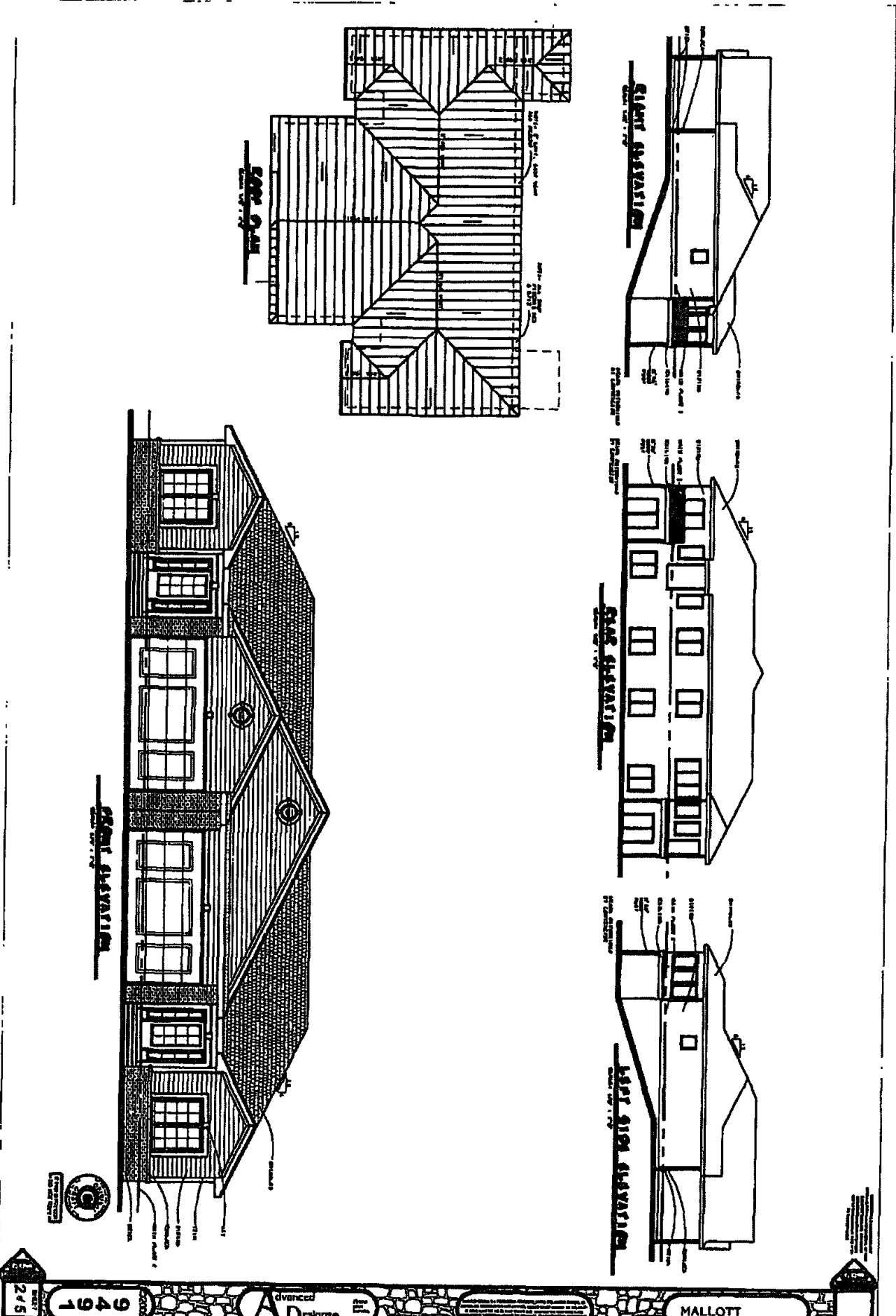
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- All wiring shall be in accordance with the National Electrical Code (NEC) and all applicable local codes.
- All wiring shall be installed in accordance with the manufacturer's instructions.
- All wiring shall be installed in accordance with the applicable local codes.
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6-25 2-2

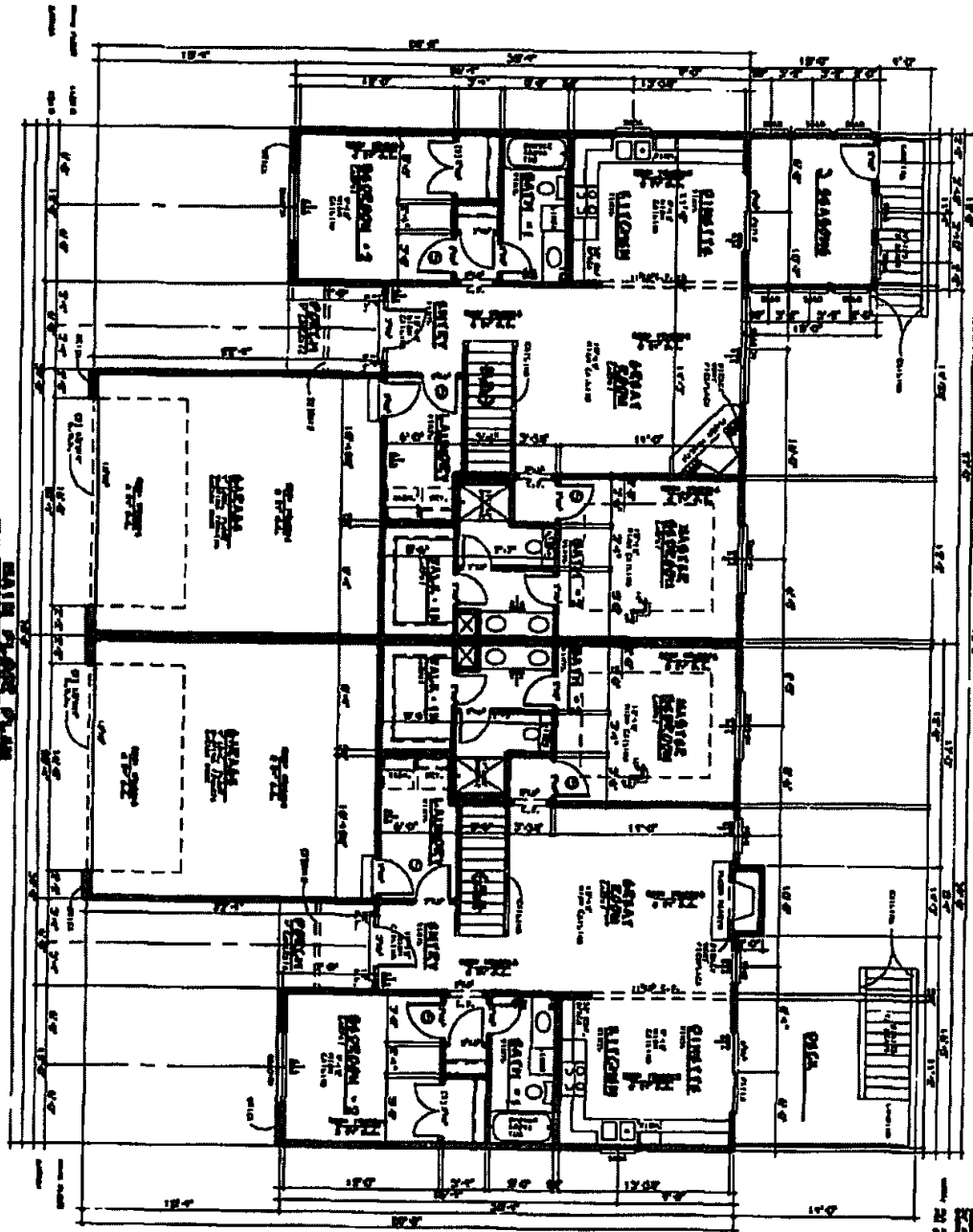
# Exhibit B










# Exhibit D



4765 9491  MALLOTT

9-25 5-2t





# Exhibit G

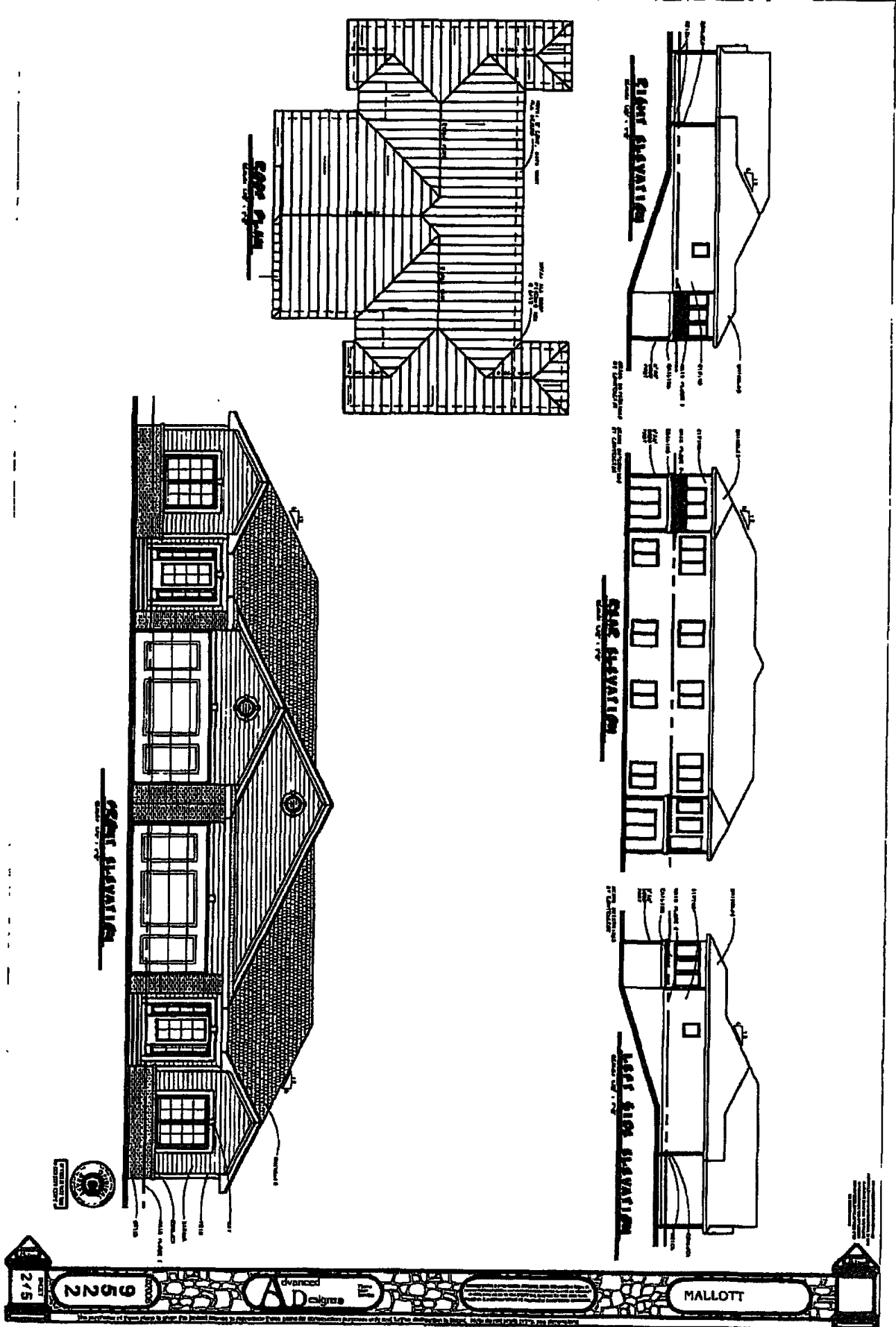
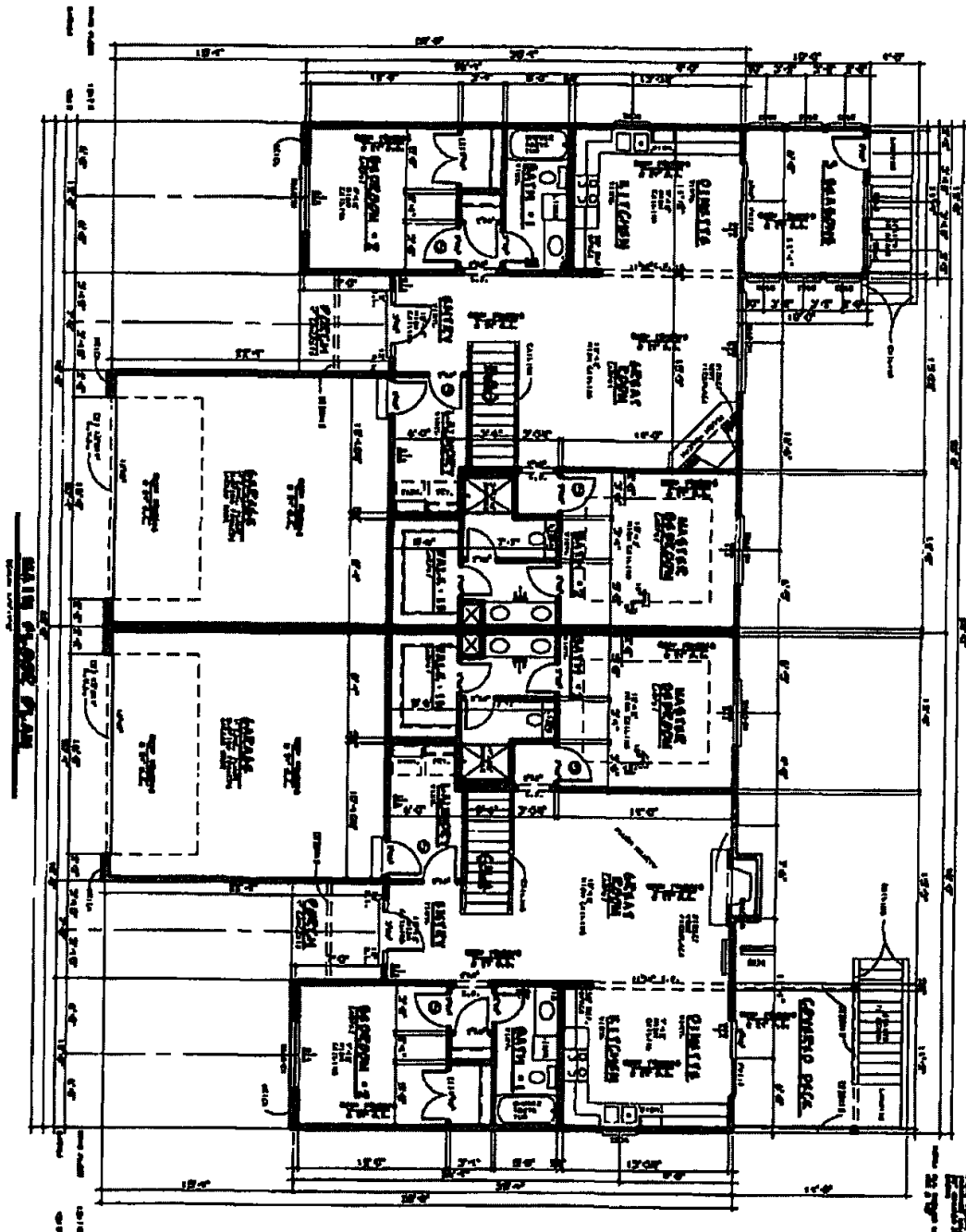


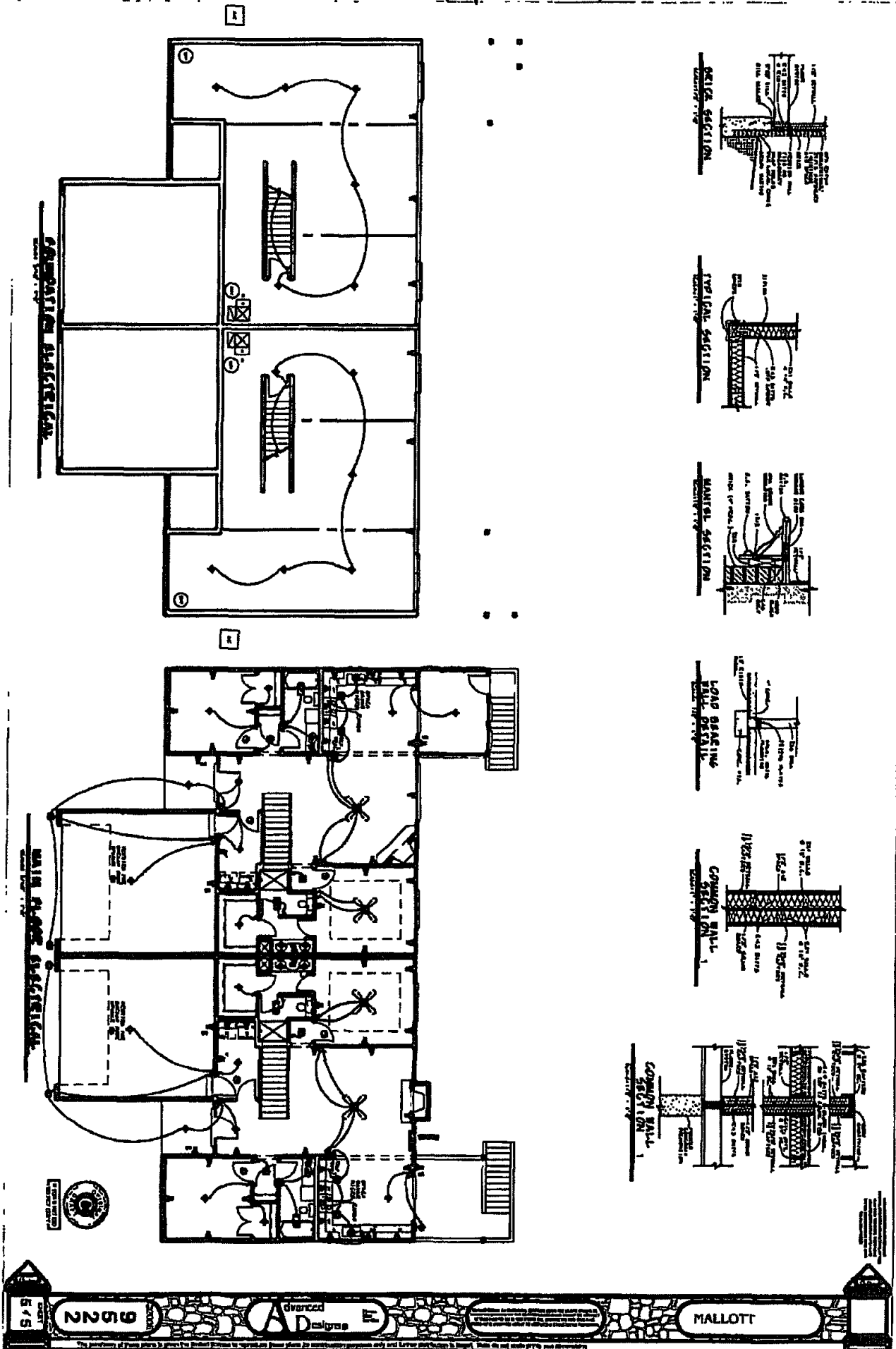


Exhibit H



# Exhibit I



5/15

ANNUN

Advanced designs

MALLOTT

# Exhibit J

### SYMBOLS

### NOTES & CRITERIA

The notes are to be read in conjunction with the drawings and specifications. The notes are to be read in the order in which they are numbered. The notes are to be read in the order in which they are numbered. The notes are to be read in the order in which they are numbered.

**GENERAL NOTES:**

- All work shall be in accordance with the latest editions of the National Electrical Code (NEC) and the National Electrical Safety Code (NESC).
- All work shall be done in accordance with the latest editions of the National Electrical Code (NEC) and the National Electrical Safety Code (NESC).
- All work shall be done in accordance with the latest editions of the National Electrical Code (NEC) and the National Electrical Safety Code (NESC).

### ABBREVIATIONS

Abbreviation	Full Name
...	...

Architect: [Name]

Contract No. [Number]

### ABBREVIATIONS

Abbreviation	Full Name
...	...

### NOTES & CRITERIA

The notes are to be read in conjunction with the drawings and specifications. The notes are to be read in the order in which they are numbered. The notes are to be read in the order in which they are numbered. The notes are to be read in the order in which they are numbered.

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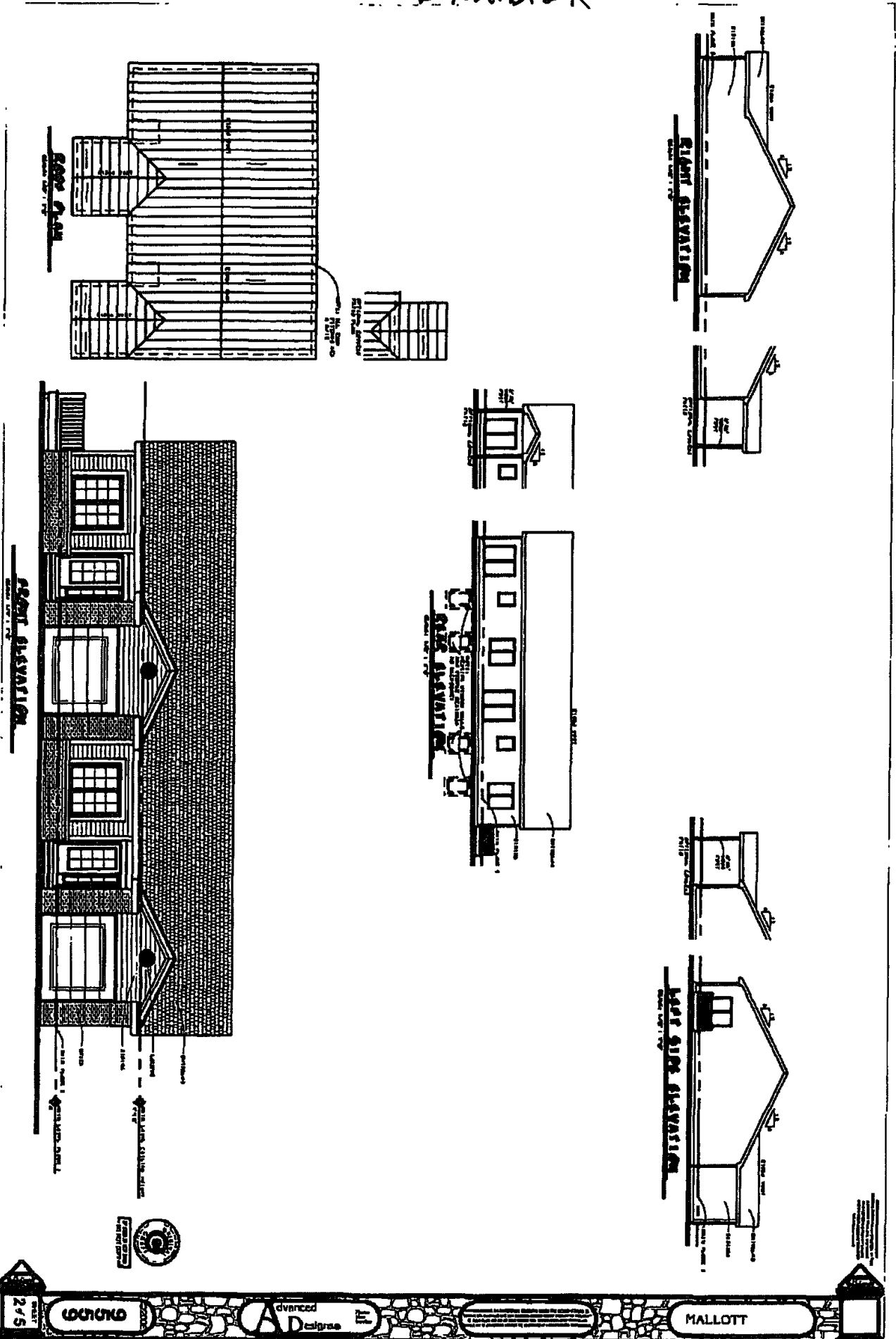
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MALLOTT

15-25 H-2t

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# Exhibit K

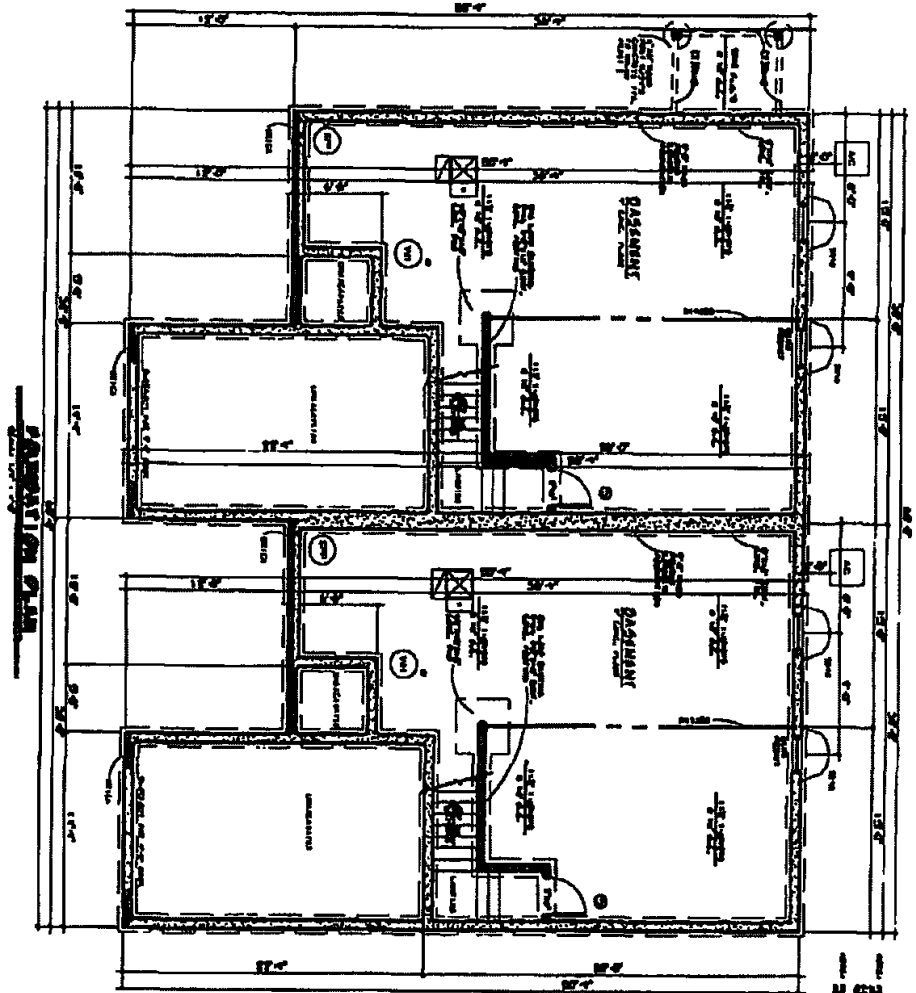
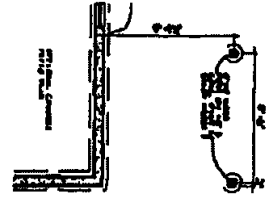


1625 12-21



# Exhibit L

1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.  
 4. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.  
 5. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.  
 6. ALL FLOORS ARE 4" THICK UNLESS NOTED OTHERWISE.  
 7. ALL CEILING ARE 8'0" HIGH UNLESS NOTED OTHERWISE.  
 8. ALL ROOF ARE 12/12 PITCH UNLESS NOTED OTHERWISE.  
 9. ALL STAIRS ARE 8'0" WIDE UNLESS NOTED OTHERWISE.  
 10. ALL STAIRS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.  
 11. ALL STAIRS ARE TO BE FINISHED WITH 1/2" THICK CERAMIC TILE UNLESS NOTED OTHERWISE.  
 12. ALL STAIRS ARE TO BE FINISHED WITH 1/2" THICK CERAMIC TILE UNLESS NOTED OTHERWISE.  
 13. ALL STAIRS ARE TO BE FINISHED WITH 1/2" THICK CERAMIC TILE UNLESS NOTED OTHERWISE.  
 14. ALL STAIRS ARE TO BE FINISHED WITH 1/2" THICK CERAMIC TILE UNLESS NOTED OTHERWISE.  
 15. ALL STAIRS ARE TO BE FINISHED WITH 1/2" THICK CERAMIC TILE UNLESS NOTED OTHERWISE.  
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 18. ALL STAIRS ARE TO BE FINISHED WITH 1/2" THICK CERAMIC TILE UNLESS NOTED OTHERWISE.  
 19. ALL STAIRS ARE TO BE FINISHED WITH 1/2" THICK CERAMIC TILE UNLESS NOTED OTHERWISE.  
 20. ALL STAIRS ARE TO BE FINISHED WITH 1/2" THICK CERAMIC TILE UNLESS NOTED OTHERWISE.



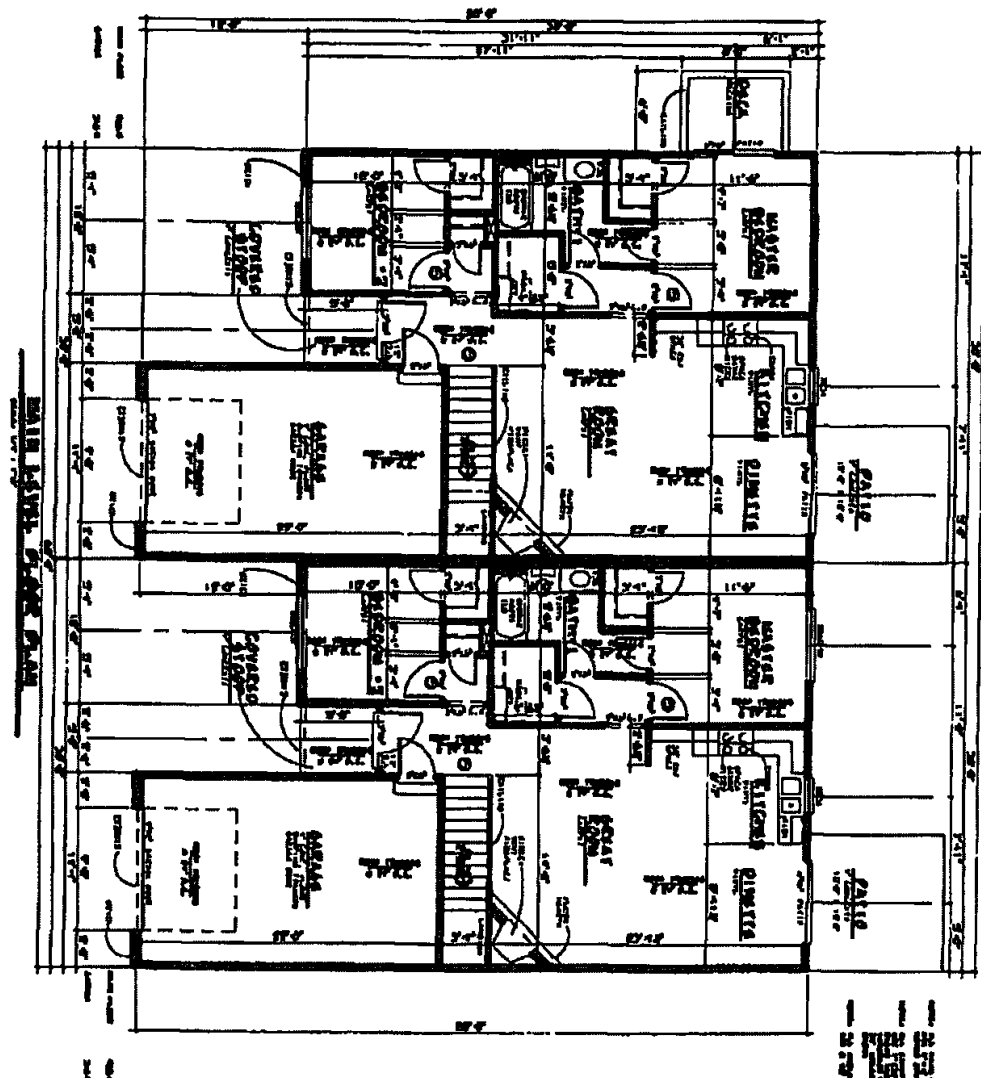
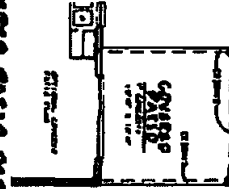
**CONCRETE SLAB**



315  
**LOCHTIC**  
 advanced  
**AD** designs  
 MALLOTT  
 17-25 13-21

# Exhibit M

COVERED PATIO DETAIL



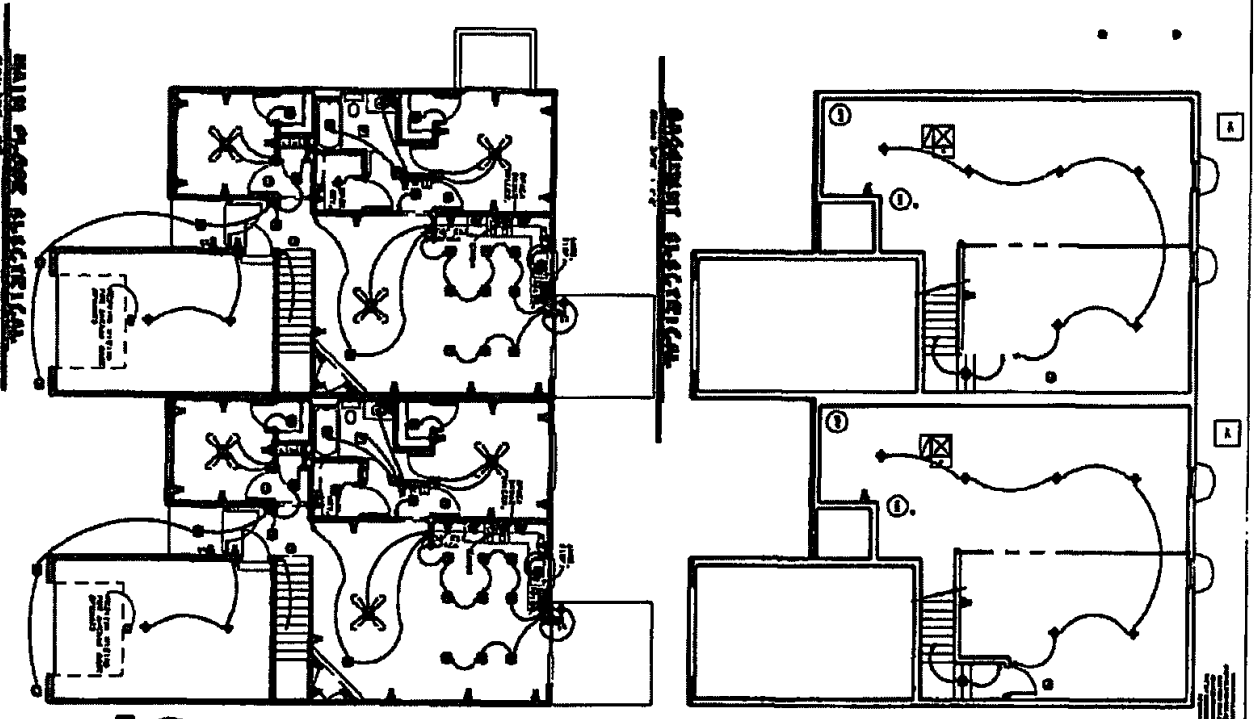
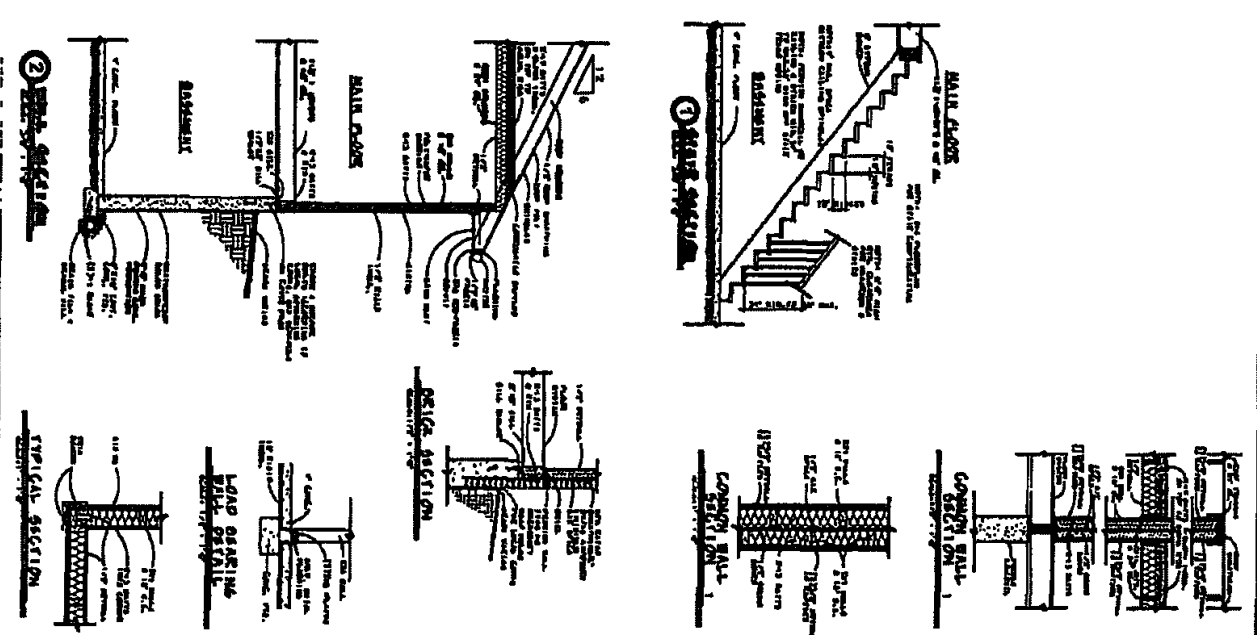
1/2" = 1'-0"  
 ALL DIMENSIONS IN FEET AND INCHES  
 UNLESS OTHERWISE NOTED  
 SEE SHEET 18-25 FOR PATIO DETAIL



18-25  
 MALLOTT  
 ADVANCED DESIGNS  
 18-25

18-25 14.21

# Exhibit N

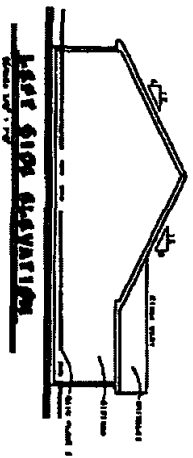
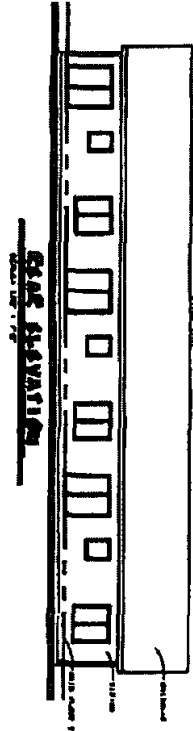
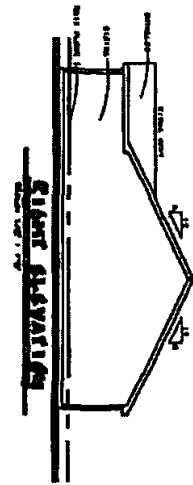
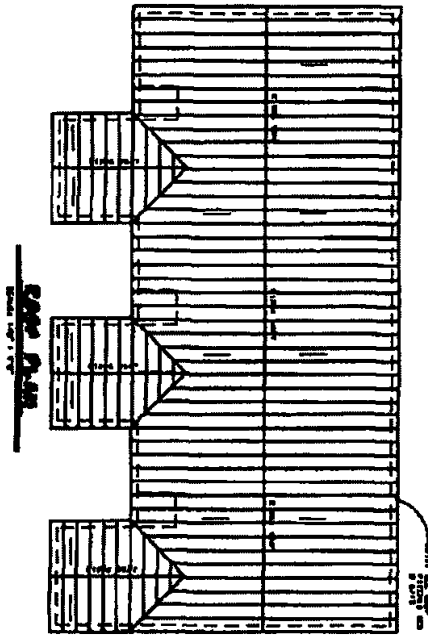
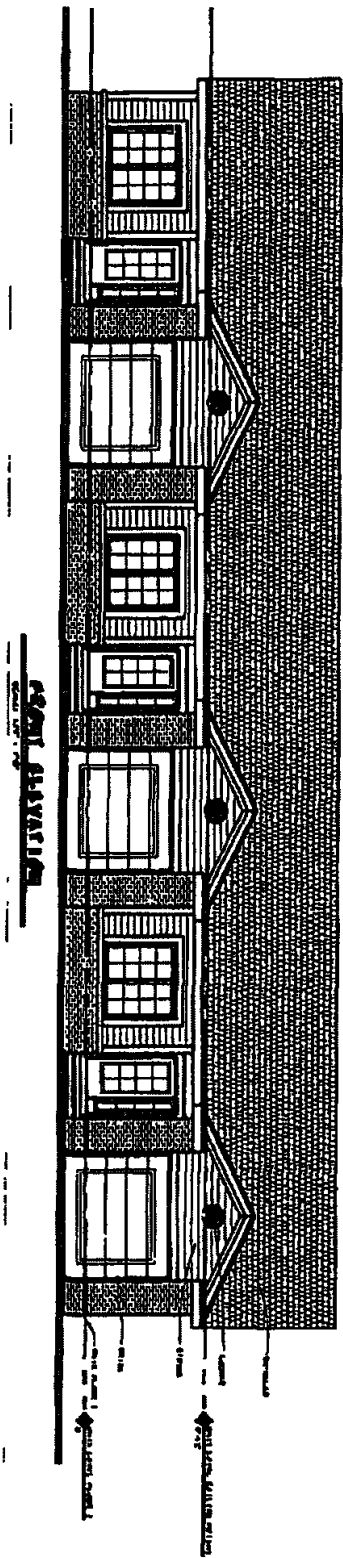


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 ADVANCED DESIGN  
 MALLOTT

19-25 15-21



Exhibit P



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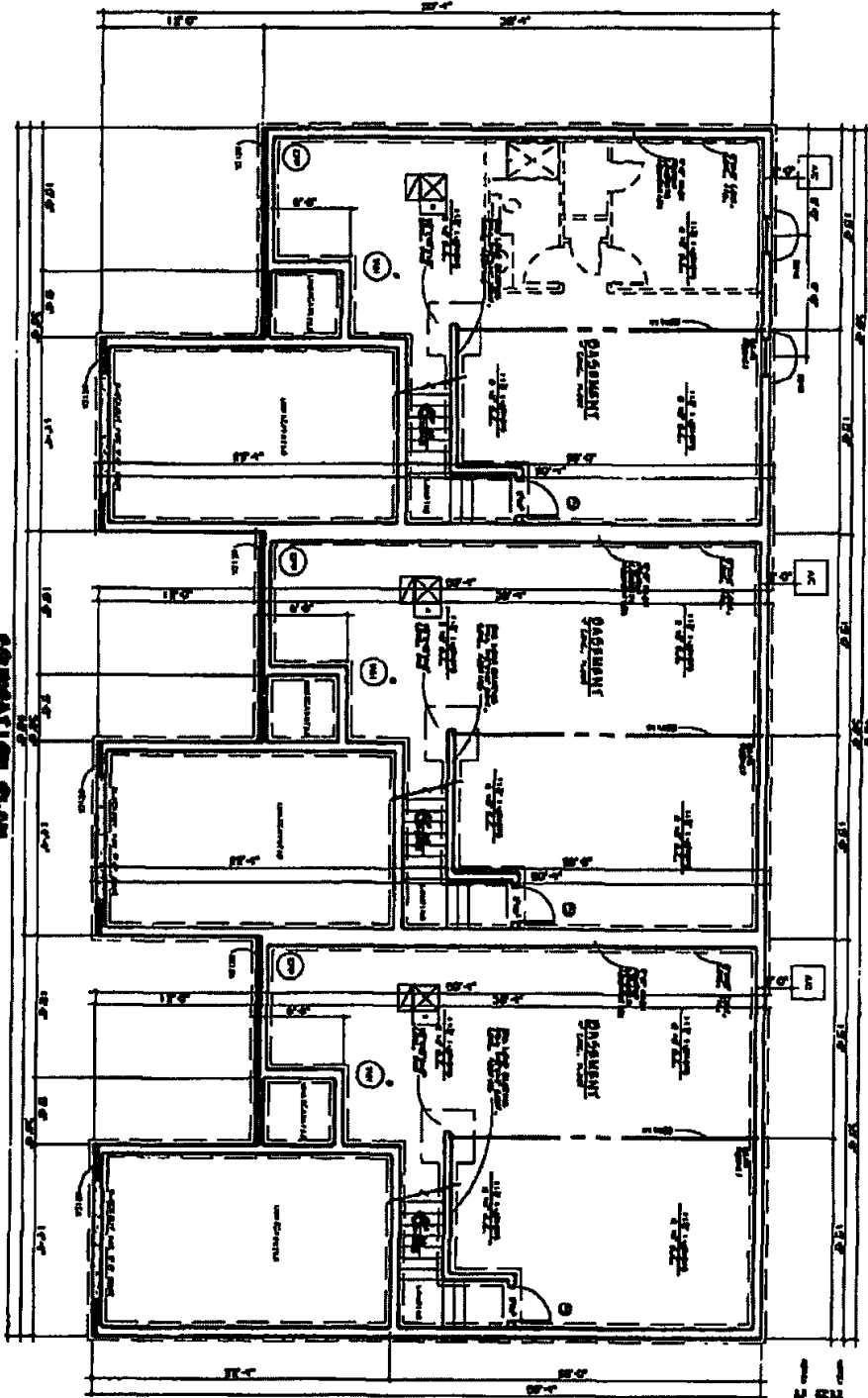
9492

ADVANCED DESIGN

MALLOTT

Architectural logo and contact information. The logo features a stylized 'A' and the text 'ADVANCED DESIGN'. The name 'MALLOTT' is prominently displayed in a rounded rectangle. There is also a small circular logo with a house icon and the text 'ARCHITECTURAL DESIGN'.

# Exhibit Q



ALL DIMENSIONS  
 UNLESS OTHERWISE  
 SPECIFIED ARE IN  
 FEET AND INCHES  
 (ROUNDED UP TO THE  
 NEXT 1/8")

100% COMPLETE  
 10/15/2014

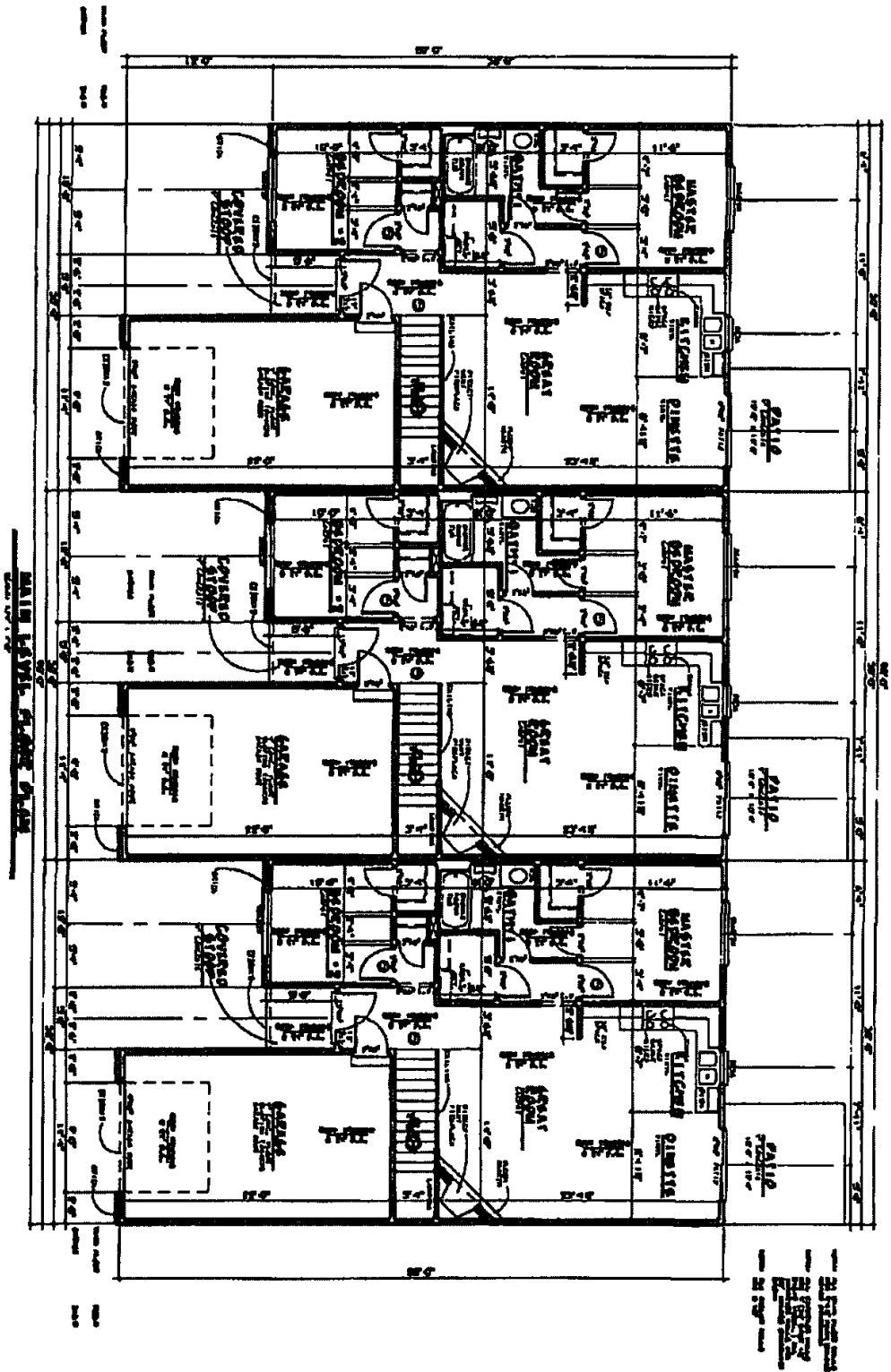


AD ARCHITECTURAL DESIGN

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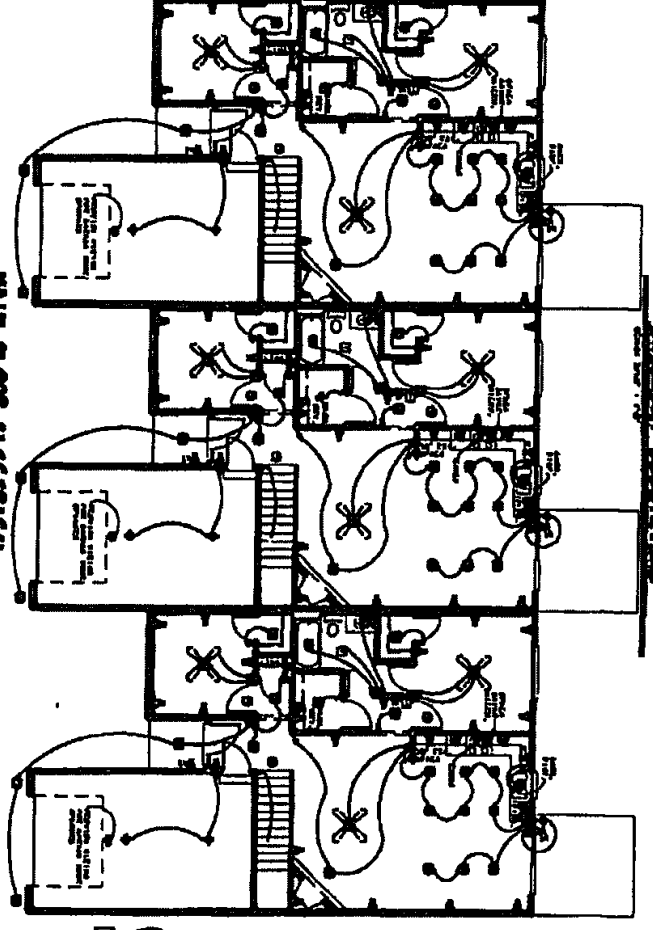
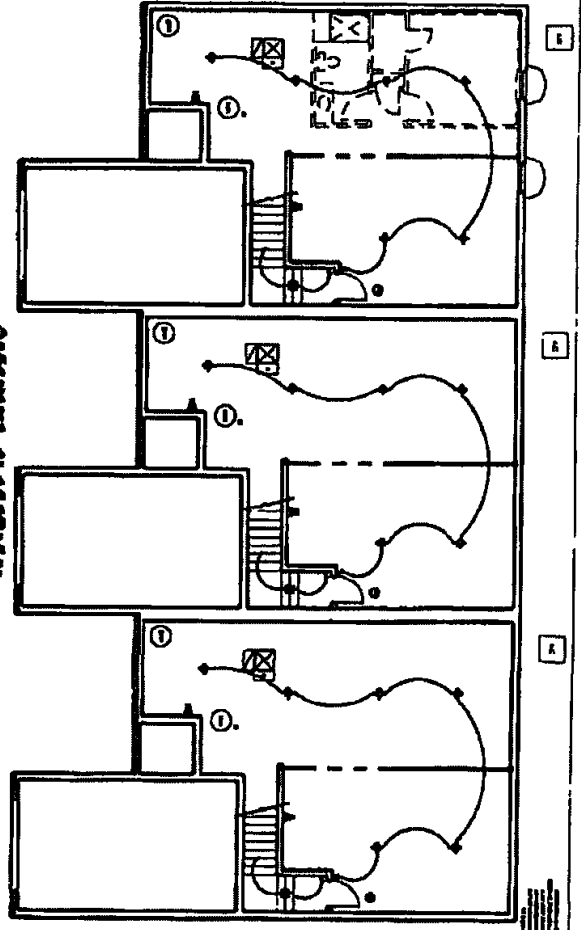
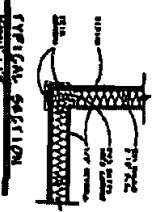
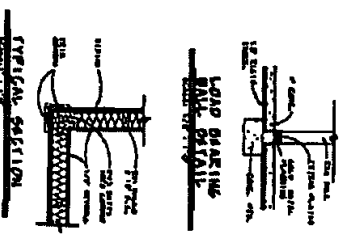
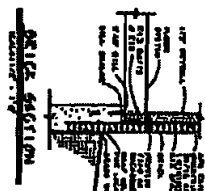
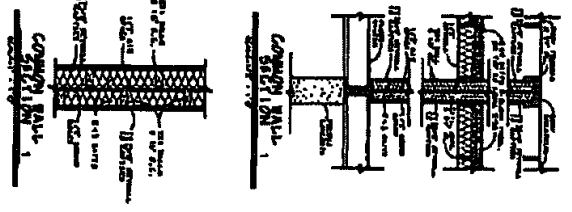
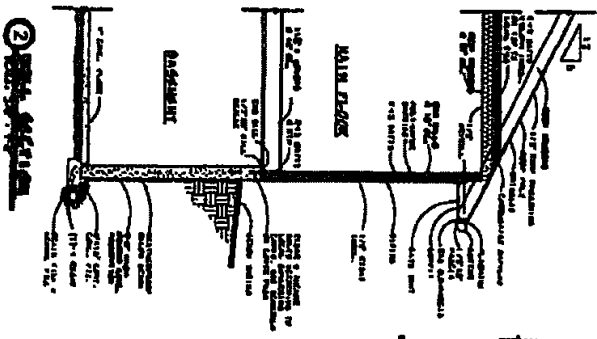
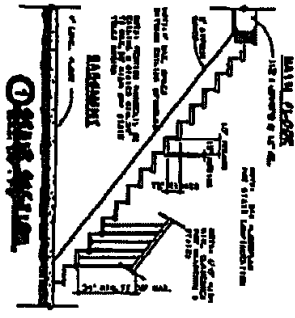
Exhibit R



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 MALLOTT  
 ADVANCED DESIGN SOLUTIONS

23-25 19-21

Exhibit S



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**FIRST AMENDMENT TO BYLAWS OF  
THE COUNCIL OF CO-OWNERS OF  
THE HORIZONTAL PROPERTY REGIME KNOWN AS  
FOUNTAIN VIEW CONDOMINIUMS**

Pursuant to Article XIV of the Bylaws at a meeting of the Council of Co-Owners held on August 30, 2007, with all of the Co-Owners of the condominium units present, notice of the proposed Amendment was waived and the following Amendment unanimously adopted by the Council:

Article X (Obligations of the Owners) is hereby amended by striking from Section 1 "one-twentieth (1/20) of the total assessment shall be paid by each unit owner" and substituting the following: "one-twenty second (1/22) of the total assessment shall be paid by each owner".

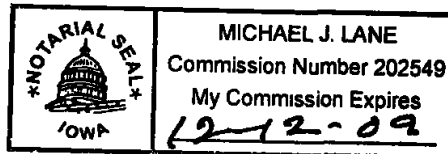
ADOPTED this 30<sup>th</sup> day of August, 2007.

  
\_\_\_\_\_  
LESLIE J. ROBBINS, JR., SECRETARY

STATE OF IOWA            )  
                                  )ss.  
COUNTY OF MARION    )

On this 30<sup>th</sup> day of August, 2007, before me a Notary Public in and for said State, personally appeared Leslie J. Robbins, Jr., to me personally known, who being duly sworn did say that he is the Secretary of said Council of Co-Owners and that said First Amendment was adopted as recited above; that no seal has been procured by said Council; and that said instrument was signed on behalf of the Council and that said instrument was executed as the voluntary act and deed of said Council.

  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE



Chg # 1057 - MCTS - RETURN Chg # 127 - MCTS + RETURN