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 Revenue Tax: \$0.00
 Linn County Iowa
 JOAN MCCALMANT RECORDER

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Prepared by and return to:

Gregory J. Epping, Attorney At Law, 3131 Mt. Vernon Road SE, Cedar Rapids, IA 52403; (319) 200-1245

**AMENDMENT TO RULES, REGULATIONS AND BY-LAWS FOR THE
 HORIZONTAL PROPERTY REGIME FOR THE GREENS AT ST. ANDREWS, A
 CONDOMINIUM**

The following are amendments and additions to the rules, regulations and the by-laws that have been adopted by majority vote of the Association's unit owners and are now incorporated, as appropriate, into the Condominium Documents:

Exterior Facade

No unit owner may paint or in any manner decorate the exterior facade of the walls or add or connect equipment, structures or facilities thereto or erect any sign outside the Unit without complying with the Condominium documents and obtaining the prior consent of the Board of Directors.

External signs

Commercial security protection signs are allowed.

A unit owner may display inside owner's unit a non-illuminated "For Sale" sign no larger than 14 by 20 inches facing out a window. "For Sale Open House" signs are allowed at the entrance and at the home on the day before and the day of an open house.

Approved garage sales can have a sign at the entrance and at the home on the days of the garage sale only but not to exceed two days. No signs of any character which are visible from the outside of a Unit shall be erected, posted or displayed upon, from or about any Unit, unless first reviewed and approved by the Association's Board of Directors.

Notice of Meetings

It shall be the duty of the secretary or a designate to give written notice (which can include email and condo newsletter) to members of the time and place of the annual meeting. The person or persons calling a special meeting pursuant to the Declaration of By-laws shall give like written

notice of the time and place of such special meeting. All notices shall set forth the purpose or purposes for which the meeting will be held and no action shall be taken at a special meeting which is not directly related to the purposes of the special meeting as defined in said notice.

Annual Meeting

The annual meeting of the members shall be held in October at a date and time to be announced. The provisions of this paragraph shall not inhibit the calling or holding of any special meeting.

Board of Directors

From and after the annual meeting to be held in October, 1996, or sooner if the initial director resigns before that date, the Board of Directors shall be up to nine (9) in number. At the October, 1996 annual meeting the term of the initial director shall expire and the full complement of up to nine (9) directors shall be elected. Thereafter the term of office for each director shall be three (3) years, so that at each annual meeting subsequent thereto the terms of office of one-third (1/3) of the Board shall expire and new directors shall be elected accordingly, but there shall be no limitation on the number of terms during which a director may serve. All directors shall serve until their successors are duly designated and qualified.

Board of Directors Meetings

A majority of the Board of Directors may, by resolution, set a time and place for regular meetings of the Board of Directors and no notice thereof shall be required until such resolution is rescinded. Special meetings of the directors may be called by the President or any two (2) directors. Not less than two (2) days' notice shall be given, personally or by mail, email, newsletter or telephone, which notice shall state the time, place and purpose of the meeting.

Maintenance by the Association

The Association shall arrange for all required snow removal, including removal from all sidewalks and driveways, to be paid for as a common expense. Likewise, the Association shall arrange for all tree trimming, lawn care and maintenance, to be paid for as a common expense.

Key Deposit Repealed

Unit owners are no longer required to deposit Unit keys with the Association.

Outdoor Holiday Decorations

Outdoor holiday decorations are permitted from November 1 up to and including January 15 of the following year. Such decorations may not be attached to roofs, gutters, or exterior siding, however. Illuminated decorations cannot be turned on prior to Thanksgiving. Blow up decorations are not permitted.

Annual Outside Audit

An audit shall be conducted at the end of each fiscal year by an outside person or business with the audit report to be submitted to the Association treasurer and board president.

Tree Ownership and Maintenance by Association

The Association owns all trees as a common element and maintains as needed. A unit owner can remove and replace at unit owner's expense, the tree in the unit owner's front yard with the approval of the Association. The unit owner can give input to the board on the maintenance of the trees on the unit owner's property but the Association, through the Board of Directors, has the final say.

No disturbance of the natural state of the property, including the removal of living trees, plants, shrubs, bushes, grass, or topsoil, or damage to any of the foregoing is permitted without the prior consent, in writing, of the Board of Directors.

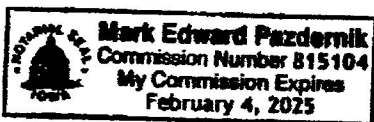
By signing below, the undersigned officers of The Greens at St. Andrews Management Association, Inc., hereby certify that the foregoing Amendments to Rules, Regulations and By-Laws to Horizontal Property Regime for The Greens at St. Andrews, A Condominium was prepared and filed on behalf of the Association's unit owners pursuant to referendum vote.

The Greens at St. Andrews Management Association, Inc.

By: Michael M Lindeman
Michael M. Lindeman, Its President

By: Linda Miller
Linda Miller, Its Secretary

Subscribed and sworn to before the undersigned Notary Public for the State of Iowa by Michael M. Lindeman and Linda Miller, personally known to me to be the President and Secretary, respectively, of The Greens at St. Andrews Management Association, Inc., on this _____ day of April, 2022 and acknowledged that they executed the foregoing document on behalf of the membership of the Association, voluntarily and knowingly.



Mark Edward Pazdernik
Notary Public - State of Iowa