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Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2015-00024505
BK 15274 PG 287-288

RETURN TO:

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Diane Lewis, Agent
Boulder Brook Townhome s Association
PO BOX 12188, Des Moines, Iowa 50312

**SECOND AMENDMENT TO THE BY LAWS
OF BOULDER BROOK TOWNHOMES ASSOCIATION**

This the Second Amendment to the By Laws of Boulder Brook Townhomes Association is executed on this 1st day of August 2014 by Boulder Brook Townhomes Association, as representative of a majority of the votes of the Townhome Owners under this below referenced declaration.

WHEREAS, the By-Laws for Boulder Brook Townhomes Association was recorded on the 15th day of June, 1994 in Book 7088 Page 418 of the Polk County, Iowa records, as amended by a First Amendment to Bylaws recorded the 23rd day of August, 2013 in Book 14930 Page 280-289 of said records, establishes a townhome development on real estate located in Ankeny, Polk County, Iowa legally described as Boulder Brook Plat No. 2 an Official Plat, now included in and forming a part of the City of Ankeny, Iowa: and

WHEREAS, Article XV of the Bylaws of Boulder Brook Townhomes Association for Boulder Brook Townhomes Association, provides that the bylaws may be amended by the members at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy.

WHEREAS, a regular meeting of the Boulder Brook Townhomes Association meeting was held on the 22nd day of September, 2013 and approval of this amendment to the Bylaws of Boulder Brook Townhomes Association was made in accordance to Article XV.

NOW THEREFORE, in consideration of the premises, Boulder Brook Townhomes Association hereby amends Article VII, Section 1 to include:

F. Limitations on Expenditures. The board may not approve any project which has an expected cost to the Association exceeding 25% of the annual income of the Association unless an emergency exists without obtaining the approval of the members in accordance with this section. The board may obtain the requisite approval at a special meeting of the members of the Association by delivering written notice of the time, place and purpose of the special meeting, and after providing an explanation of the project and providing reasonable discussion at the special meeting, conducting a vote in which each unit may cast one vote, and obtaining a majority of the votes either in person or by proxy at the special meeting in favor of the project.

BE IT FURTHER RESOLVED that the By-law of the Boulder Brook Townhomes Association in Book 7088 Page 418 and as amended Book 14930 Page 280-289 of Polk County, Iowa records, remain unchanged and in full force effect.

IN WITNESS THEREOF, the undersigned have caused this Amendment to the Bylaws executed on this day August 1, 2014.

DECLARANT Diane Lewis
TITLE Managing Agent
Diane Lewis

STATE of Iowa, POLK COUNTY, ss

On this 1 day of August 2014, before me the undersigned, a Notary Public in and for said state, personally appeared Diane Lewis, agent for Boulder Brook Townhomes Association, to me to be the person named in and who executed the foregoing instrument to which is attached and acknowledges they executed the instrument as their voluntary act and deed.

Sandra W Schulte

