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Doc ID: 028536080003 Type: GEN
Kind: RESTRICTIVE COVENANT
Recorded: 05/08/2014 at 10:53:58 AM
Fee Amt: \$17.00 Page 1 of 3
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2015-00001120

BK 15179 PG 890-892

RETURN TO:

WHEN RECORDED RETURN TO:

Amy S. Beattie
6701 Westown Parkway, Suite 100
West Des Moines, Iowa 50266

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

**TO WHOM IT
MAY CONCERN:**

**FIRST AMENDMENT TO BYLAWS OF IRONWOOD VILLAGE
OWNERS' ASSOCIATION AS RECORDED IN BOOK 11447,
PAGE 1 IN THE POLK COUNTY RECORDER'S OFFICE**

Dated: April 24, 2014

WHEREAS, the undersigned are the authorized representatives of the owners of certain property in the County of Polk, State of Iowa, which is more particularly described as:

Lot (8) and Outlot "X" in Ironwood Plat 2, an Official Plat, now included in and form a part of the City of Altoona, Polk County, Iowa

NOW THEREFORE, the undersigned hereby declare that all of the properties described above shall be held, sold and conveyed subject to the following First Amendment to Bylaws which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title and interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

Section 1. The Bylaws are hereby amended as follows:

1. Article III, Section 1 of the Bylaws is hereby amended by deleting the current Section 1 and inserting in lieu thereof the following:

Section 1. Annual Meeting. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held as soon as practicable after the first of the year. Members will receive reasonable notification as to the date, time and location.

2. Article III, Section 3 of the Bylaws is hereby amended by deleting the current Section 3 and inserting in lieu thereof the following:

Section 3. Notice of Meeting. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by emailing a copy of such notice at least fifteen (15) days before such meeting to each member entitled to vote. Such notice shall specify the location, date and time of the meeting, and, in the case of a special meeting, the purpose. Members without access to email will receive a written notification delivered to their house at least fifteen (15) days before such meeting's occurrence.

3. Article III, Section 4 of the Bylaws is hereby amended by reducing the Quorum to one-third (1/3) of the votes of the Membership.

4. Article IV, Section 3 of the Bylaws is hereby amended by reducing the Term of Office from a period of two (2) years to a term of one (1) year on a rotating basis.

5. Article V, Section 1 of the Bylaws is hereby amended by deleting the current Section 1 and inserting in lieu thereof the following:

Section 1. Nomination. Nominations shall be made from the floor at the annual meeting. Such nominations shall be made from among members of the Association residing in their unit.

6. Article VI, Section 1 of the Bylaws is hereby amended by deleting the current Section 1 and inserting in lieu thereof the following:

Section 1. Regular Meeting. Regular meetings will be held quarterly or as determined by the Board with reasonable notice and will be held at a date and time agreed upon by members of the Board.

7. Article VII, Section 2(a) of the Bylaws is hereby amended by deleting the current Section 2(a) and inserting in lieu thereof the following:

Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by the members who are entitled to vote;

8. The Bylaws are amended by inserting a new Article XI as follows:

ARTICLE IX
Service

Only members of the Association residing in their unit may serve on the board with the exception of one non-residing homeowner who may serve on the board. In addition, no homeowner with a lien or delinquent dues may run for Board of Directors or vote in any election.

Section 2. In accordance with Article XIII of the Bylaws, this First Amendment has been adopted by the Ironwood Village Owners' Association at a regular/special meeting upon the affirmative vote of two-thirds (2/3) of the votes outstanding.

Section 3. The First Amendment to the Bylaws shall be effective upon the recording of this First Amendment.

IN WITNESS WHEREOF the undersigned have caused this First Amendment to Bylaws to be executed this 24 day of April, 2014.

By: Courtney Tiernan
 Name: Courtney Tiernan
 Title: President
Ironwood Village owners Association

By: Heather Harris
 Name: Heather Harris
 Title: Vice-President
Ironwood Village owners Association

STATE OF IOWA, POLK COUNTY, ss:

On this 24 day of April, 2014, before me the undersigned, a Notary Public in and for said State, personally appeared Courtney Tiernan and Heather Harris, to me known to be the persons named in and who executed the foregoing instrument to which is attached; and acknowledged that Courtney Tiernan and Heather Harris executed the instrument as their voluntary act and deed.

Meagan Marie Denham
Notary Public in and for the State of Iowa

