

Recorded: 6/17/2022 at 8:53:57.0 AM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax:  
Polk County, Iowa  
Julie M. Haggerty RECORDER  
Number: 202200050033  
BK: 19158 PG: 183

**FIRST AMENDMENT TO BYLAWS OF  
VENBURY II TOWNHOMES OWNERS' ASSOCIATION  
Recorder's Cover Sheet**

**Preparer Information:**

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

**Taxpayer Information:**

NA

**Return Document To:**

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

**Grantors:**

Venbury II Townhomes Owners' Association

**Grantees:**

NA

**Legal Description:**

See Bylaws of the Townhomes of Venbury recorded December 6, 2001, in **Book 9069,**  
**Page 497**

**Document or instrument number if applicable:**

Amending Bylaws of the Townhomes of Venbury recorded December 6, 2001, in **Book**  
**9069, Page 497**

**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

**FIRST AMENDMENT TO BYLAWS OF  
VENBURY II TOWNHOMES OWNERS' ASSOCIATION**

**KNOW ALL PERSONS BY THESE PRESENTS:**

The members of the Venbury II Townhomes Owners' Association do hereby amend the Bylaws of Venbury II Townhomes Owners' Association as follows:

1. Article VIII, Section 2 is hereby amended by deleting the Section in its entirety and inserting in lieu thereof the following:

Section 2: Election of Officers. The election of officers shall take place at each annual meeting of the members, provided, however, that the election of President and secretary shall take place on odd-numbered years and that the election of Vice President and Treasurer shall take place on even-numbered years.

2. Article VIII, Section 3 is hereby amended by deleting the Section in its entirety and inserting in lieu thereof the following:

Section 3: Term. The officers of this association shall be elected annually according to the terms of Section 2 of this Article by the members and each shall hold office for two (2) years unless such officer shall sooner resign, or shall be removed, or otherwise disqualified to serve.

3. Article VIII, Section 8.D is hereby amended to incorporate the following change approved April 29, 2003 by deleting the Section in its entirety and inserting in lieu thereof:

D. The treasurer shall receive and deposit in appropriate bank accounts all monies of the association and shall disburse such funds as directed by resolution of the board of directors; shall sign all checks and promissory notes of the association; keep proper books of account; cause an annual audit of the association books to be made by an internal audit committee of two or more members nominated by the board and approved by majority of membership at the completion of each fiscal year and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

4. In all other respects, the Bylaws shall remain in full force and effect.

This First Amendment was approved at a meeting of the Members by a vote of a majority of a quorum of Members present in person or by proxy and held on 5/11, 2022.

IN WITNESS WHEREOF, the undersigned have caused this First Amendment to be executed this 11th day of May 2022.

**VENBURY II TOWNHOMES OWNERS' ASSOCIATION**

By: Mark R. Holiday  
President

By: Lynn M. Bedford  
Secretary

**STATE OF IOWA, POLK COUNTY, ss:**

On this 11 day of May, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Mark R. Holiday and Lynn Bedford, to me known to be the persons named in and who executed the foregoing instrument to which is attached; and acknowledged that they executed the instrument as their voluntary act and deed.

Carrie Gulling  
Notary Public in and for the State of Iowa

