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COMBINED FEE: \$25.00
REVENUE TAX: \$0.00
SANDIE L. SMITH, RECORDER
BLACK HAWK COUNTY, IOWA

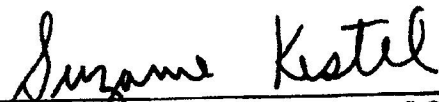
AFFIDAVIT RE: SECOND AMENDMENT TO LEDGES I CONDO DECLARATION

Prepared by and return to: Charles P. Augustine, Klatt Law Firm, 531 Commercial, Ste 250, Waterloo, IA 50701
(319) 232-3304

STATE OF IOWA, BLACK HAWK COUNTY. ss:

The undersigned, Suzanne Kestel, President of Ledges I Owners Association Cedar Falls, and Helen Bosley, Secretary of Ledges I Owners Association Cedar Falls, first being duly sworn on oath, do depose and state as follows:

1. Suzanne Kestel is the President and Helen Bosley is the Secretary of Ledges I Owners Association Cedar Falls (the "Association"), a homeowners association established in connection with the submission of certain property located in Cedar Falls, Iowa, to the Declaration of Horizontal Property Regime for The Ledges I of Cedar Falls, which Declaration was filed in the Office of the Black Hawk County Recorder on February 11, 2003, as Doc. No. 2003-23214.
2. On the 29th day of May, 2025, a special meeting of the members of the Association was held in Cedar Falls, Iowa.
3. At the time of said meeting the total number of members of the Association was 22. The total number of members present or voting by proxy at said special meeting was 20.
4. The purpose of said special meeting was to consider and vote on the adoption of an amendment to the Declaration of Horizontal Property Regime for the Ledges I of Cedar Falls.
5. Following consideration and discussion of said proposed amendment, the members of the Association ratified and adopted said amendment, a true and correct copy of which is attached hereto.
6. This affidavit is being executed and recorded for purposes of providing record notice of the due adoption by the Association of the attached Amendment to Declaration of Submission of Property to Horizontal Property Regime for the Ledges I of Cedar Falls.



Suzanne Kestel, President of Ledges I Owners
Association Cedar Falls

**SECOND AMENDMENT TO DECLARATION OF HORIZONTAL
PROPERTY REGIME FOR THE LEDGES I OF CEDAR FALLS**

PART 1. ARTICLE V, Section 2 of the Declaration, as enlarged by the addition of an unnumbered paragraph by the Amendment adopted by the Association on September 23, 2024, is hereby amended by adding the following additional language reflected by underlining:

The Association shall be responsible for any maintenance, repair or replacement of the limited common elements it determines to be necessary, except the following limited common elements, which shall be the responsibility of the owners of the units specifically benefitted by said limited common elements: the rock gardens bordering the patio appurtenant to or serving a unit; the patio slab; the patio screen doors, locking mechanisms, latches and locks; the furnace and air conditioning units and component parts thereof; the HVAC duct work servicing a single particular unit; the hallway door that provides access from the unit to the common area hallways and the threshold, door locks, door handles, kick plate and door trim; and all window screens, latches, cranks and locking mechanisms serving a single unit. Notwithstanding any of the foregoing, any replacement of any limited common elements for which the owners are responsible must be approved by the Board.

PART 2. ARTICLE IX, of the Declaration is amended by adding the following additional numbered paragraph thereto:

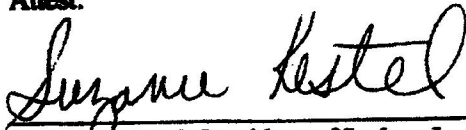
5. Adoption of House Rules. The Association may from time-to-time adopt House Rules that concern the use, maintenance or repair of any common elements or that otherwise impact property subject to the condominium regime provided that any such rules do not conflict with the express terms of the Declaration or the Association's Bylaws. Such House Rules shall be adopted by the affirmative vote of no less than 60% of the members of the Board of Directors at a meeting called for the purposes of adopting such House Rules. Thereafter, the Board shall cause any such adopted House Rules to be filed of record in the office of the Black Hawk County Recorder. Any such recording shall reflect the date of the adoption of the House Rules as well as the total number of Board Members serving at that time and the number of Board members that voted in favor of the adoption of such House Rules. This Section 5 of Article IX shall be construed as limiting or abridging any authority of the Association or the Board as provided to it under the Declaration, Bylaws or elsewhere except to any extent explicitly provided for hereunder.

The undersigned, the Secretary of Ledges I Owners Association Cedar Falls, hereby certifies that this Amendment was approved and ratified by the affirmative vote of the members in the manner as required by the By-Laws of said Association on the 29th day of May, 2025.



Helen Bosley, Secretary of the Ledges I
Owners Association Cedar Falls

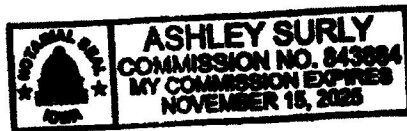
Attest:



Suzanne Kestel, President of Ledges I
Owners Association Cedar Falls

Helen Bosley
Helen Bosley, Secretary of the Ledges I
Owners Association Cedar Falls

Subscribed, sworn and acknowledged before me on this 28 day of July,
2025, by Suzanne Kestel, as President, and Helen Bosley, as Secretary, of Ledges I Owners Association
Cedar Falls.



Ashley Surly
Notary Public in and for said State