

2022

2022

RECORDED
SIOUX COUNTY IOWA

2013 APR 5 PM 2 00

FILE 2013 CARD 2022

Anita K. Van Bruggen
A. VAN BRUGGEN RECORDER

Prepared by: Brian K. Van Engen, 32 Sixth Street NW, Sioux Center, IA 51250; Telephone: (712) 722-2424
Return document to: Brian K. Van Engen, 32 Sixth Street NW, Sioux Center, IA 51250
Send tax statements to:

AMENDMENT TO TERES VIEW CONDOMINIUM DECLARATION

We, the undersigned, being all of the owners of the property submitted to a the Condominium Declaration for Teres View Condominiums under Condominium Declaration recorded February 1, 2010 and 2010 File - Card No. 544 do hereby amend the Condominium Declaration in the following respects:

1. Paragraph 2.2 is amended by replacing the language of the original agreement with the following:

"2.2 Building and Improvements: A full and exact copy of the site plan for the building certified by De Wild, Grant, Reckert & Associates Company by Kevin D. Jongerius P.L.S., who is authorized and licensed to practice as a civil engineer in the state of Iowa, as required by Iowa Code Section 499B.6, is attached hereto as "Exhibit A-1" and by reference made a part of this Declaration."

2. Exhibit A-1 of the original agreement is replaced in its entirety by Exhibit A-1 attached hereto.
3. Exhibit A-4 attached hereto is added to the existing Exhibit A-2 and Exhibit A-3 which were attached to the original agreement.

4. Paragraph 4.2 of the original agreement is hereby replaced in its entirety by the following:

"4.2 Description Of The Units: Attached and incorporated herein by reference is a full and exact copy of the plans of the buildings as required by Iowa Code Section 499B.6 of the Iowa Horizontal Property Act. Plans attached as "Exhibit A (2-4)" set out the number, location, approximate area, number of rooms, the immediate common area to which each unit has access, and any other data necessary to properly identify each of the 7 units (Units 6, 7, 8, 9, 10, 11, 12) in the initial development phase. Plans for all other units are tentative. It is anticipated that as development occurs, plans for the subsequent units will be filed as an attachment to this agreement."

5. Paragraph 8.1 of the original agreement is hereby replaced in its entirety by the following:

"8.1 Number and Proportion: A total of 21 units is anticipated with 21 votes or such number of units built at completion of the development reflecting 1 vote per unit. There shall be a total of 21 votes, if all units are developed when the units are completed. The owner of each unit shall have one vote. Until the remaining units are sold, RGC Development, LLC will hold the balance of the 21 votes, regardless of whether or not the remaining units have been constructed."

6. Paragraph 12.4 will be added to the original agreement as follows:

"12.4 RGC Development, LLC shall retain the authority to amend Exhibit A-1 to vary the square footage and configuration of the remaining 14 units without further vote, consent, or action by the eligible voters of the condominium association."

The undersigned hereby waive any right to notice or meeting regarding the above-referenced amendments and consent to the Condominium Declaration being amended as outlined above.

Dated this ^{RV} 4th day of APRIL, 2013.

ROGER AND NANCY A. VISSER LIVING TRUST

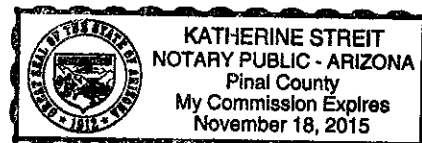
By: Roger Visser
Roger Visser, Trustee

By: Nancy Visser
Nancy Visser, Trustee

STATE OF ARIZONA, MARICOPA COUNTY, ss:

On this 2 day of APRIL, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Roger Visser and Nancy Visser, Trustees of the Roger and Nancy A. Visser Living Trust, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that such persons, as the fiduciaries, executed the same as the voluntary act and deed of such persons and of such fiduciaries.

Katherine Streit
Notary Public in and for the said State and County

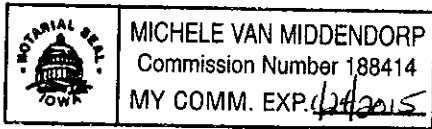


RGC DEVELOPMENT, LLC

By: *Larry Den Herder*
Larry Den Herder, Authorized Representative

STATE OF IOWA, SIOUX COUNTY, ss:

On this 26th day of March, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared **Larry Den Herder** to me personally known, who being by me duly sworn, did say that he is the Authorized Representative of said limited liability company; that said instrument was signed on behalf of said limited liability company by authority of its Board of Directors and that the said **Larry Den Herder** as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by it and by him voluntarily executed.



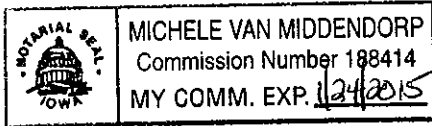
Michele Van Middendorp
Notary Public in and for said State and County

Sharee J. Den Herder
Sharee J. Den Herder

Larry Den Herder
Larry Den Herder

STATE OF IOWA, SIOUX COUNTY, ss:

On this 27th day of March, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared **Sharee J. Den Herder and spouse, Larry Den Herder**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



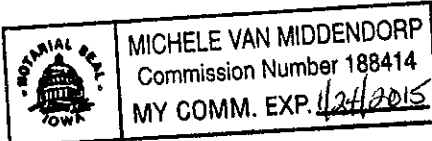
Michele Van Middendorp
Notary Public in and for said State and County

Gordon Blom
Gordon Blom

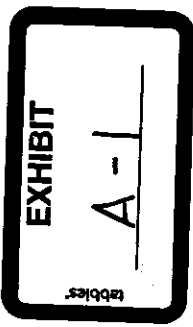
Gertrude E. Blom
Gertrude E. Blom

STATE OF IOWA, SIOUX COUNTY, ss:

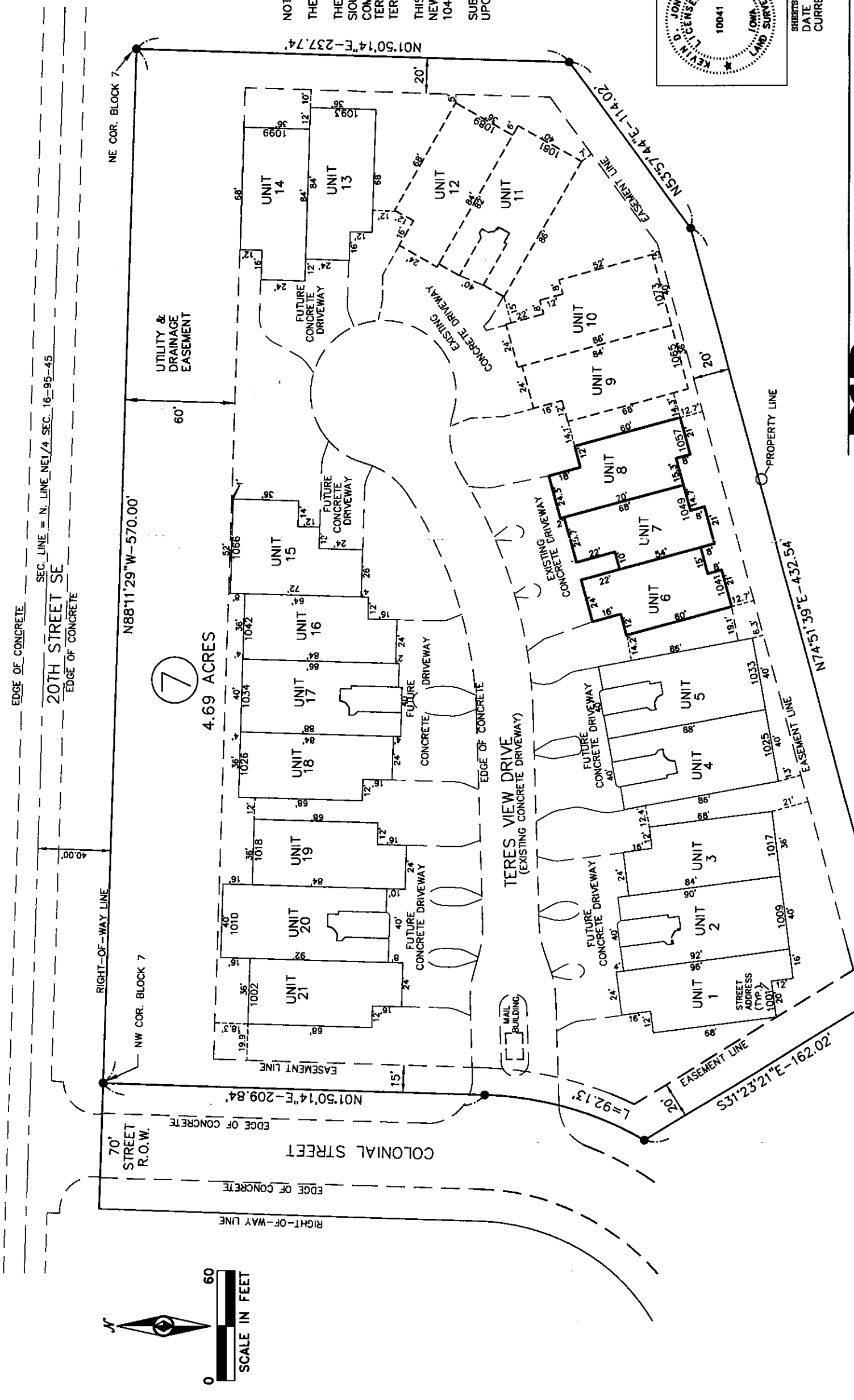
On this 28th day of March, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared **Gordon Blom and wife, Gertrude E. Blom**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Michele Van Middendorp
Notary Public in and for said State and County



PREPARED BY: DGR ENGINEERING, 1302 S. UNION STREET, P.O. BOX 511, ROCK RAPIDS, IOWA, 51246 712-472-2531



AMENDED SITE PLAN
TERES VIEW ESTATES
SIoux CENTER, IOWA

DESCRIPTION:
 All of Block 7, South Ridge Estates, in the Incorporated City of Sioux Center, Iowa.

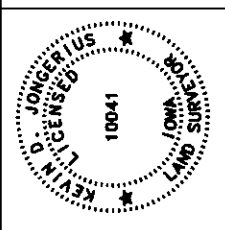
NOTES:
 THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES.
 THE SITE PLAN RECORDED IN FILE 2010, CARD 544, SIOUX COUNTY RECORDER'S OFFICE, SHOWS THE COMPLETED UNITS 9-12 (1065 TERES VIEW DRIVE, 1073 TERES VIEW DRIVE, 1081 TERES VIEW DRIVE, AND 1089 TERES VIEW DRIVE), AS WELL AS TERES VIEW DRIVE.
 THIS AMENDED SITE PLAN SHOWS THE LOCATION OF NEWLY COMPLETED UNITS 6-8 (1041 TERES DRIVE, 1049 TERES DRIVE, AND 1057 TERES DRIVE).
 SUBSEQUENT PHASES WILL BE FILED AS AMENDMENTS UPON CONSTRUCTION.

LEGEND:
 ● SET 1/2" X 30" REBAR WITH YELLOW SURVEYOR'S ID. CAP NO. 10041

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

By *Kevin D. Hegarty* *March 20, 2013*
 License Number 10041
 Kevin D. Hegarty, P.L.S. (date)

My license renewal date is December 31, 2014
 Survey performed at the request of:
 RGC DEVELOPMENT, LLC



SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2
 DATE OF FIELD WORK - MARCH 2013
 CURRENT PROPRIETOR-RGC DEVELOPMENT, LLC
 SHEET 1 OF 2

DGR ENGINEERING
 Rock Rapids, Iowa
 Sioux City, Iowa
 Sioux Falls, South Dakota



Date 3-20-13
 Drawn By KDJ
 Approved KDJ
 Revised

PROJECT NO. 358010
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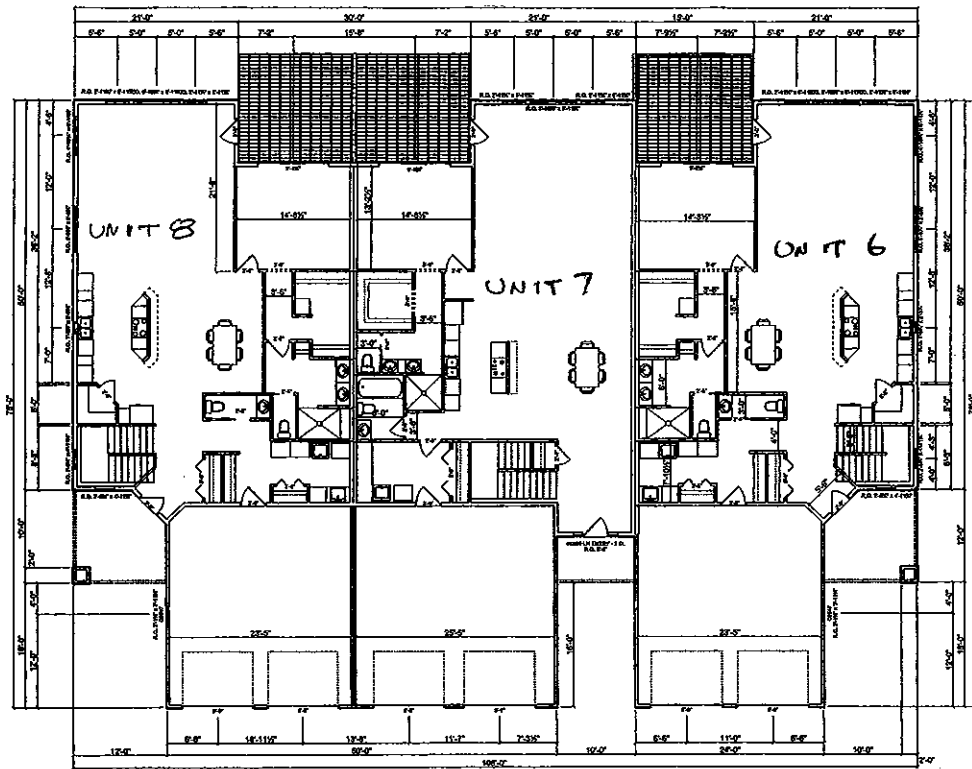
EXHIBIT

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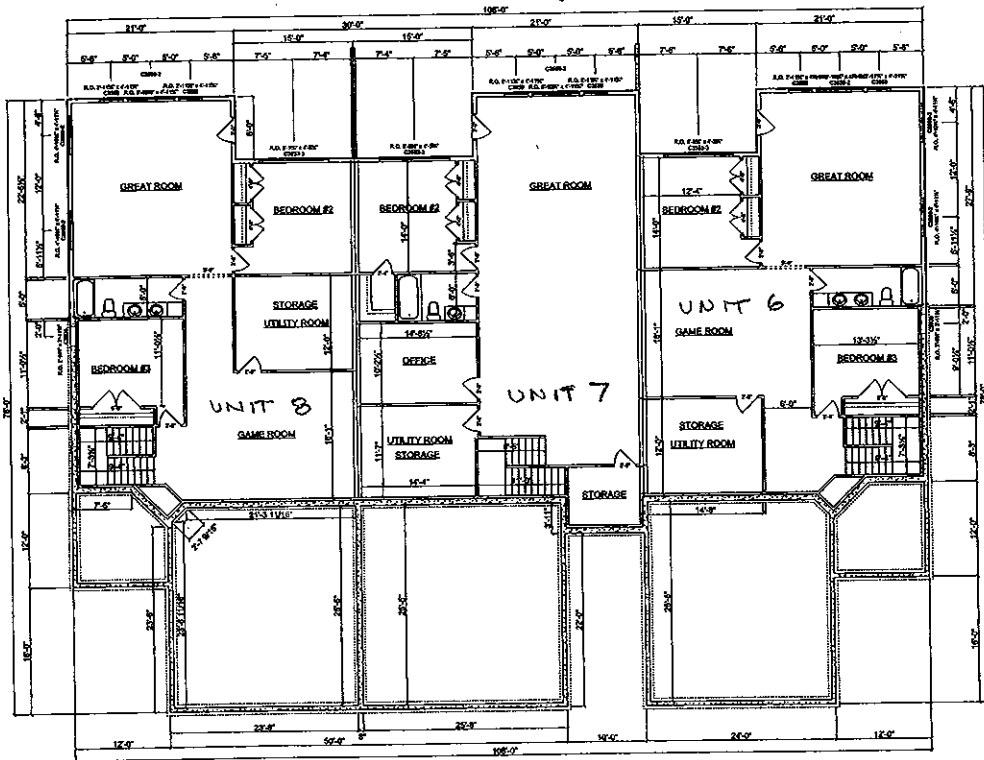
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PREPARED BY: DGR ENGINEERING, 1302 S. UNION STREET, P.O. BOX 511, ROCK RAPIDS, IOWA, 51246 712-472-2531

FLOOR PLAN TERES VIEW ESTATES SIOUX CENTER, IOWA



MAIN FLOOR PERIMETER PLAN - UNITS 6, 7, & 8 (ONLY BEARING WALLS SHOWN)



LOWER FLOOR PERIMETER PLAN - UNITS 6, 7 & 8 (ONLY BEARING WALLS SHOWN)

SHEET 2 OF 2



DGR ENGINEERING
 Rock Rapids, Iowa 712-472-2531
 Sioux City, Iowa
 Sioux Falls, South Dakota

Date 3-20-13
 Drawn By KDJ
 Approved KDJ
 Revised

PROJECT NO. 358010
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