

BK: 6130 PG: 297
Recorded: 10/30/2020 at 9:13:41.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.50
Combined Fee: \$30.50
Revenue Tax:
Kim Painter RECORDER
Johnson County, Iowa

**EIGHTH AMENDMENT TO DECLARATION OF
SUBMISSION OF PROPERTY TO
HORIZONTAL PROPERTY REGIME PURSUANT TO
CHAPTER 499B OF THE CODE OF IOWA FOR
GATEWAY COMMERCIAL CONDOMINIUMS
JOHNSON COUNTY, IOWA**

Preparer Information:

Jeremy B.P. Hagan
425 E. Oakdale Blvd., Suite 201
Coralville, Iowa 52241
Telephone: (319) 351-2028

Taxpayer Information:

Gateway Commercial Condominiums Owners Association
4914 Dolphin Drive
Iowa City, Iowa 52240

Return Document To:

Jeremy B.P. Hagan
425 E. Oakdale Blvd., Suite 201
Coralville, Iowa 52241

Grantor:

Gateway Commercial Condominiums Owners Association

Grantee:

Gateway Commercial Condominiums Owners Association

Legal Description: Lot 2, Gateway First Addition, Johnson County, Iowa, recorded in Plat Book 37, Page 326, Plat Records of Johnson County, Iowa.

**EIGHTH AMENDMENT TO DECLARATION OF
SUBMISSION OF PROPERTY TO
HORIZONTAL PROPERTY REGIME PURSUANT TO
CHAPTER 499B OF THE CODE OF IOWA FOR
GATEWAY COMMERCIAL CONDOMINIUMS
JOHNSON COUNTY, IOWA**

1. The condominium regime known as Gateway Commercial Condominiums is located on the following described real estate situated in Johnson County, Iowa, to wit:

Lot 2 of Gateway First Addition, Johnson County, Iowa as recorded in Plat Book 37, Page 326, Plat Records of Johnson County, Iowa.

2. Article VII, paragraph 3, Powers of Association of the Declaration of Gateway Commercial Condominiums, as previously amended, is hereby further amended by adding the following provision at the end thereof:

In the event the Association or an Owner brings a suit, whether in law or equity, the prevailing party shall be entitled to recover from said Owner or Association, all costs, expenses, including reasonable attorney's fees and legal expenses, incurred by the Association or Owner in connection with said suit.

3. Article VI, paragraph 6 of the Gateway Commercial Condominiums Owners Association Bylaws, as previously amended, is hereby amended by adding the following provision at the end thereof:

In the event the Association or an Owner brings a suit, whether in law or equity, the prevailing party shall be entitled to recover from said Owner or Association, all costs, expenses, including reasonable attorney's fees and legal expenses, incurred by the Association or Owner in connection with said suit.

4. Article II of the Gateway Commercial Condominiums Owners Association Bylaws, as previously amended, is hereby amended by adding the following new paragraph 8, at the end thereof:

Members may participate in a regular or special meeting by, or conduct the meeting through the use of, any means of communication by which all members participating may simultaneously hear each other during the meeting. A member participating in a meeting by this means is deemed to be present in person at the meeting.

5. Article III of the Gateway Commercial Condominiums Owners Association Bylaws, as previously amended, is hereby amended by adding the following new paragraph 12, at the end thereof:

Directors may participate in a regular or special meeting by, or conduct the meeting through the use of, any means of communication by which all directors

participating may simultaneously hear each other during the meeting. A director participating in a meeting by this means is deemed to be present in person at the meeting.

6. The above-referenced Amendment to the Declaration was adopted, pursuant to Article XII of the Declaration, as previously amended, by a majority vote of all Owners entitled to vote.

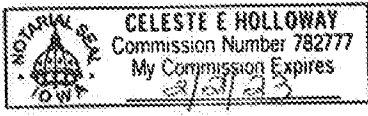
7. The above-referenced Amendments to the Bylaws were adopted, pursuant to Article VII of the Bylaws, as previously amended, by a majority vote of all votes entitled to be cast by members of the Gateway Commercial Condominiums Owners Association.

GATEWAY COMMERCIAL CONDOMINIUMS OWNERS ASSOCIATION

By: Tom Beckenstedt
TOM BECKENSTEDT, President

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

This instrument was acknowledged before me on the 20th day of September, 2020, by Tom Beckenstedt as President of Gateway Commercial Condominiums Owners Association.



[Signature]
Notary Public, State of Iowa

**AMENDMENT TO RULES AND REGULATIONS FOR GATEWAY COMMERCIAL
CONDOMINIUMS, JOHNSON COUNTY, IOWA**

1. Paragraph 1 of the Rules and Regulations for Gateway Commercial Condominiums Owners Association, as previously amended, is hereby amended by deleting the existing paragraph and replacing it in its entirety with the following paragraph:

Motorized vehicles and equipment may be parked only in the areas provided for that purpose; shall not be parked on unpaved surfaces, including, but not limited to, grass or landscaped areas (provided, however, that those Units having gravel parking areas as of October 1, 2020, are not required to pave said parking areas); and shall not be parked in such a manner as to block, impede or impair ready access to any entrance to or exit from the Building by another vehicle or any maintenance, landscaping, snow clearing and/or grass cutting. Parking areas adjacent to each Unit are reserved for that Unit's guests and invitees.

2. Paragraph 10 of the Rules and Regulations for Gateway Commercial Condominiums Owners Association, as previously amended, is hereby amended by deleting the existing paragraph and replacing it in its entirety with the following paragraph:

Except as expressly provided in these Rules, the Declaration, and the Bylaws, no business, political, religious, civil, recreational, or other activity may be conducted in or on any limited common area or general common area of the Association, including without limitation outdoor activities such as classes, events, rallies, food service, beverage service, sales, marketplaces, auctions, and displays, whether held in conjunction with the Unit owner's regular course of business or otherwise, and whether held for profit or not for profit, unless the Board approves a request for such use at least thirty (30) days in advance of the requested activity. Requests must be submitted to the Board in writing and must describe state the specific use requested, including the start and end times of the proposed use and whether the use entails placement of any temporary structure(s).

3. The following paragraph is added to the Rules, as previously amended, as Paragraph 11:

Failure to comply with the provisions of the Declaration, Bylaws, and/or these Rules shall be addressed as follows: for a first violation, an Owner shall be fined \$150; for a second violation, an Owner shall be fined \$250; for third and subsequent violations, an Owner shall be fined \$500. Unpaid fines shall be considered "sums assessed but unpaid," as set forth in Section IV(6) of the Bylaws, as amended, and shall be subject to lien in the same manner as any other such sums.

4. The following paragraph is added to the Rules, as previously amended, as Paragraph 12:

These Rules and Regulations may be amended, modified, or altered only as provided in the bylaws of Gateway Commercial Condominiums Owners Association.

5. The above-referenced Amendment to the Rules and Regulations was adopted, pursuant to previous paragraph 10, now paragraph 11, of the Rules and Regulations and Article VIII of the Bylaws, as previously amended, by a majority vote of the members of the Gateway Commercial Condominiums Owners Association.

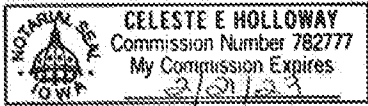
GATEWAY COMMERCIAL CONDOMINIUMS OWNERS ASSOCIATION

By: Tom Bockenstedt

Tom Bockenstedt, President

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

This instrument was acknowledged before me on the 27th day of October, 2020, by Tom Bockenstedt as President of Gateway Commercial Condominiums Owners Association.



[Signature]
Notary Public, State of Iowa