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RULES AND BYLAWS OF LOT OWNERS ASSOCIATION

PLAT OF ANGLERS BAY FARM

Received
7/14/21
Approved
July

We, the undersigned, being the owners of certain legal and equitable interests in lots and parts of lots in the Plat of Anglers Bay Farm, Dickinson County, Iowa, do hereby associate ourselves together in an association to be known as the Lot Owners Association of the Plat of Anglers Bay Farm. It is the purpose of this association to maintain and manage the various easement areas reserved for ingress and egress to the various lots within the Plat of Anglers Bay Farm and its various subdivisions. It is further intended that all of the undersigned do hereby bind their heirs, representatives, successors and assigns to this agreement, and this agreement shall be binding on all future owners of lots or parts of lots within the Plat of Anglers Bay Farm who are successors in interest to the legal and equitable titles owned by the undersigned.

A. MEMBERSHIP. By accepting title to any lot or part of lot in the Plat of Anglers Bay Farm, such person or persons shall automatically become a member of this Lot Owners Association.

B. VOTING. There shall be one vote for each separate dwelling unit located in the Plat of Anglers Bay Farm. In the event there is more than one owner, or the owner is a corporate entity or partnership, as to any one dwelling unit, it shall be the responsibility of said owners to establish the person entitled to the one vote for the dwelling unit. If no such designation is made and there is a conflict between multiple owners or a corporate or partnership entity, no vote shall be permitted until such fact is resolved. In the event of failure of the parties to agree to resolve said right, the Board of Directors shall be the final judge as to which person shall be entitled to that vote.

C. MEETINGS. There shall be an annual meeting of the owners association which shall be held on the first Saturday of ~~June~~^{July} of each year. The first meeting of said owners association shall be

held on the first Saturday of ^{July} June, 1982. All meetings shall commence at 10:00 o'clock A.M. and shall be held at the barn located on Outlet A of the Plat of Anglers Bay Farm, unless notice is posted at said barn, designating some other time or area no more distant than five (5) miles from said barn. At any meeting of the members, a majority of those entitled to vote shall constitute a quorum. In the event a quorum is not present, the meeting shall be adjourned to a later date until a quorum can be obtained.

D. BOARD OF DIRECTORS. At the annual meeting, a Board of Directors shall be elected, which Board of Directors shall consist of three (3) persons. At any meeting of the Board of Directors, a majority of said directors shall constitute a quorum. The Board of Directors shall have the authority and responsibility to:

1. Manage the various easements located within the Plat of Anglers Bay Farm, which management shall include but shall not be limited to the following:

(a) Pay costs for maintenance and care of easements, including the expense of grading and surfacing of said easements;

(b) Secure and pay for any casualty insurance or liability insurance deemed appropriate by the Board of Directors;

(c) To annually provide a budget anticipating the funds necessary to pay for the maintenance and insurance as above provided, and to divide said expenses by the number of individual living units located in said plat (it being the intention that lots on which there is no dwelling unit shall not be required to financially participate in the expense nor shall the owner of such lot have any vote in the election of the directors.)

②. The Board of Directors shall have the authority to provide for snow removal during the winter months, provided there are owners of dwelling units who desire such snow removal, and provided further that only the owners of such units requesting such snow removal shall be assessed for the cost of such snow removal.

3. Failure on the part of any owner to pay the assessment spread by said Board of Directors within thirty (30) days from date of notification of the amount due shall be deemed an authorization for the filing of a mechanic's lien by the Board of Directors of the Owners Association against the lot from whom the owner has failed to pay said assessment. No owner can exempt himself from liability for assessment by waiving rights to use the services provided by the Lot Owners Association.

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M.P.H.
4. The Board of Directors shall also have the authority to establish and adopt such rules and regulations governing the owners association and use of the easements, including but not limited to speed limits, except that all rules and regulations shall require the ratification of the owners of at least two-thirds (2/3) of the dwelling units located within said plat.

5. Any person who fails to abide by the rules and regulations as established by said Board of Directors shall be restricted against the use of the easements provided within said plat for such period or periods of time as may be established by the Board of Directors, or in lieu thereof to pay such penalties as may be established by said Board of Directors.

6. The Board of Directors shall at no time be authorized to expend funds for capital improvements in excess of Five Hundred Dollars (\$500.00) without first obtaining the approval of the owners of two-thirds (2/3) of the dwelling units within said plat.

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7. The Board of Directors shall have authority to call special meetings of the members of the owners association whenever petitioned to do so by four (4) or more members or whenever the Board of Directors deems such meeting necessary.

8. The Board of Directors shall elect a Chairman, Vice Chairman, Secretary and Treasurer. Any two of such offices may be held by the same person, except Chairman and Vice Chairman.

9. The Board of Directors shall have authority to maintain a bank account, separating said account in such a manner as to establish and keep separate any funds collected for the purpose of snow removal, to be administered as above provided. The Treasurer of the owners association shall be authorized to use, as a depository for this association, any duly constituted state or federal bank in Dickinson County, Iowa.

10. The Board of Directors and officers shall serve without compensation.

Dated this 28th day of AUGUST, 1981.

Vera Dahna
VERA DAHNA

Glenda R. Mitchell
GLENDA R. MITCHELL

Ronald Crowley
RONALD CROWLEY

Sharon A. Crowley
SHARON CROWLEY

William J. Weiss
WILLIAM J. WEISS

Tommie V. Nelson
TOMMIE V. NELSON

Sherri L. Nelson
SHERRI L. NELSON

CLAY COUNTY NATIONAL BANK

BY [Signature]

Russell Wright
RUSSELL WRIGHT

STATE OF IOWA
COUNTY OF DICKINSON ss:

On this 28th day of AUGUST, 1981, before me, the undersigned, a Notary Public in and for Iowa, personally appeared Vera Dahna to me personally known to be the identical person who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Marion Rasmussen IOWA
Notarial Seal

Marion Rasmussen
MARION RASMUSSEN
Notary Public in and for Iowa

ITEMS COVERED BY JACK BEDELL, JULY, 1987, ON LOT OWNERS ASSOCIATION WITH RON CROWLEY AND VERA DAHNA.

1. Duplex or multiple dwellings have multiple membership in the Association and also pay dues required for each dwelling.
2. Covenants can be added to Lot Owners Association rules such as what easements covered, travel restrictions, etc. Board of Directors are to develop rules and then vote on them by membership (2/3 vote required).
3. If road has been in use 10 years by a party with no intermittent closing of the road, the road is opened to that party by "prescriptive use". Since maintenance has been shared on the road in question by Vera for many years the road could not be closed.
4. Enforcement is up to the Board of Directors on all by-laws.
5. Easements can't be closed to traffic unless there is an unanimous consensus by the members using the easement.
6. Easements can't be created which increase or decrease normal flow of water.
7. The township cannot take over the easements, only the county can take over roads. The road must be brought up to the county's specifications and only if deemed necessary.

COVENANTS TO RULES AND BYLAWS OF LOT OWNERS ASSOCIATION PLAT
OF ANGLERS BAY FARM. JULY 2, 1988.

1. Easements cannot be blocked from normal ingress and egress.
2. Maintenance cost of easements that are to be shared by lot owners is exclusively limited to the easement common to all lot owners identified as "the North 66 feet of Out Lot A of then Plat of Anglers Bay Farm, Dickinson County Iowa".
3. Speed on the easements are not to exceed 15 m.p.h.
4. Parking of vehicles, equipment, etc. on easements are not to interfere with normal ingress or egress to properties or proper maintenance of said easements.

<i>Ron Crowley</i>	7-2-88	Vice-Chairman/Treasurer.
<i>Wendy Palma</i>	7-2-88	Chairperson.
<i>Tom Nelson</i>	7-2-88	lot 14
<i>Rayson</i>	7-2-88	
<i>Donell Thompson</i>	7/2/88	lot #2