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Johnson County Iowa  
Kim Painter County Recorder

BK 3806 PG 522-524

Prepared By: R. Bruce Hauptert, 222 S. Linn St., Iowa City, IA 52244-2447 319/338-7551  
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**AFFIDAVIT  
AND  
AMENDMENT TO DECLARATION OF HORIZONTAL PROPERTY REGIME  
FOR TRIPLE CROWN CONDOMINIUMS, PHASE I,  
TRIPLE CROWN CONDOMINIUMS, PHASE II, AND  
TRIPLE CROWN CONDOMINIUMS, PHASE III**

STATE OF IOWA )  
 ) SS:  
COUNTY OF JOHNSON )

I, Steve Gordon, being first duly sworn, do upon oath depose and state as follows:

1. The first organizational meeting of the members of Triple Crown Condominiums Owners Association was held, pursuant to notice, as required, in the conference room of the Saddlebrook Club House at 6:30 p.m. on September 23, 2004.

2. A quorum was present in person or by proxy.

3. I served as chair of said meeting.

4. A new Board of Directors consisting of five (5) board members was duly elected.

5. Two amendments to the Bylaws of the Triple Crown Condominiums Owners Association were duly passed at said meeting. The resolutions which were passed at said meeting are set forth below, verbatim:

BE IT HEREBY RESOLVED THAT:

The first two sentences of subparagraph 5 of Article II of the Bylaws of this association shall be deleted and the following shall be substituted in lieu thereof:

Members holding one-tenth of the votes entitled to be cast on a matter to be voted upon represented in person or by proxy shall constitute a quorum. A majority of the votes entitled to be cast on a matter to be voted upon by the members present or represented by proxy at a meeting at which a quorum is present shall be necessary for the adoption thereof.

The second resolution which was passed at said meeting is as follows:

BE IT HEREBY RESOLVED THAT:

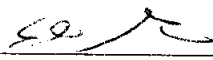
Subparagraph 9 of Article III of the Bylaws of this association shall be deleted and the following shall be substituted in lieu thereof:

9. A quorum at a Directors' meeting shall consist of a majority of the Directors. The acts approved by a majority of the entire Board at any meeting duly called at which a quorum is present shall constitute the acts of the entire Board of Directors, except where approval by a greater number of Directors is required by the Declaration or these Bylaws.

6. Pursuant to §499B.14 of the Iowa Code, these amendments to Bylaws shall be recorded in the office of the Johnson County Recorder.

7. After a discussion of several items of new business, the meeting was duly adjourned.

DATED this 13<sup>m</sup> day of October, 2004.

  
\_\_\_\_\_  
Steve Gordon

STATE OF IOWA            )  
                                  )     SS:  
COUNTY OF JOHNSON    )

On this 13<sup>th</sup> day of October, 2004, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Steve Gordon to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Lynn Knight  
Notary Public in and for  
State of Iowa

dml/RBH/Condo/Triple-9-04Affidavit&Amendment/jc