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JPM Enterprises, Inc
2950 E Post Rd
Marion, IA 52302



Doc ID: 006835550020 Type: GEN
Recorded: 09/15/2004 at 01:38:03 PM
Fee Amt: \$107.00 Page 1 of 20
Instr# 200500016535
Linn County Iowa
JOAN MCCALMANT RECORDER

BK 5777 PG 236-255

THIS INSTRUMENT PREPARED BY: STEPHEN C. NELSON
Moyer & Bergman, PLC, 2720 1st Ave. NE, PO Box 1943, Cedar Rapids, IA 52406-1943, (319) 366-7331

SIXTH AMENDMENT TO DECLARATION OF SUBMISSION OF PROPERTY
TO HORIZONTAL PROPERTY REGIME
FOR
PINE RIDGE, A CONDOMINIUM

JPM Enterprises, Inc., an Iowa corporation (the "Developer") executes this Sixth Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Pine Ridge, a Condominium (the "Declaration"), all pursuant to Chapter 499B, Code of Iowa, entitled Horizontal Property Regime Act (Condominiums), which Declaration was filed in the office of the Recorder of Linn County, Iowa on October 31, 2003 in Book 5462 beginning at Page 104. This Sixth Amendment shall take effect when filed for record in the office of the Recorder of Linn County, Iowa.

Pursuant to paragraph 3 of Article XIII of the Declaration, Developer amends the Declaration by adding Building 3820 37th Avenue SW containing Units A, B, C and D, Building 3840 37th Avenue SW containing Units A, B, C, D, E and F, Building 3860 37th Avenue SW containing Units A, B, C, D, E and F and Building 3845 37th Avenue SW containing Units A, B, C and D, all in Cedar Rapids, Iowa, and to add additional land to the condominium regime as follows:

thereof: 1. Paragraph 1 of Article II is deleted and the following substituted in lieu thereof:

1. Land. The land conveyed and submitted to the horizontal property regime is situated in Cedar Rapids, Linn County, Iowa, and legally described as follows:

Lots 1, 2, 3 and 4, Banar Condo First Addition to Cedar Rapids, Iowa and Lots 1 and 4, Banar Condo Second Addition to Cedar Rapids, Iowa

(the "Land").

thereof: 2. Paragraph 2 of Article II is deleted and the following substituted in lieu thereof:

2. Building Site Plan and Site Survey. Attached as Exhibit A-6 is the Revised Site Plan which shows the location of the 15 Buildings and the proposed locations of future Buildings that the Developer may construct on the Land. Attached as Exhibits B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14 and B-15 are Site Surveys which show the location and dimensions of the 15 Buildings and the Units in each Building.

3. Paragraph 3 of Article II is deleted and the following substituted

in lieu thereof:

3. Access. Exhibit A-6 shows the location of 37th Avenue SW, Cedar Rapids, Linn County, Iowa, which is a public street and the location of private driveways which provides ingress and egress to the Land.

thereof:

4. Paragraph 4 of Article II is deleted and the following substituted in lieu

4. Particulars of Units. Exhibit D shows a complete set of plans for the 20 Units which were initially included in the Regime. The four Units in each Building have two stories and an attached 1-car or 2-car garage which is located on the first floor and is accessible directly from the Unit. Each Unit includes an unfinished basement. Exhibit D-1 is a complete set of plans for Building 3945 37th Ave. SW containing Units A, B, C and D in Cedar Rapids, Iowa. Units A and D are one story and Units B and C are two stories. Exhibit D-2 is a complete set of plans for Building 3920 37th Avenue SW containing Units A, B and C and are one story Units. The complete set of plans for Building 3925 37th Avenue SW containing Units A, B and C are identical to the plans filed with the Third Amendment to Declaration for Building 3920 37th Avenue SW containing Units A, B and C and are one story Units. The complete set of plans for Building 3905 37th Avenue SW containing Units A, B, C and D and Building 4021 37th Avenue SW containing Units A, B, C and D are identical to the plans filed with the original Declaration for Building 3940 37th Avenue SW containing Units A, B, C and D and are two story Units. The complete set of plans for Amendment to Declaration for Building 3925 37th Avenue SW containing Units A, B and C and are one story Units. The complete set of plans for Building 3820 37th Avenue SW containing Units A, B, C and D which are all two bedroom townhome units with 1 stall garages are attached as Exhibit D-5. The complete set of plans for Building 3840 37th Avenue SW containing Units A, B, C, D, E and F are identical to the plans filed with the original Declaration for Building 4010 37th Avenue SW. The complete set of plans for Building 3860 37th Avenue SW containing Units A, B, C, D, E and F are identical to the plans filed with the original Declaration for Building 4010 37th Avenue SW. The complete set of plans for Building 3845 37th Avenue SW containing Units A, B, C and D which are three bedroom townhomes with 2 stall garages are attached as Exhibit D-6. The approximate area of each Unit is set forth on Exhibit G-6.

thereof:

5. Paragraph 3 of Article III is deleted and the following substituted in lieu

3. Identification of Units by Letter. Each Unit is identified by a Unit letter and Building number as set forth on Exhibits D and G. In addition, the Unit letter of each Unit and its approximate area is set forth

on Exhibit G. Exhibit G-6 sets forth the fractional interest of the undivided ownership in the Land and other common elements in the regime for each Unit.

6. Paragraph 1 of Article IV of the Declaration is amended by adding the following:

The private driveways as shown on the final plat of the Land are general common areas and the Units located on the respective private driveways shall be assessed the maintenance, repair and replacement expenses for the private driveways.

7. Attached to this Sixth Amendment are Exhibits B-12, B-13, B-14, B-15, D-5, D-6, E-6 and G-6. All references in the body of this Declaration to Exhibit G shall now be replaced and referred to as Exhibit G-6. All references in the body of the Declaration to Exhibits B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, revised Exhibit B-3, revised Exhibit B-4, revised Exhibit B-5 and revised Exhibit B-6, and Exhibit B-11 shall now also include Exhibits B-12, B-13, B-14 and B-15. All references in the body of the Declaration to Exhibits E, E-1, E-2, E-3 and E-4 shall now include E-6. All reference in the body of the Declaration to Exhibits D and D-1 shall now also include Exhibits D-5 and D-6.

8. Except for the terms and provisions of the Declaration (including all of the exhibits) which have been modified and amended by this Sixth Amendment to Declaration, all remaining terms and provisions of the Declaration as amended (including all exhibits) shall remain in full force and effect.

Executed this 15th day of September, 2004.

JPM ENTERPRISES, INC.

By: Peg Morris
Peg Morris, Vice President

STATE OF IOWA)
) ss:
COUNTY OF LINN)

This instrument was acknowledged before me this 15 day of September 2004, by Peg Morris, Vice President of JPM Enterprises, Inc., an Iowa corporation.



Dana S. Daves
Notary Public - State of Iowa



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.

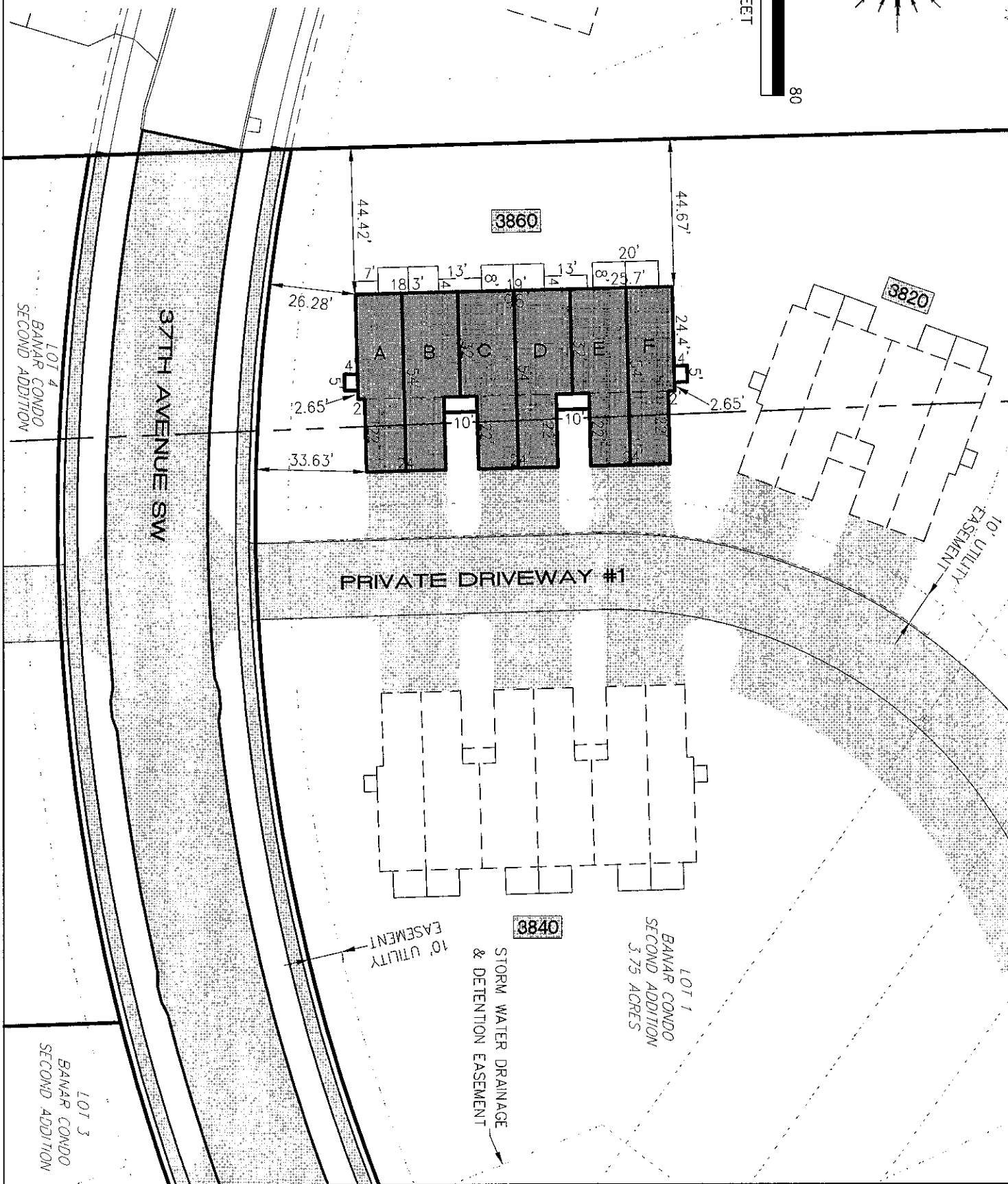
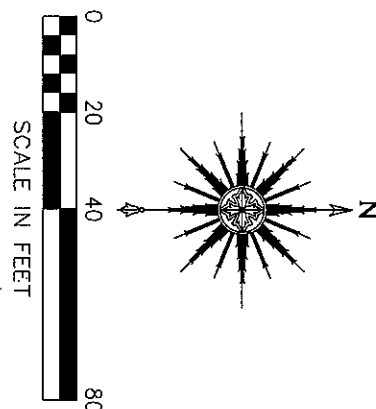
SIGNATURE: *Leo P. Bonifazi*
 LEO P. BONIFAZI
 LICENSE NO. 13480
 SHEETS COVERED BY THIS SEAL: _____

DATE: 9-14-04

THIS SHEET ONLY

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2005

OWNER:
 JPM ENTERPRISES, INC
 ATTN: JON MORRIS
 2950 EAST POST ROAD
 MARION IA 52302
 PH 319-377-0553



1 OF 1

EXHIBIT B-12
BUILDING NO. 3860
 BANAR CONDO SECOND ADDITION
 CEDAR RAPIDS, IOWA

DRAWN: SKF
 APPROVED: LPB
 ISSUED FOR: REVIEW
 DATE: 09/07/04
 PROJECT NO.: 0401

SCHNOOR-BONIFAZI
 ENGINEERING & SURVEYING, LC
 320 11TH AVENUE SE, STE. 223
 CEDAR RAPIDS, IA 52401
 (319) 298-8888 (PHONE)
 (319) 298-8889 (FAX)
 s-b-engineering.com



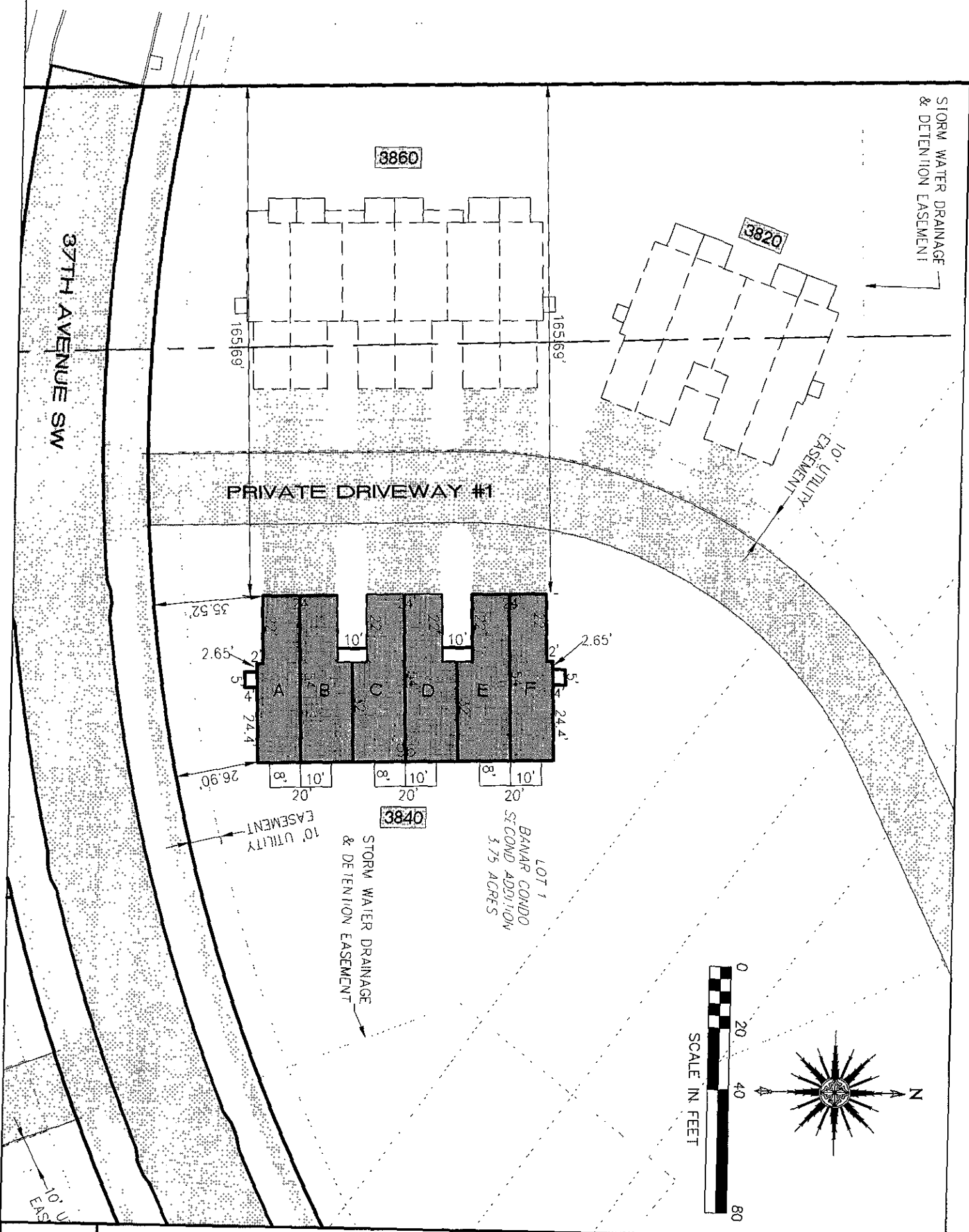


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE *Leo P. Bonifazi* 9-14-04
 LEO P. BONIFAZI
 LICENSE NO. 13480
 SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

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OWNER:
 JPM ENTERPRISES, INC
 ATTN: JON MORRIS
 2950 EAST POST ROAD
 MARION IA 52302
 PH 319-377-0553



1 OF 1

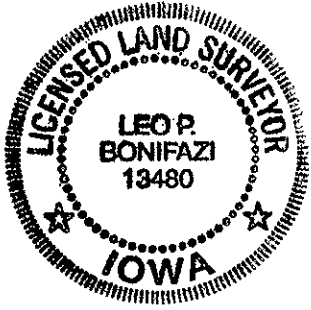
EXHIBIT B-13
BUILDING NO. 3840
 BANAR CONDO SECOND ADDITION
 CEDAR RAPIDS, IOWA

DRAWN: SKF
 APPROVED: LPB
 ISSUED FOR: REVIEW
 DATE: 09/07/04
 PROJECT NO.: 0401

SCHNOOR-BONIFAZI
 ENGINEERING & SURVEYING, LC
 320 11TH AVENUE SE, STE. 223
 CEDAR RAPIDS, IA 52401
 (319) 298-8888 (PHONE)
 (319) 298-8889 (FAX)
 s b-engineering.com



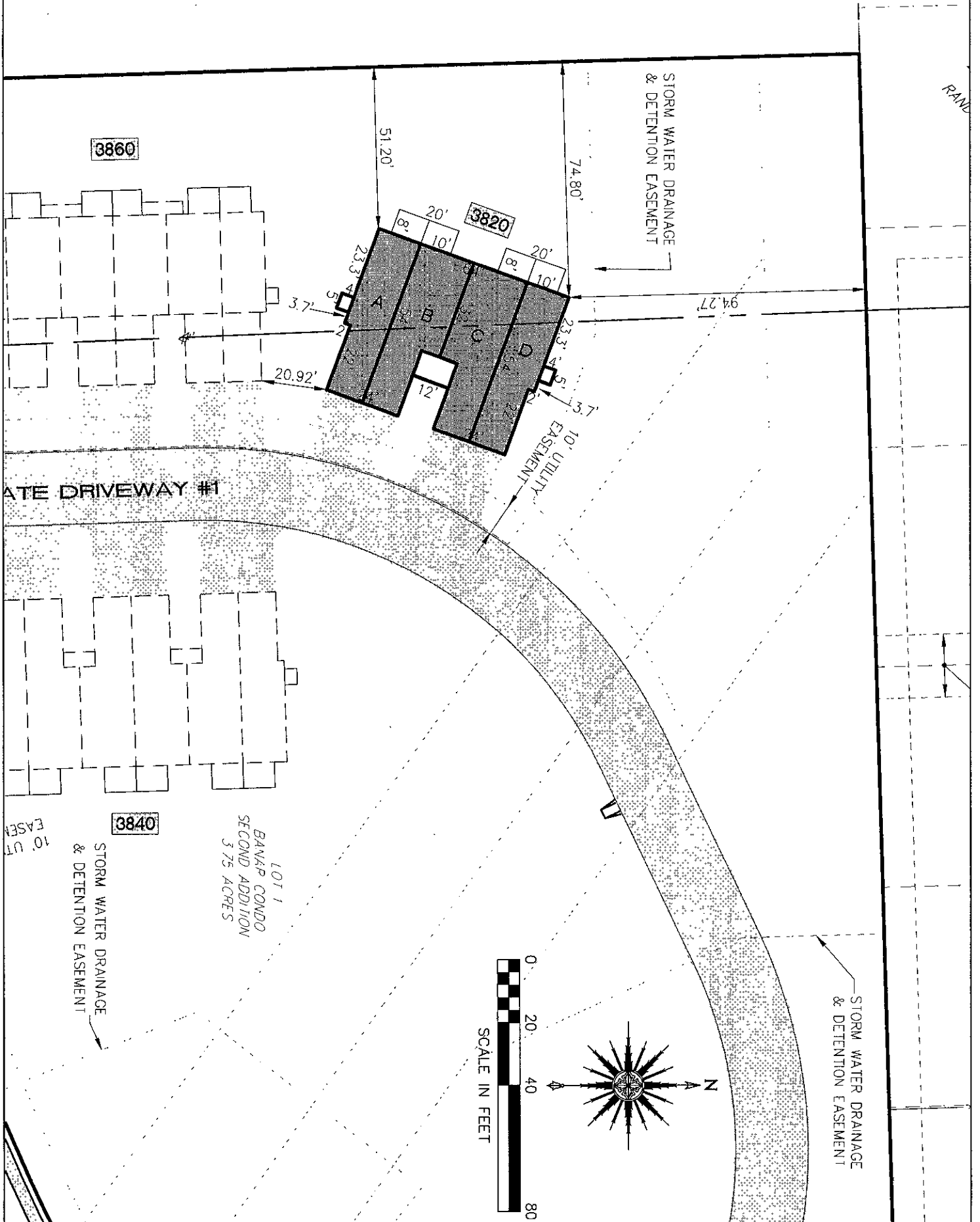
OWNER:
 JPM ENTERPRISES, INC
 ATTN: JON MORRIS
 2950 EAST POST ROAD
 MARION, IA 52302
 PH. 319-377-0553



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 LEO P. BONIFAZI
 LICENSE NO. 13480
 SHEETS COVERED BY THIS SEAL: _____ THIS SHEET ONLY

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2005



1 OF 1

EXHIBIT B-14
BUILDING NO. 3820
 BANAR CONDO SECOND ADDITION
 CEDAR RAPIDS, IOWA

DRAWN: SKF
 APPROVED: LPB
 ISSUED FOR: REVIEW
 DATE: 09/07/04
 PROJECT NO.: 0401

SCHNOOR-BONIFAZI
 ENGINEERING & SURVEYING, LC
 320 11TH AVENUE SE, STE. 223
 CEDAR RAPIDS, IA 52401
 (319) 298-8888 (PHONE)
 (319) 298-8889 (FAX)
 s-b-engineering.com



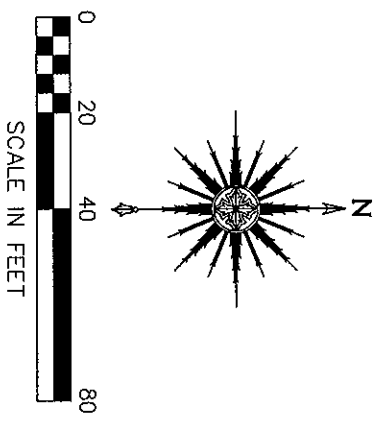
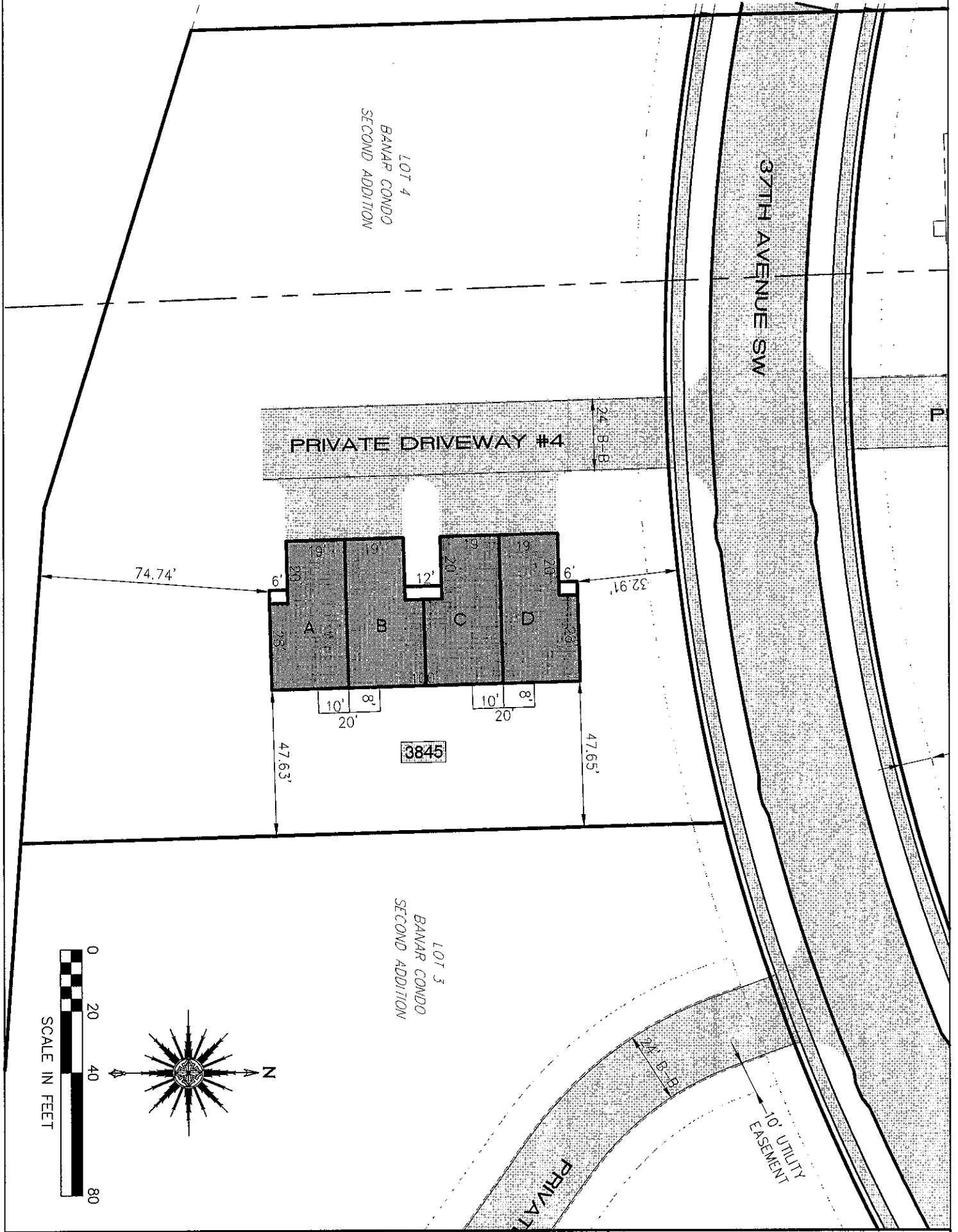
OWNER:
 JPM ENTERPRISES, INC
 ATTN: JON MORRIS
 2950 EAST POST ROAD
 MARION IA 52302
 PH 319-377-0553



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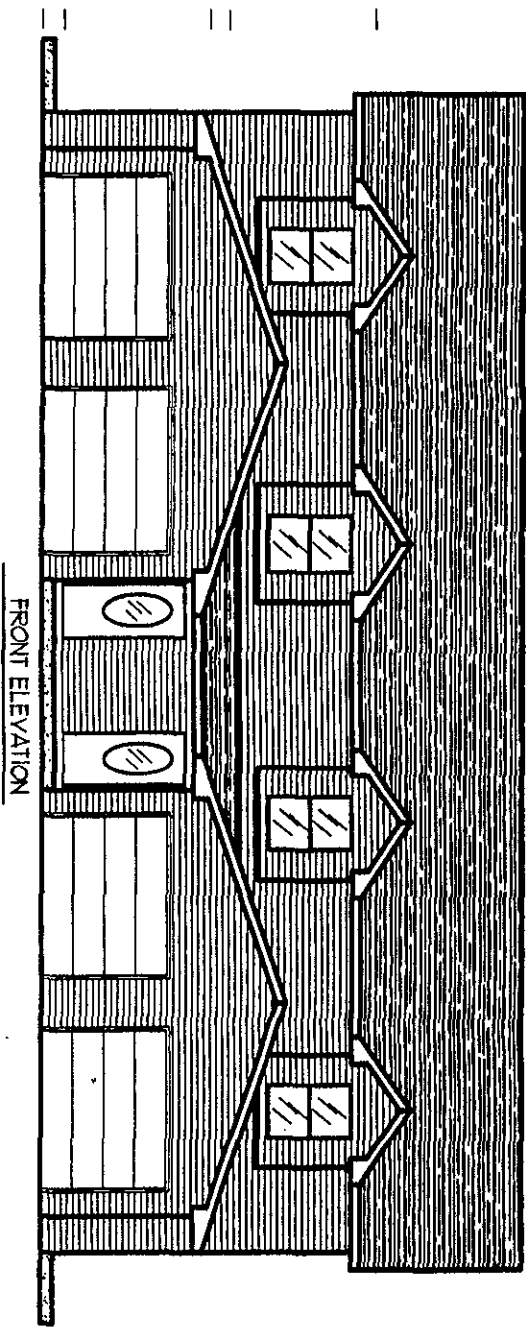
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EXHIBIT B-15
BUILDING NO. 3845
 BANAR CONDO SECOND ADDITION
 CEDAR RAPIDS, IOWA

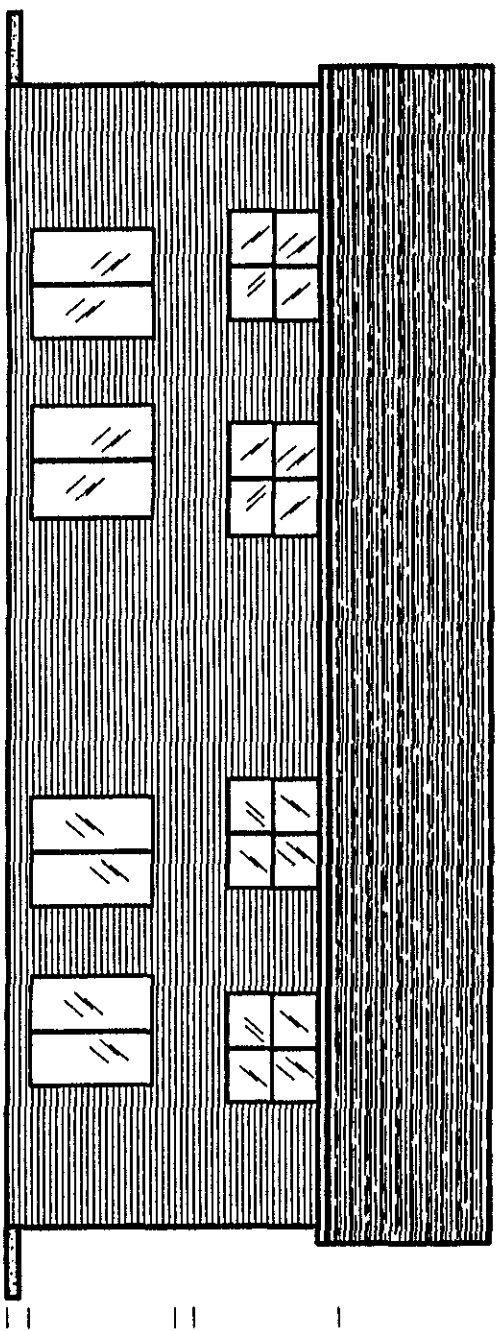
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 PROJECT NO.: 0401

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FRONT ELEVATION

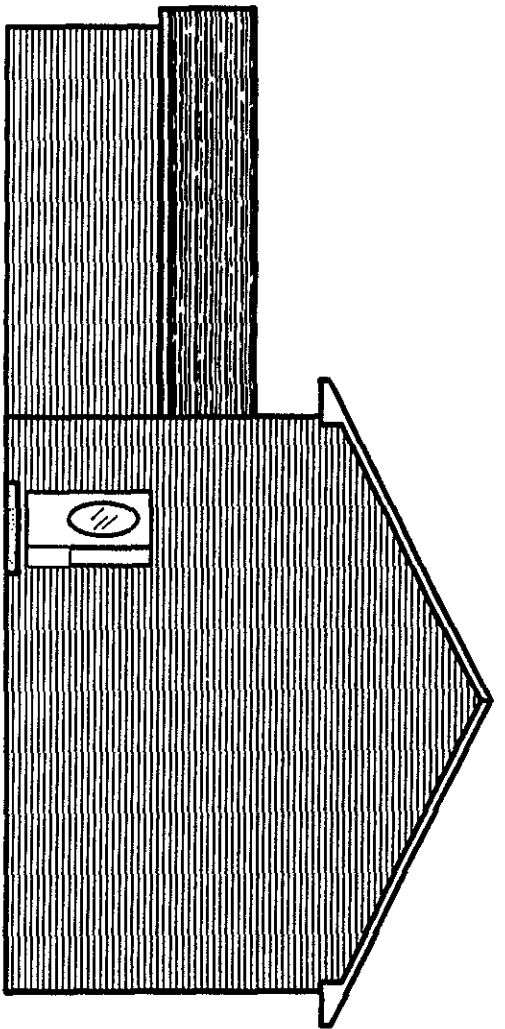


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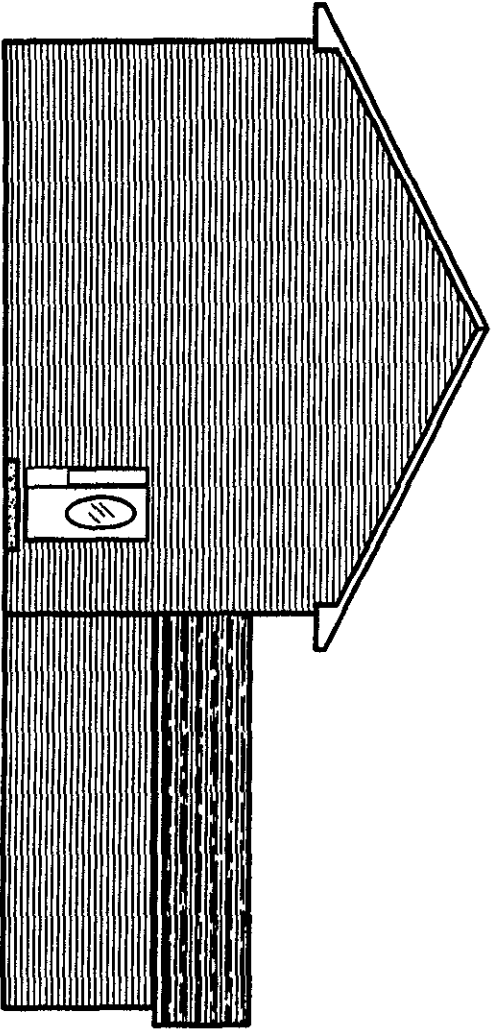
3830-37th Ave SW

EXHIBIT
D-5
7 of 5

ENERIDGE 4 UNIT '94ELLYT'
ELEVATIONS
MAR 11, 94
PAGE 1 OF 5



RIGHT ELEVATION



LEFT ELEVATION

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EXHIBIT
D-5
2 of 5

FINERIDGE 4 UNIT 'SHELLEY'
ELEVATIONS
NO. 7
MARCH 11, 64
PAGE 1 OF 5

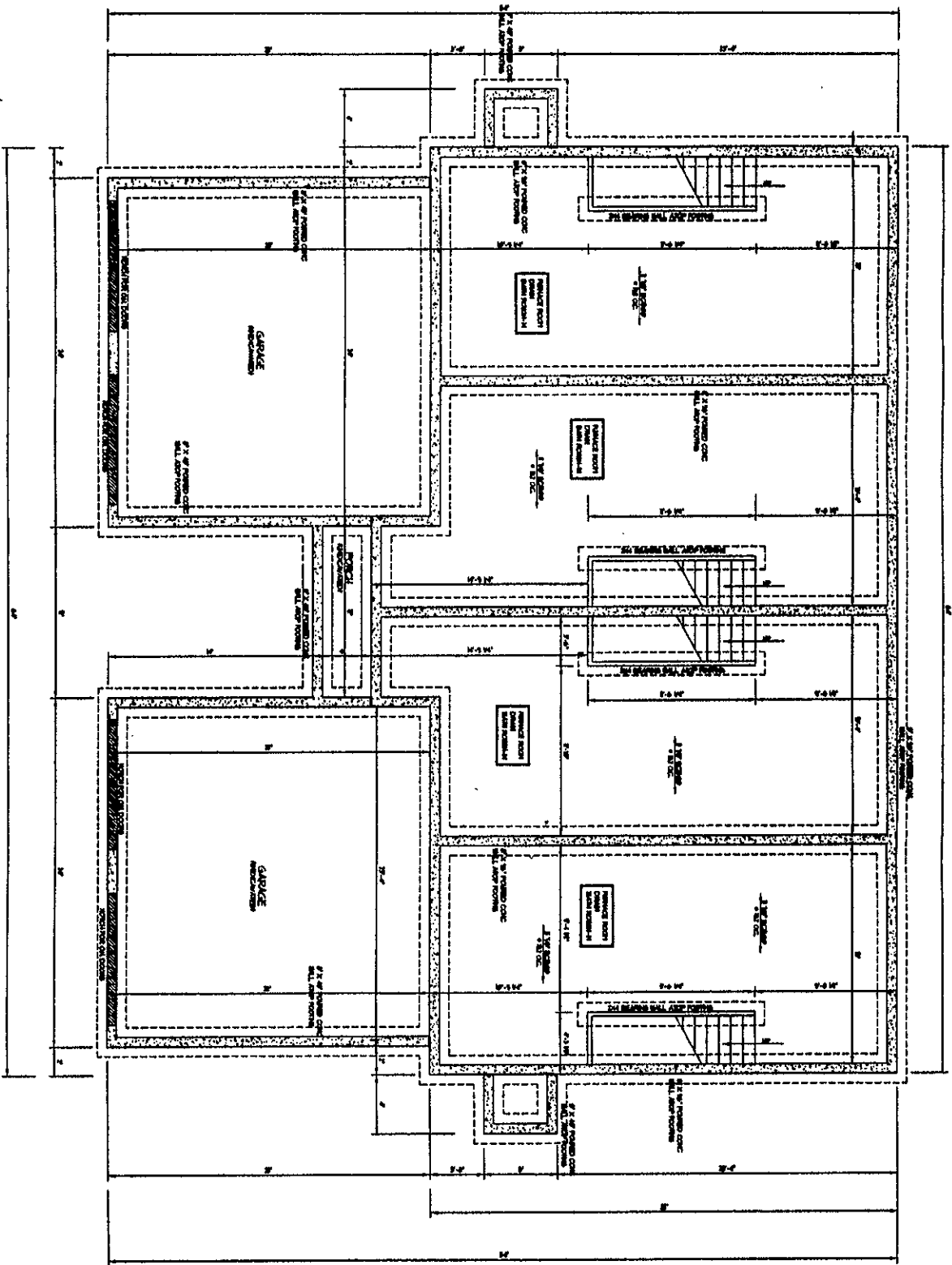
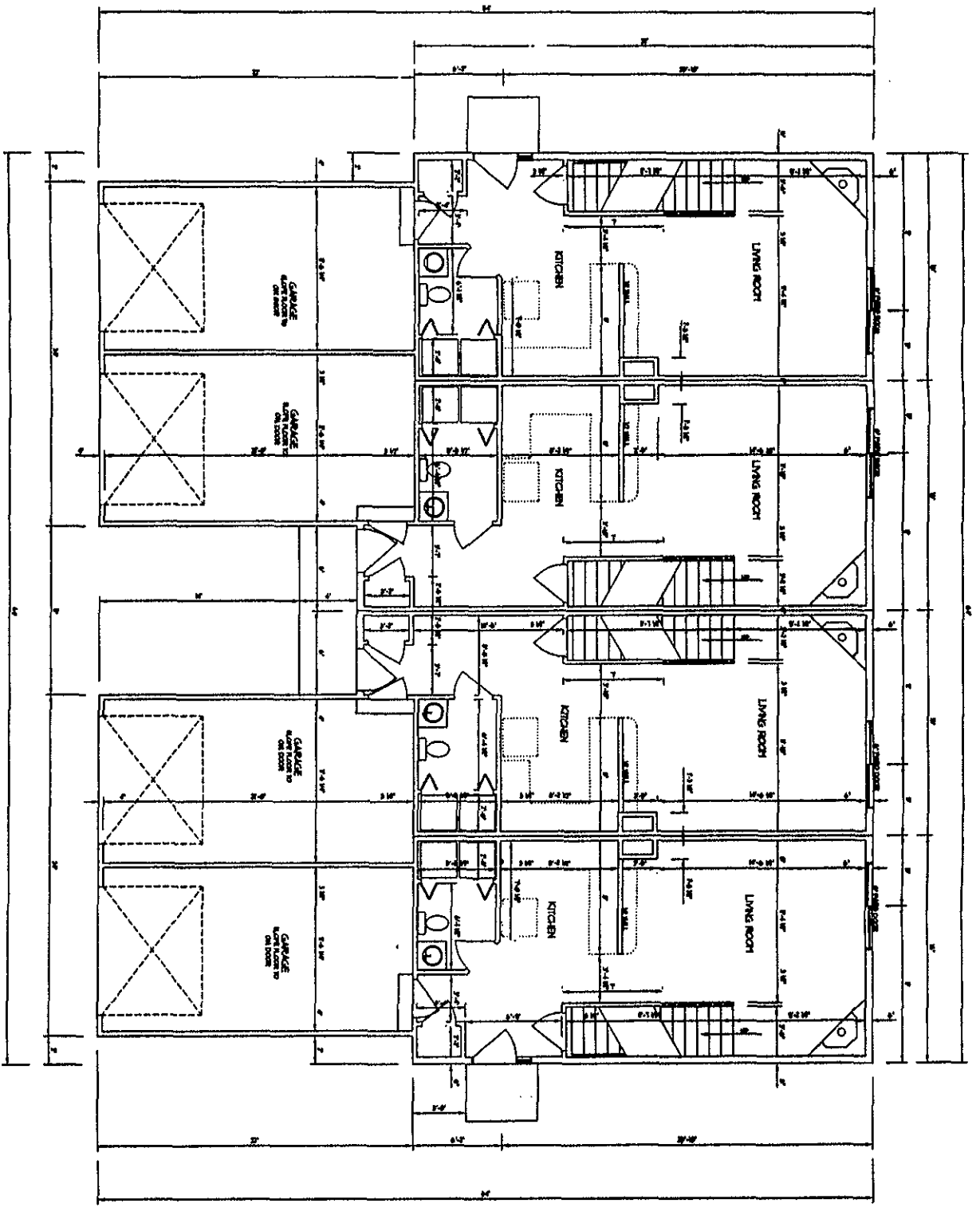
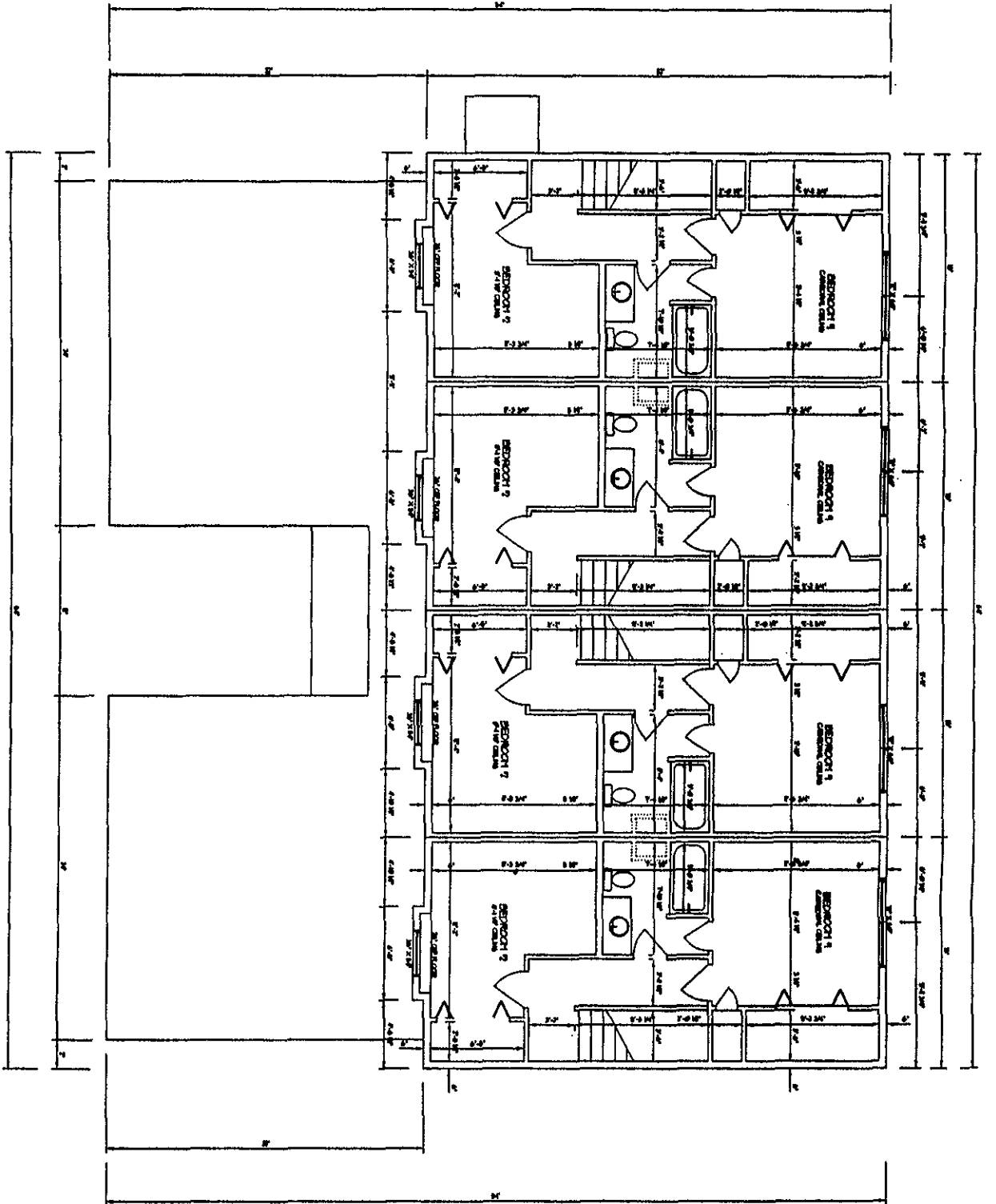


EXHIBIT
 D-5
 3 of 5



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EXHIBIT
 D-5
 485

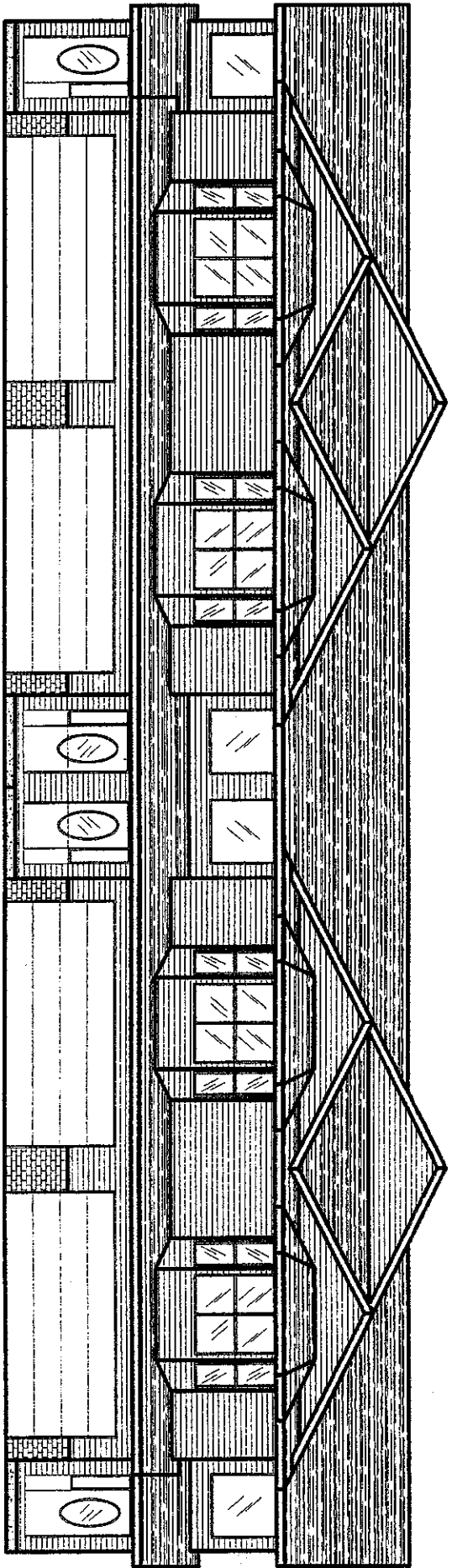
PNERIDGE 4 UNIT 'SHELL'™
 FIRST FLOOR PLAN
 MARCH 11, 1964
 PAGE 3 OF 5



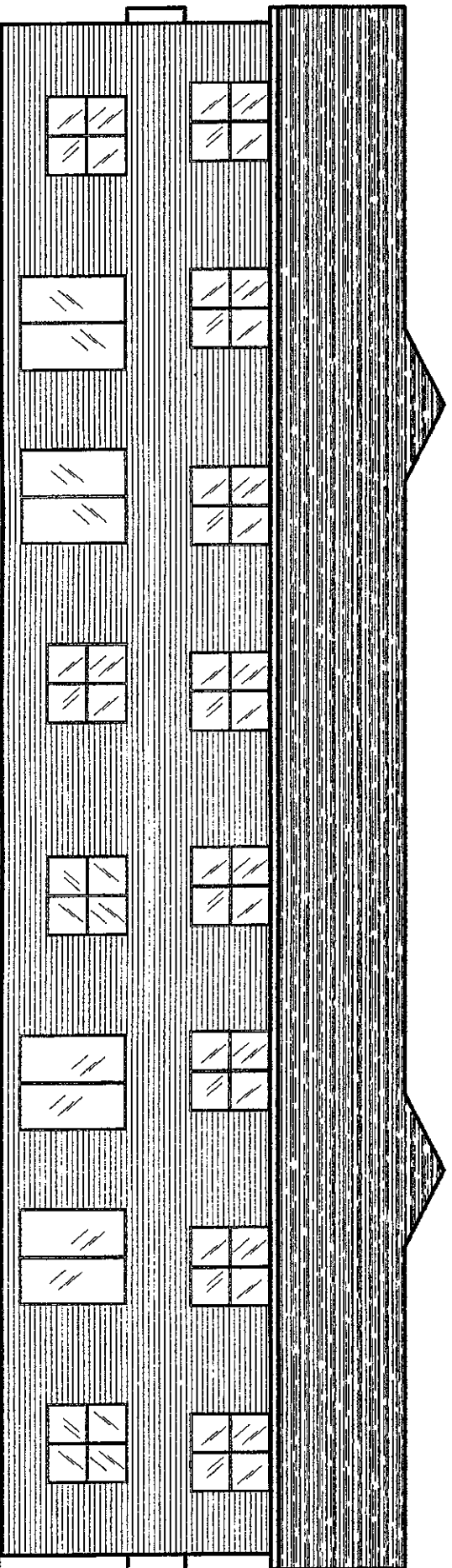
tabbles
EXHIBIT
D-5
 575

104

ENERGIE 4 UNIT 'SHELLY'
 SECOND FLOOR PLAN
 11/11/64
 PAGE 4 OF 5



FRONT ELEVATION

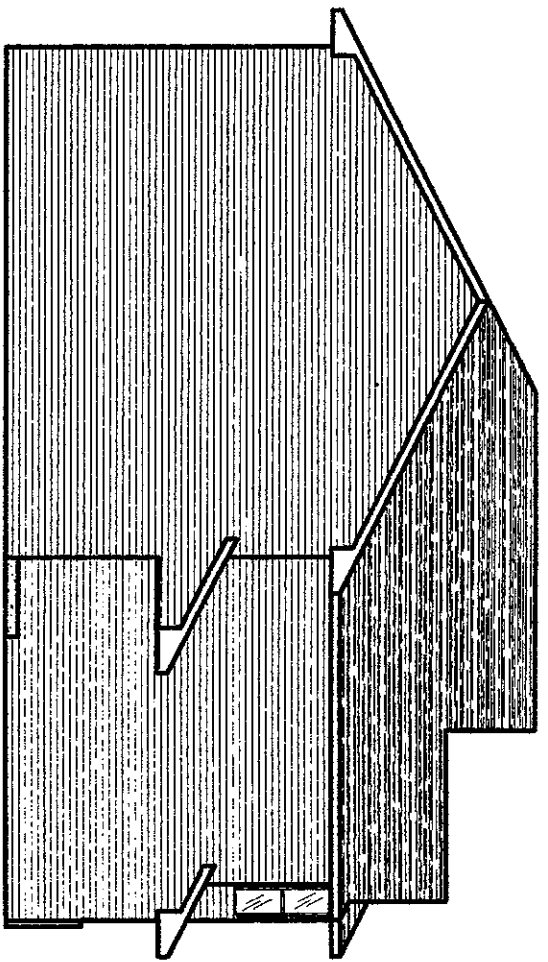


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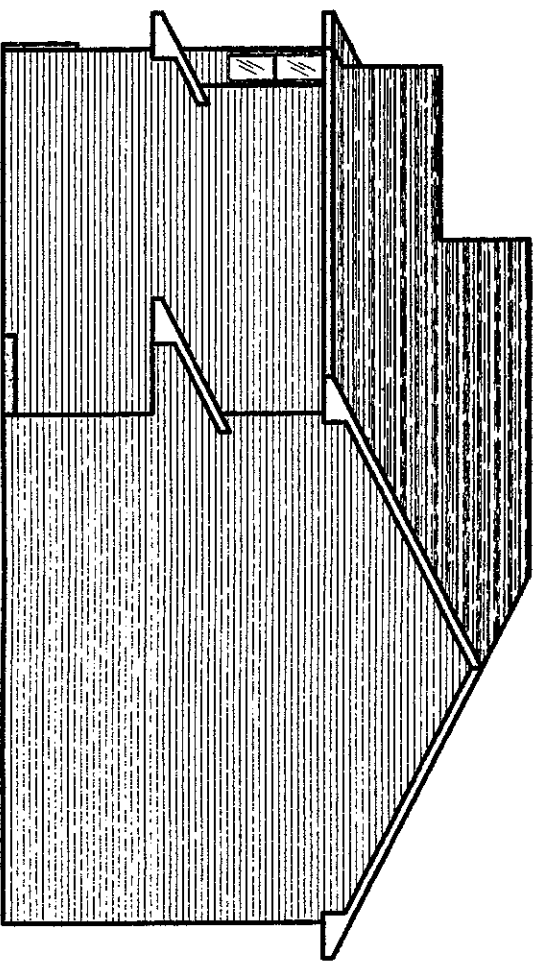
3845 - 37th Ave SW

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EXHIBIT
D-6
175

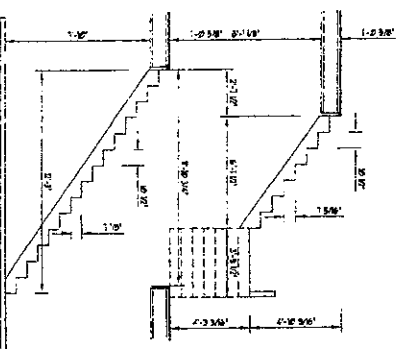
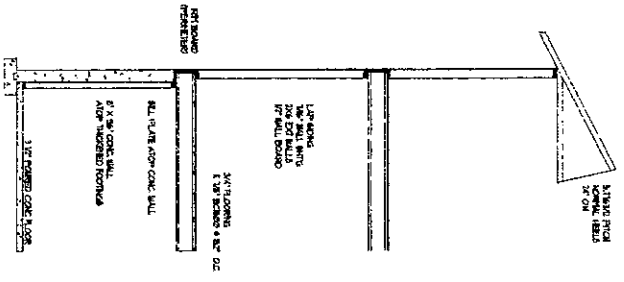
PINERIDGE 4 UNIT
3 BEDROOM - 2 STORY
ELEVATIONS
JULY 2004
PAGE 1 OF 6



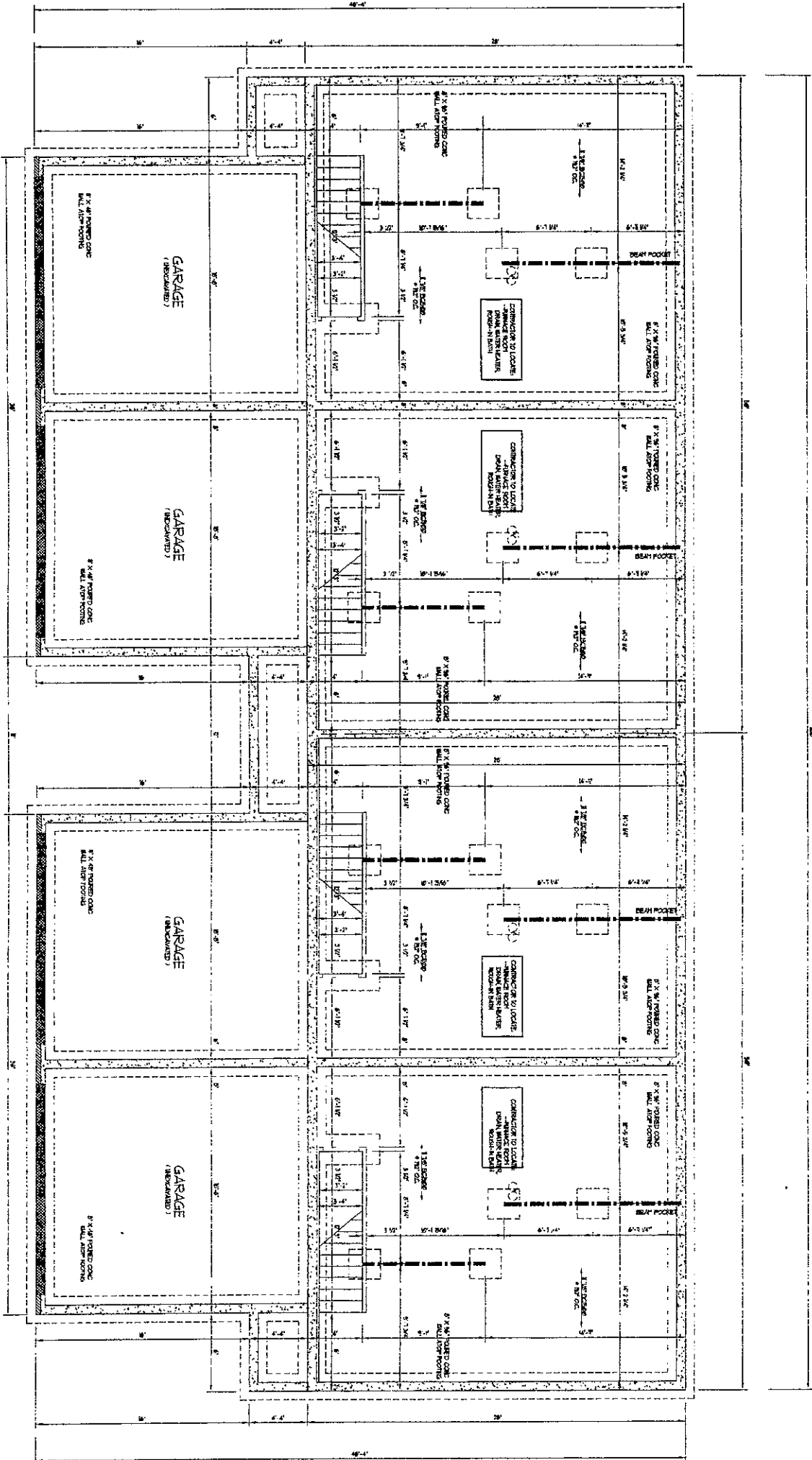
LEFT ELEVATION



RIGHT ELEVATION



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EXHIBIT
D-6
275

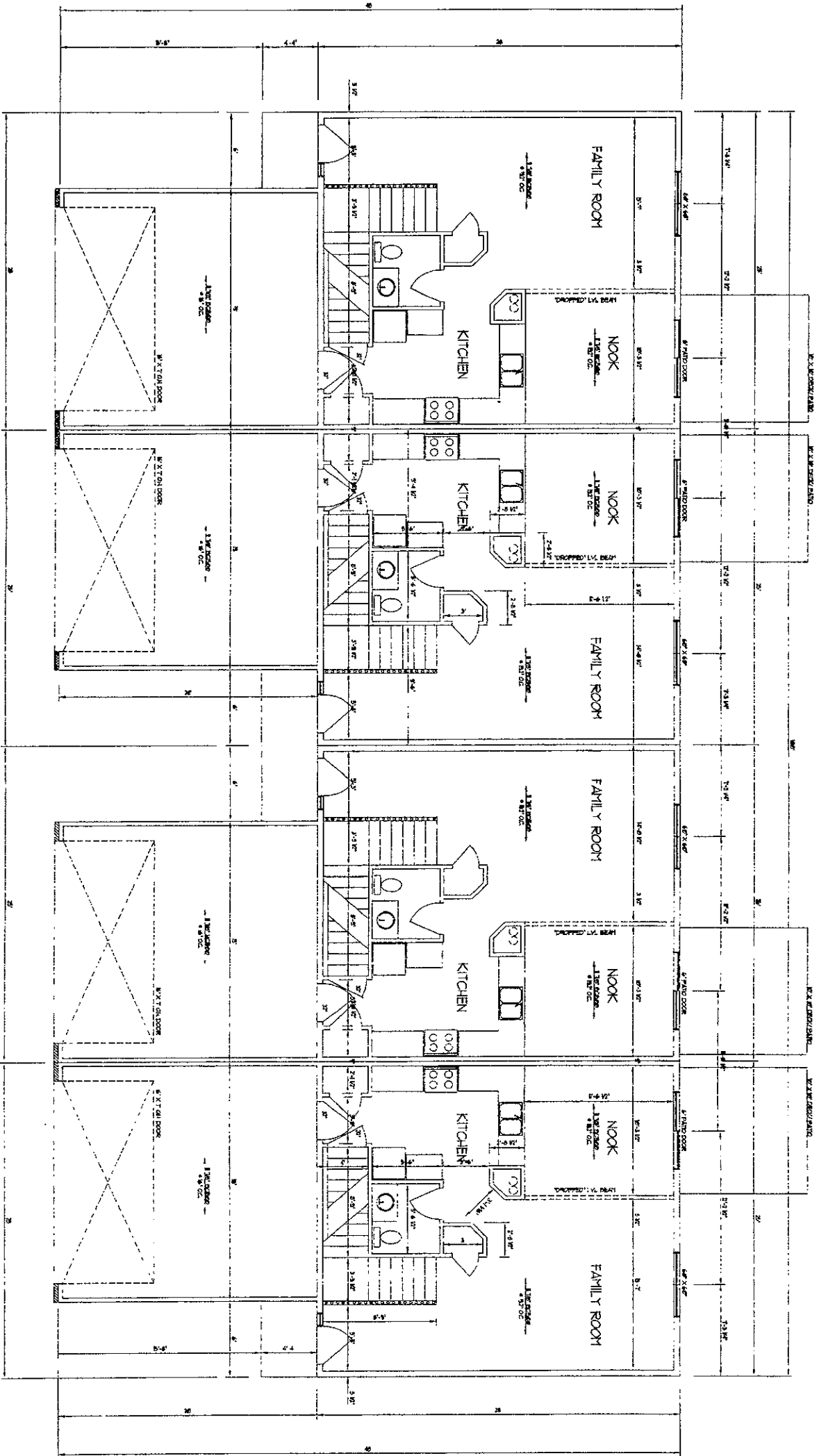


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EXHIBIT

D-6

3 of 5



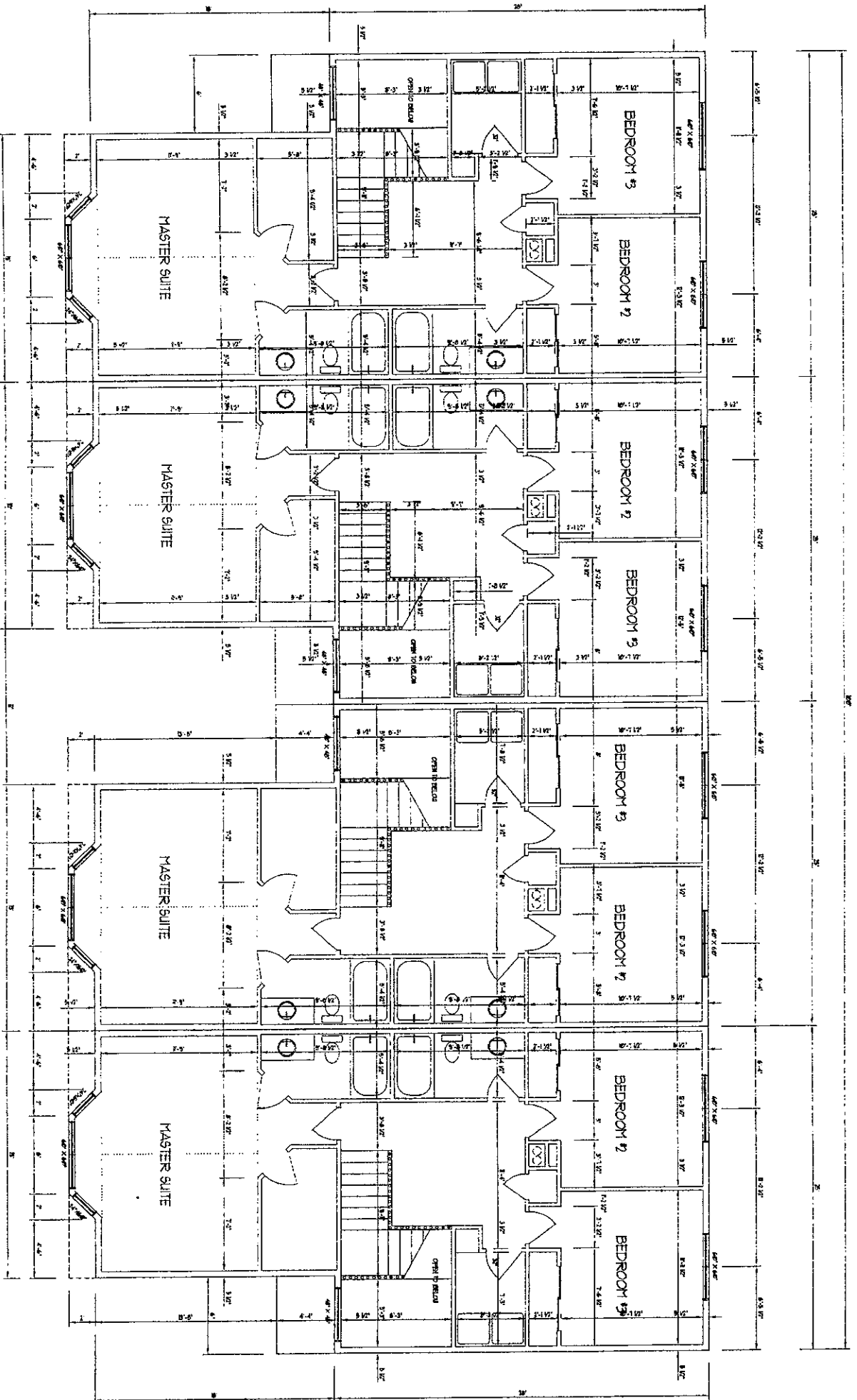
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EXHIBIT

P-6

4075

PINERIDGE 4 UNIT
 3 BEDROOM - 2 STORY
 1ST FLOOR PLAN
 M111, 0A
 1/4" = 1'
 PAGE 3 OF 5



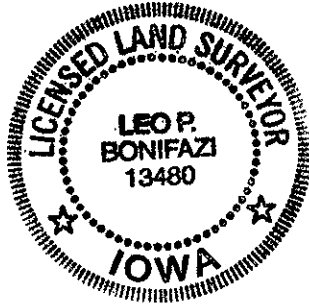
tabbles[®]
EXHIBIT
D-6
SOS

SURVEYOR'S CERTIFICATE

I hereby certify that the revised Site Plan, identified as Exhibit A-6, and the Site Surveys, identified as Exhibits B-12, B-13, B-14 and B-15, which are attached to this Sixth Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Pine Ridge, a Condominium, relating to Building 3820 containing Units A, B, C and D, Building 3840 containing Units A, B, C, D, E and F, Building 3860 containing Units A, B, C, D, E and F and Building 3845 containing Units A, B, C and D, depict and describe the location of the Buildings, the common area to which each Unit has access and the location of all common elements that afford access to each Unit, all as they now exist as of this date.

I hereby certify that Exhibits A-6, B-12, B-13, B-14 and B-15 were prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed surveyor under the laws of the State of Iowa.

Dated this 14 day of September, 2004.



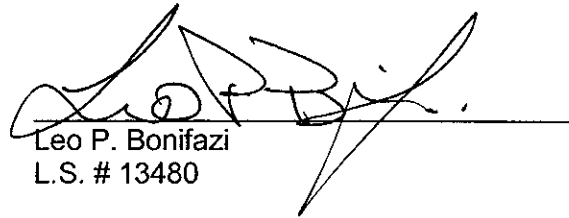

Leo P. Bonifazi
L.S. # 13480

EXHIBIT E-6

PINE RIDGE, A CONDOMINIUM

<u>Address of Unit</u>	<u>Unit Type</u>	<u>Fractional Interest</u>	<u>Approximate Area</u>
4010 37 th Ave. SW	Unit A	1/67	1,024 sq. ft.
4010 37 th Ave. SW	Unit B	1/67	1,048 sq. ft.
4010 37 th Ave. SW	Unit C	1/67	1,040 sq. ft.
4010 37 th Ave. SW	Unit D	1/67	1,040 sq. ft.
4010 37 th Ave. SW	Unit E	1/67	1,048 sq. ft.
4010 37 th Ave. SW	Unit F	1/67	1,024 sq. ft.
3940 37 th Ave. SW	Unit A	1/67	1,760 sq. ft.
3940 37 th Ave. SW	Unit B	1/67	1,400 sq. ft.
3940 37 th Ave. SW	Unit C	1/67	1,400 sq. ft.
3940 37 th Ave. SW	Unit D	1/67	1,760 sq. ft.
4030 37 th Ave. SW	Unit A	1/67	1,024 sq. ft.
4030 37 th Ave. SW	Unit B	1/67	1,048 sq. ft.
4030 37 th Ave. SW	Unit C	1/67	1,040 sq. ft.
4030 37 th Ave. SW	Unit D	1/67	1,040 sq. ft.
4030 37 th Ave. SW	Unit E	1/67	1,048 sq. ft.
4030 37 th Ave. SW	Unit F	1/67	1,024 sq. ft.
4001 37 th Ave. SW	Unit A	1/67	1,720 sq. ft.
4001 37 th Ave. SW	Unit B	1/67	1,360 sq. ft.
4001 37 th Ave. SW	Unit C	1/67	1,360 sq. ft.
4001 37 th Ave. SW	Unit D	1/67	1,720 sq. ft.
3945 37 th Ave. SW	Unit A	1/67	1,039 sq. ft.
3945 37 th Ave. SW	Unit B	1/67	1,760 sq. ft.
3945 37 th Ave. SW	Unit C	1/67	1,720 sq. ft.
3945 37 th Ave. SW	Unit D	1/67	1,039 sq. ft.
3920 37 th Ave. SW	Unit A	1/67	1,240 sq. ft.
3920 37 th Ave. SW	Unit B	1/67	1,193 sq. ft.
3920 37 th Ave. SW	Unit C	1/67	1,447 sq. ft.
3925 37 th Ave. SW	Unit A	1/67	1,240 sq. ft.
3925 37 th Ave. SW	Unit B	1/67	1,193 sq. ft.
3925 37 th Ave. SW	Unit C	1/67	1,447 sq. ft.
3905 37 th Ave. SW	Unit A	1/67	1,760 sq. ft.
3905 37 th Ave. SW	Unit B	1/67	1,360 sq. ft.
3905 37 th Ave. SW	Unit C	1/67	1,360 sq. ft.
3905 37 th Ave. SW	Unit D	1/67	1,720 sq. ft.

4021 37th Ave. SW	Unit A	1/67	1,720 sq. ft.
4021 37th Ave. SW	Unit B	1/67	1,360 sq. ft.
4021 37th Ave. SW	Unit C	1/67	1,360 sq. ft.
4021 37th Ave. SW	Unit D	1/67	1,720 sq. ft.
4050 37th Ave. SW	Unit A	1/67	1,024 sq. ft.
4050 37th Ave. SW	Unit B	1/67	1,048 sq. ft.
4050 37th Ave. SW	Unit C	1/67	1,040 sq. ft.
4050 37th Ave. SW	Unit D	1/67	1,040 sq. ft.
4050 37th Ave. SW	Unit E	1/67	1,048 sq. ft.
4050 37th Ave. SW	Unit F	1/67	1,024 sq. ft.
3900 37th Ave. SW	Unit A	1/67	1,240 sq. ft.
3900 37th Ave. SW	Unit B	1/67	1,193 sq. ft.
3900 37th Ave. SW	Unit C	1/67	1,447 sq. ft.
3820 37th Ave. SW	Unit A	1/67	1,024 sq. ft.
3820 37th Ave. SW	Unit B	1/67	1,048 sq. ft.
3820 37th Ave. SW	Unit C	1/67	1,048 sq. ft.
3820 37th Ave. SW	Unit D	1/67	1,024 sq. ft.
3840 37th Ave. SW	Unit A	1/67	1,024 sq. ft.
3840 37th Ave. SW	Unit B	1/67	1,048 sq. ft.
3840 37th Ave. SW	Unit C	1/67	1,040 sq. ft.
3840 37th Ave. SW	Unit D	1/67	1,040 sq. ft.
3840 37th Ave. SW	Unit E	1/67	1,048 sq. ft.
3840 37th Ave. SW	Unit F	1/67	1,024 sq. ft.
3860 37th Ave. SW	Unit A	1/67	1,024 sq. ft.
3860 37th Ave. SW	Unit B	1/67	1,048 sq. ft.
3860 37th Ave. SW	Unit C	1/67	1,040 sq. ft.
3860 37th Ave. SW	Unit D	1/67	1,040 sq. ft.
3860 37th Ave. SW	Unit E	1/67	1,048 sq. ft.
3860 37th Ave. SW	Unit F	1/67	1,024 sq. ft.
3845 37th Ave. SW	Unit A	1/67	1,760 sq. ft.
3845 37th Ave. SW	Unit B	1/67	1,760 sq. ft.
3845 37th Ave. SW	Unit C	1/67	1,760 sq. ft.
3845 37th Ave. SW	Unit D	1/67	1,760 sq. ft.

EXHIBIT G-6