

**GRAND AT 36TH Ltd. OWNERS PROTECTIVE
ASSOCIATION
OF DES MOINES
505 – 36TH Street
Des Moines, IA 50312**

March 18, 2020

TO GRAND AT 36TH Ltd. OWNERS:

NOTICE OF SPECIAL MEETING

The Special Meeting for the Grand at 36th Ltd. Owners Protective Association of Des Moines will take place April 3, 2020, at 7 p.m., at the Meeting Room at the Condominium Premises, 505 – 36th Street, Des Moines, Iowa. The issue to be determined and resolved at that time is the adoption or rejection of the following Amendment to the Declaration:

**PROPOSED AMENDMENT TO THE AMENDED DECLARATION OF
SUBMISSION OF PROPERTY TO HORIZONTAL REGIME
FOR THE PREMISES 505-36TH STREET, DES MOINES, IOWA,
DATED 8/4/2015 AND RECORDED ON August 4, 2015 (the “Declaration”)**

Said Declaration is hereby amended by amending Article X (2) (f) by deleting it in its entirety and in lieu thereof inserting the following:

(f) No livestock, poultry or other animals of any kind shall be raised, bred or kept in any Unit or in any Common Area, limited or general, for commercial purposes. Owners shall be permitted to possess in the condominium customary household pets subject to the following limitations:

(i) No unaccompanied pet shall be allowed to run loose in the Common Area.

(ii) Any pet brought into the Common Area, to the extent practical, but specifically including cats and dogs, shall be restrained by an appropriate collar or leash and shall be accompanied by their owner or his/her agent/assignee.

(iii) No pets shall be permitted to use any Common Area to urinate or otherwise relieve themselves and all feces shall be

collected by the Owner from the grassy Common Areas and disposed of in the trash room. In no circumstances should any Owner dispose of feces (including litter box contents) in the trash shoot.

(iv) No pet shall be permitted in any Unit that barks or makes other sounds that are audible in the Common Area or other Units.

(v) No more than two household pets per Unit Owner shall be permitted in any unit or in the Common Areas.

(vi) Due to the size of Units and the Common Areas, Owners are encouraged to own smaller breeds of dogs. No dog shall be permitted in the Units or Commons Areas exceeding 30 pounds.

(vii) Any Unit Owner shall be strictly liable for any damage by their pet to any Common Area, general or limited as well as damage to other Units or their respective Owners. Such damage shall include but not be limited to staining the carpet in the hallways which, within the discretion of the Board of Directors of the Association, can result in the Owner paying for the replacement of the hallway carpet, as the Board of Directors shall so decide.

(viii) Such reasonable rules as may be adopted by the Board of Directors of the Association from time to time. Further the Board shall have the authority to demand permanent removal of any pet that is disruptive (or continued violation of these rules) to the quiet enjoyment of the Condominium and its Owners.

Any existing rule or regulation by the Board of Directors currently in existence that contravenes this Amendment is hereby declared null and void.

In order to comply with both our Covenants and the State of Public Health Disaster Emergency issued by Governor Reynolds (limiting mass gatherings to ten or less people) the voting will be accomplished by submitting the attached proxy by the meeting date so the Board of Directors can tally the vote on the meeting date. Please email your proxy to awm49@aol.com or mail the proxy which must be received on or before the meeting date to Al McClatchey, Unit 401, 505 – 36th Street, Des Moines, IA 50312.

Sincerely,

Al McClatchey

PROXY

**GRAND AT 36TH Ltd. OWNERS PROTECTIVE ASSOCIATION
OF DES MOINES**

VOTING PROXY

April 3, 2020

I, _____, residing at _____,
being a member in good standing of the Grand at 36th Owners Protective Association of
Des Moines, do hereby appoint Al McClatchey as my Proxy to vote for ☐ or against ☐ the
Resolution contained in the Notice for the meeting of the Association on April 3, 2020, or
any adjournments or postponements thereto. Please check one of the boxes above.

IN WITNESS WHEREOF, I have executed this Proxy this _____ day of _____,
2020.

Print name: _____