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STATE OF IOWA, Pottawattamie County  
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1992 at 9:30 a.m. and recorded  
to book 93 page 16940

*John Scjortino*  
Recorder

7419  
Fee 50<sup>00</sup>

COMP

AGREEMENT

NOW on this 17<sup>th</sup> day of November, 1992, the following individuals being record title owners of individual lots located in Wilshire Heights Subdivision, Pottawattamie County, Iowa, and being desirous of establishing a mutual obligation for the maintenance, upkeep, and repair of the existing platted streets in said subdivision, and,

WHEREAS, the banking institutions are requiring a legal document from legally incorporated subdivisions concerning maintenance of streets prior to the lending of monies to individual homeowners for first and second mortgages, and

WHEREAS, the following owners of lots in said subdivision desire to bind themselves, their successors in interest, assigns, heir and beneficiaries, stipulate and agree as follows, to-wit:

That a non-profit corporation designated as Wilshire Heights Subdivision Association shall be formed and that each lot in said subdivision upon which a permanent residence has been erected, whose record title owners execute this agreement, shall pay each year an assessment determined by a nine (9) member (not to exceed two members from any one street in the subdivision) board elected by the majority of lot owners of said subdivision, the first board to be elected within 30 days from the filing of this agreement with staggered terms as determined at the first meeting.

That the yearly assessment shall be a minimum of \$50.00 and not exceed \$100.00 per calendar year unless approved by a

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majority of the lot owners.

That any liability lodged against the Wilshire Heights Subdivision Association shall be paid by a liability insurance policy purchased by the said association and that monies for said insurance policy will be included as a part of the yearly assessment.

That this administrative board shall be elected each year at an annual meeting to be held on the 3rd Thursday of April each year beginning in 1994 by written ballot and that each lot shall have one vote in the election of said board, and that only two members of said nine member board at any one time can reside on the same street in this subdivision in order to maintain an equal voice on board for the separate streets in said subdivision.

That said board shall determine the annual assessment by a majority vote of five (5) members, and said assessments shall then be collected from each lot owner.

That the failure of any lot owner upon which a permanent residence is erected to pay the yearly assessment shall be deemed to authorize the said board to file with the County Recorder in and for Pottawattamie County, at Council Bluffs, Iowa, a certified lien in the amount of the said assessment and cost of legal fees for filing lien, and said filing shall automatically be deemed a lien upon said real estate in favor of said association, with the same force and effect as any other judgement or lien of public record.

Signed:

93 16941

COURT

Charles P. Stokes  
CHARLES P. STOKES

James Zaloudek  
JAMES ZALOUDEK A.K.A. JAMES S. ZALOUDEK

William H. Lay  
WILLIAM H. LAY

Norman F. Elgan  
NORMAN F. ELGAN

Warren Johnston  
WARREN JOHNSTON A.K.A. WARREN B. JOHNSTON

John C. O'Connell  
JOHN C. O'CONNELL

Dorothy L. Graybill  
DOROTHY L. GRAYBILL

Mavis Klepper  
MAVIS KLEPPER A.K.A. MAVIS M. KLEPPER

Selma A. Johnson  
SELMA A. JOHNSON

Allen R. Harpster  
ALLEN R. HARPSTER

Genevieve M. Frimout  
GENEVIEVE M. FRIMOUT

Deborah S. Stream  
DEBORAH S. STREAM

Cindy M. Collier-Koeppe  
CINDY M. COLLIER-KOEPFEN

Ruth T. Sadler  
RUTH T. SADLER

F. Louise Deal  
F. LOUISE DEAL

Richard C. Finke  
RICHARD C. FINKE

Patricia I. Stokes  
PATRICIA I. STOKES

Helen A. Zaloudek  
HELEN A. ZALOUDEK

Betty A. Lay  
BETTY A. LAY

Gladys Elgan  
GLADYS ELGAN A.K.A. GLADYS F. ELGAN

Maxine H. Johnston  
MAXINE H. JOHNSTON

Shirley J. O'Connell  
SHIRLEY J. O'CONNELL

Bob Klepper  
BOB KLEPPER A.K.A. ROBERT E. KLEPPER

William D. Johnson  
WILLIAM D. JOHNSON

Nancy A. Harpster  
NANCY A. HARPSTER

Leonard Frimout  
LEONARD FRIMOUT

Douglas R. Stream  
DOUGLAS R. STREAM

Paul A. Koeppe  
PAUL A. KOEPFEN

Robert J. Sadler  
ROBERT J. SADLER

Floyd A. Deal  
FLOYD A. DEAL

Mary A. Finke  
MARY A. FINKE

*James L Ficek*  
 JAMES L. FICEK  
*Patrick G. McCoy*  
 PATRICK G. MCCOY  
*Michael J. Oehme*  
 MICHAEL J. OEHME

*Lorraine Ficek*  
 LORRAINE FICEK  
*Joan L. McCoy*  
 JOAN L. MCCOY  
*Kari K. Oehme*  
 KARI K. OEHME  
*Brenda Sue Dresen*  
 BRENDA SUE DRESEN

*Robert L. Humphrey*  
 ROBERT L. HUMPHREY  
*William J. Roux*  
 WILLIAM J. ROUX  
*Bernard E. Shields*  
 BERNARD E. SHIELDS

*Deanna L. Humphrey*  
 DEANNA L. HUMPHREY  
*Vicky J. Roux*  
 VICKY J. ROUX  
*Lavonne C. Shields*  
 LAVONNE C. SHIELDS  
*Norman J. Bush*  
 NORMAN J. BUSH

*Geraldine Bush*  
 GERALDINE BUSH  
*John H. Wingstad*  
 JOHN H. WINGSTAD  
*Richard R. Waters*  
 RICHARD R. WATERS

*Kathleen L. Wingstad*  
 KATHLEEN L. WINGSTAD  
*Carolyn L. Waters*  
 CAROLYN L. WATERS  
*Lynn E. Fountain*  
 LYNN E. FOUNTAIN

*Ruth A. Fountain*  
 RUTH A. FOUNTAIN  
*Daniel E. Burkey*  
 DANIEL E. BURKEY  
*R. P. Hackfort*  
 R. P. HACKFORT

*Natalie A. Burkey*  
 NATALIE A. BURKEY  
*Faye L. Hackfort*  
 FAYE L. HACKFORT  
*Deb A. Lambert*  
 DEB A. LAMBERT

*Randall L. Lambert*  
 RANDALL L. LAMBERT  
*Rodney W. Cox*  
 RODNEY W. COX  
*Martin E. Fletcher*  
 MARTIN E. FLETCHER

*Donna R. Cox*  
 DONNA R. COX  
*Beverly A. Fletcher*  
 BEVERLY A. FLETCHER  
*Irmeard M. Nawrocki*  
 IRMEARD M. NAWROCKI

*Christy H. Nawrocki*  
 CHRISTY H. NAWROCKI

COURT REPORTERS

*Ernest L. Madison*  
 ERNEST L. MADISON

*Sandra F. Vesely*  
 SANDRA F. VESELY

*Paul W. McCulley*  
 PAUL W. MCCULLEY

*Kenneth E. Morris*  
 KENNETH E. MORRIS

*Jeffrey D. Fox*  
 JEFFREY D. FOX

*Charles E. May*  
 CHARLES E. MAY

*Michael A. Dennis*  
 MICHAEL A. DENNIS

*Dennis M. Gascoigne*  
 DENNIS M. GASCOIGNE

*Kenneth Ray Carman*  
 KENNETH RAY CARMAN

*Wayne A. Lukken*  
 WAYNE A. LUKKEN

*Scott D. Hansen*  
 SCOTT D. HANSEN

*Wm. L. Jones*  
 Wm. L. JONES

*Larry C. Metter*  
 LARRY C. METHER

*James L. Rabuck*  
 JAMES L. RABUCK

*Rochelle K. Ulrich*  
 ROCHELLE K. ULRICH

*Dean A. Hunt*  
 DEAN A. HUNT

*Joyce A. Madison*  
 JOYCE A. MADISON

*Thomas D. Vesely*  
 THOMAS D. VESELY

*Yvette K. McCulley*  
 YVETTE K. MCCULLEY

*Amy L. Morris*  
 AMY L. MORRIS

*Corine K. Fox*  
 CORINE K. FOX

*Rhonda J. May*  
 RHONDA J. MAY

*Vickie R. Dennis*  
 VICKIE R. DENNIS

*Lori K. Gascoigne*  
 LORI K. GASCOIGNE

*Sharon Kay Carman*  
 SHARON KAY CARMAN

*Carol F. Lukken*  
 CAROL F. LUKKEN

*Carmen L. Hansen*  
 CARMEN L. HANSEN

*Linda K. Jones*  
 LINDA K. JONES

*Diana S. Metter*  
 DIANA S. METHER

*Kathleen R. Rabuck*  
 KATHLEEN R. RABUCK

*Becky J. Hunt*  
 BECKY J. HUNT

COMMITTEES

*Carl A. Sinn*  
 CARL A. SINN

*Julie C. Rodgers*  
 JULIE C. RODGERS

*Paul E. Hickok*  
 PAUL E. HICKOK

*Donald D. Nielsen*  
 DONALD D. NIELSEN

*John M. Rosenthal*  
 JOHN M. ROSENTHAL

*Margaret L. Sigler*  
 MARGARET L. SIGLER

*Tom E. Lenihan*  
 TOM E. LENIHAN

*Mary H. Zebley*  
 MARY H. ZEBLEY

*Janet L. Schwinderman*  
 JANET L. SCHWINDERMAN

*Elbert E. Winchester*  
 ELBERT E. WINCHESTER

*Edith W. Leirey*  
 EDITH W. LEIREY

*Lloyd E. Roundy*  
 LLOYD E. ROUNDY

*Richard L. Fry*  
 RICHARD L. FRY

*Steven C. Casson*  
 STEVEN C. CASSON

*Marty J. Lindhorst*  
 MARTY J. LINDHORST

*Gordon L. Ord*  
 GORDON L. ORD

*Doug M. Anderson*  
 DOUG M. ANDERSON

*Sheryl O. Krats-Synn*  
 SHERYL O. KRATS-SYNN

*Michael D. Rodgers*  
 MICHAEL D. RODGERS

*Marie E. Hickok*  
 MARIE E. HICKOK

*Frances P. Nielsen*  
 FRANCES P. NIELSEN

*Paula K. Rosenthal*  
 PAULA K. ROSENTHAL

*Roberta R. Lenihan*  
 ROBERTA R. LENIHAN

*Dan D. Schwinderman*  
 DAN D. SCHWINDERMAN

*Margie A. Winchester*  
 MARGIE A. WINCHESTER

*Consuelo M. Roundy*  
 CONSUELO M. ROUNDY

*Barbara J. Fry*  
 BARBARA J. FRY

*Connie A. Casson*  
 CONNIE A. CASSON

*Laurie A. Lindhorst*  
 LAURIE A. LINDHORST

*Marcella A. Ord*  
 MARCELLA A. ORD

*Connie J. Anderson*  
 CONNIE J. ANDERSON

*Alan M. Behrens*  
ALAN M. BEHRENS

*Joelene K. Gress*  
JOELENE K. GRESS

*Lonnie D. Henry*  
LONNIE D. HENRY

*Karen K. Behrens*  
KAREN K. BEHRENS

*James R. Gress*  
JAMES R. GRESS

*Betsy A. Henry*  
BETSY A. HENRY

# COMPARED

STATE OF IOWA )  
COUNTY OF ) ss  
POTTAWATTAMIE )

Now on this 17th day of November, 1992 the undersigned, a Notary Public in and for Pottawattamie County in the State of Iowa states that on the 17th day of November, 1992 personally appeared Charles P. Stokes, Patricia I. Stokes, James Zaloudek aka James J. Zaloudek, Helen A. Zaloudek, William H. Lay, Betty A. Lay, Norman F. Elgan, Gladys Elgan aka Gladys F. Elgan, Warren Johnston aka Warren B. Johnston, Maxine H. Johnston, John C. O'Connell, Shirley J. O'Connell, Dorothy L. Graybill, Mavis Klepfer aka Mavis M. Klepfer, Bob Klepfer aka Robert E. Klepfer, Selma A. Johnson, William D. Johnson, Allen A. Harpster, Nancy A. Harpster, Genevieve M. Frimodt, Leonard Frimodt, Deborah S. Stream, Douglas R. Stream, Cindy M. Collier-Koeppen, Paul A. Koeppen, Ruth T. Sadler, Robert J. Sadler, F. Louise Deal, Floyd A. Deal, Richard C. Finke, Mary A. Finke, James L. Ficek, Lorraine Ficek, Joan L. McCoy, Michael J. Oehme, Kari K. Oehme, Brenda Sue Dresen, Robert L. Humphrey, Deanna L. Humphrey, William J. Roux, Vicky J. Roux, Bernard E. Shields, LaVonne C. Shields, Geraldine Bush, Norman J. Bush, John M. Wingstad, Kathleen L. Wingstad, Richard R. Waters, Carolyn L. Waters, Ruth A. Fountain, Lynn E. Fountain, Daniel E. Burkey, Natalie A. Burkey, R. P. Hackfort, Faye L. Hackfort, Randall L. Lambert, Deb A. Lambert, Rodney H. Cox, Donna R. Cox, Martin E. Fletcher, Beverly A. Fletcher, Christfried H. Nawrocki, Irmgard H. Nawrocki, Ernest L. Madison, Joyce A. Madison, Sandra F. Vesely, Paul N. McCulley, Yvette K. McCulley, Kenneth E. Morriss, Amy L. Morriss, Jeffrey D. Fox, Corine K. Fox, Charles E. May, and Rhonda J. May, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed in my presence.



*Michael A. Dennis*  
NOTARY PUBLIC IN AND FOR POTTAWATTAMIE  
COUNTY, IOWA  
MICHAEL A. DENNIS

STATE OF IOWA )  
COUNTY OF ) ss  
POTTAWATTAMIE )

Now on this 22nd day of November, 1992 the undersigned, a Notary Public in and for Pottawattamie County in the State of Iowa states that on the 22nd day of November, 1992 personally appeared Dennis M. Gascoigne, Lori K. Gascoigne, Kenneth Ray Carman, Sharon Kay Carman, Wayne A. Lukken, Carol F. Lukken, Scott D. Hansen, Carman L. Hansen, Wm. L. Jones, Linda K. Jones, Larry C. Macher, Diana J. Mether, James L. Rabuck, Kathleen R. Rabuck, Rochelle K. Ulrich, Dean A. Hunt, Becky J. Hunt, Carl A. Sinn, Sheryl O. Kratz-Sinn, Julie C. Rodgers, Michael D. Rodgers, Paul E. Hickok, Marie E. Hickok, and Donald D. Nielsen, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed in my presence.



*Michael A. Dennis*  
NOTARY PUBLIC IN AND FOR POTTAWATTAMIE  
COUNTY, IOWA  
MICHAEL A. DENNIS



STATE OF IOWA )  
COUNTY OF ) ss  
POTTAWATTAMIE )

UNRECORDED

On this 19th day of November, 1992 the undersigned a Notary Public in and for Pottawattamie County in the State of Iowa states that on November 19, 1992 personally appeared Michael A. Dennis and Vickie R. Dennis to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed in my presence.



George W. Collins  
NOTARY PUBLIC IN AND FOR POTTAWATTAMIE  
COUNTY, IOWA  
GEORGE W. COLLINS

STATE OF IOWA )  
COUNTY OF ) ss  
POTTAWATTAMIE )

On this 6th day of December, 1992 the undersigned a Notary Public in and for Pottawattamie County in the State of Iowa states that on December 6th, 1992 personally appeared Thomas D. Vesely, Frances P. Nielsen, John M. Rosenthal, Paula K. Rosenthal, Margaret L. Sigler, Tom E. Lenihan, Roberta R. Lenihan, Mary H. Zebley, Janet L. Schwinderman, Dan D. Schwinderman, Elbert E. Winchester, Margie A. Winchester, Edith W. Leiren, Lloyd R. Roundy, Consuelo M. Roundy, Richard L. Fry, and Barbara J. Fry, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed in my presence.



Michael A. Dennis  
NOTARY PUBLIC IN AND FOR POTTAWATTAMIE  
COUNTY, IOWA  
MICHAEL A. DENNIS

STATE OF IOWA )  
COUNTY OF ) ss  
POTTAWATTAMIE )

On this 7th day of December, 1992 the undersigned a Notary Public in and for Pottawattamie County in the State of Iowa states that on December 7th, 1992 personally appeared Patrick G. McCoy 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 in my presence.



Michael A. Dennis  
NOTARY PUBLIC IN AND FOR POTTAWATTAMIE  
COUNTY, IOWA  
MICHAEL A. DENNIS

**CONFIDENTIAL**

STATE OF IOWA )  
COUNTY OF ) 58  
POTTAWATTAMIE )

Now on this 7th day of December, 1992 the undersigned, a Notary Public in and for Pottawattamie County in the State of Iowa states that on the 7th day of December, 1992 personally appeared Steven C. Casson, Connie A. Casson, Marty J. Lindhorst, Laurie A. Lindhorst, Gordon L. Ord, Marcella A. Ord, Doug M. Anderson, Connie J. Anderson, Alan M. Behrens, Karen K. Behrens, Joalena K. Grass, James R. Grass, Lonnie D. Henry, and Batay A. Henry, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed in my presence.



*Michael A. Dennis*  
NOTARY PUBLIC IN AND FOR POTTAWATTAMIE  
COUNTY, IOWA  
MICHAEL A. DENNIS