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JOHN E. O'NEILL
RECORDER
JOHNSON CO., IOWA

ARTICLES OF ASSOCIATION
MARTIN LANE ROAD ASSOCIATION

The undersigned owners hereby make this Declaration of Association of Martin Lane Road Association, an unincorporated homeowners' association, for the purposes and according to the agreements as hereinafter set out.

I. PURPOSE. The purpose of this organization is to provide for the common ownership and collective maintenance of the roadway known as Martin Lane as shown on the plat of Bert Martin's Second Subdivision, recorded in Book 6, Page 1, Plat Records of Johnson County, Iowa, and to provide for a mechanism for the assessment of the expenses of operation of the association.

II. MEMBERS. The members of this organization shall be all owners adjacent to and regularly using for access purpose Martin Lane, as enumerated on Exhibit A attached hereto. As title is transferred whether by deed, will, descent or otherwise, the transferees of each individual parcel will become automatic members of this association.

III. ANNUAL MEETING; QUORUM; ELECTION OF PRESIDENT; APPOINTMENT OF THE SECRETARY/TREASURER. The annual meeting for the purposes of the election of the president and for the transaction of any other business that may come before the association shall be on the _____ day of _____ at 7:30 P.M. The quorum for the conduct at the annual meeting shall be a majority of the owners and all business at the annual meeting may be conducted by a majority of those present. The president elected at each annual meeting shall serve until the next following annual meeting. Until the first annual meeting the initial president of the association shall be Richard C. Scott. The president shall appoint a secretary/treasurer from among the member to serve for the coming year.

IV. DUTIES AND POWERS OF THE OFFICERS. The president shall have the duty and obligation to contract for and supervise the completion of any improvement or maintenance of Martin Lane such that each of the members are afforded reasonable vehicular and pedestrian access to their individual properties. The president may contract for services not to exceed the value of $1,000.00 without the concurrence of the membership. The president, or any three owners may call a special meeting of the association at any time upon actual notice to all members to conduct any required business. The secretary/treasurer shall keep records of the actions of the membership and of the financial transactions of the association. Any conveyance or encumbrance of any real estate titled in the name of the association shall be signed by the president and by the secretary/treasurer.

V. ASSESSMENTS. It is the intention of this organization that the costs of maintenance and improvements to Martin Lane incurred by the association shall be assessed on a pro rata basis to the individual lots. If these individual assessments are not paid upon presentation to the owners of a written statement, the president is authorized to file in the Office of the Johnson County Recorder a claim for this assessment which claim shall be a lien on the lot of the owner not paying the assessment. The frequency of assessment and required payment shall be determined by the association at its annual meeting from time to time. Maurice E. Martin and Gladys M. Martin are

currently the owners of a unit that is a duplex. The parties agree that while the Martins own this property, it will be assessed only one share of the common expenses. Upon transfer by any means by said owners, said property will become liable for two shares, at which time the new owner shall be entitled to two votes at the annual meeting.

VI. CONVEYANCE OF ROAD TO ASSOCIATION AND RETENTION OF EASEMENT. Each of the undersigned owners by their signature to this document hereby quit claim to the Martin Lane Road Association all their right, title and interest in the area designated as Martin Lane as shown on the plat of Bert Martin Second Subdivision recorded in Book 6, Page 1, Plat Records of Johnson County, Iowa. Each of the undersigned retain an easement for pedestrian and vehicular access easement to their respective properties over and across the road designated as Martin Lane.

VII. RESTRICTION ON GRANT OF ACCESS TO PROPERTY TO THE WEST. The undersigned hereby agree that no party to this agreement shall be able to grant any further easement over and across Martin Lane in favor of any owner of real estate lying to the west of the west end of Martin Lane.

VIII. NO PRIVATE BENEFIT. No portion of the net earnings of this association shall inure to the benefit of any individual member of this association except for those benefits which accrue to members in general as a result of the activities of the association in pursuance of the purpose of the association as described in Article I.

Dated 3-9-95 — Jerry R. Moore
Jerry R. Moore

Dated 3-9-95 — Joanne S. Moore
Joanne S. Moore

Dated 3-30-95 — Richard D. Hobbs
Richard D. Hobbs

Dated 3-30-95 — Twila S. Hobbs
Twila S. Hobbs

Dated 3-18-95 — Richard C. Scott
Richard C. Scott

Dated 3-18-95 — Iris A. Scott
Iris A. Scott

Dated 4-5-95 — Caleb D. Alderman
Caleb D. Alderman

Dated 3-16-95 — Vadim Kreyd
Vadim Kreyd

Dated 3-16-95 — Vera Kreyd
Vera Kreyd

Dated 3-14-95 — Winona M. Lyons
Winona M. Lyons

Dated _____ — Patrick T. Dalton
Patrick T. Dalton

Dated 3-23-95 — Rosemary Dalton
Rosemary Dalton

Dated 4/11/95 — Maurice E. Martin
Maurice E. Martin

Dated 4/11/95 — Gladys M. Martin
Gladys M. Martin

Dated 3-15-95 — Gerald R. Vraspier
Gerald R. Vraspier

Dated 3/15/95 — Donna M. Vraspier
Donna M. Vraspier

Dated 3-14-95 — Lester A. Martin
Lester A. Martin

Dated 3-14-95 — Elsie M. Martin
Elsie M. Martin

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State of Iowa)
) ss:
County of Johnson)

On this 23 day of MARCH, ~~1994~~ 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick T. Dalton and Rosemary Dalton, husband and wife, 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.

R Joanne Hotton
Notary Public in and for said State

NOTARIAL SEAL

State of Ia)
) ss:
County of Johnson)

On this 5 day of April, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Maurice E. Martin and Gladys M. Martin, husband and wife, 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.

R Horn
Notary Public in and for said State

NOTARIAL SEAL

State of Iowa)
) ss:
County of Johnson)

On this 15th day of March, ~~1994~~ 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Gerald R. Vraspier and Donna M. Vraspier, husband and wife, 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.

KEITH JONES
MY COMMISSION EXPIRES
April 8, 1998

Keith Jones
Notary Public in and for said State

State of Iowa)
) ss:
County of Johnson)

On this 5th day of April, 1995 ~~1994~~, before me, the undersigned, a Notary Public in and for said State, personally appeared Caleb D. Alderman, single, 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.

NOTARIAL SEAL

Notary Public in and for said State

State of Iowa)
) ss:
County of Johnson)

On this 16 day of March, 1995 ~~1994~~, before me, the undersigned, a Notary Public in and for said State, personally appeared Vadim Kreyd and Vera Kreyd, husband and wife, 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.

Notary Public in and for said State

NOTARIAL SEAL

State of Iowa)
) ss:
County of Johnson)

On this 14th day of March, 1995 ~~1994~~, before me, the undersigned, a Notary Public in and for said State, personally appeared Winona M. Lyons, single, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Notary Public in and for said State

SUSAN M. BASTEN
MY COMMISSION EXPIRES
12-13-97

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State of Iowa)
) ss:
County of Johnson)

On this 14 day of March, ~~1994~~ 1895, before me, the undersigned, a Notary Public in and for said State, personally appeared Lester A. Martin and Elsie M. Martin, husband and wife, 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.

RANDY SOLDWISCH
MY COMMISSION EXPIRES
11/8/96

Notary Public in and for said State

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State of Iowa)
) ss:
County of Johnson)

On this 9th day of March, 1995~~1994~~, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerry R. Moore and Joanne S. Moore, husband and wife, 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.

SHERYL HOSTETLER
MY COMMISSION EXPIRES
June 3, 1997

Sheryl Hostetler
Notary Public in and for said State

State of Iowa)
) ss:
County of Johnson)

On this 20th day of March, 1995~~1994~~, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard D. Hobbs and Twila S. Hobbs, husband and wife, 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.

Gordon J Hu
Notary Public in and for said State

NOTARIAL SEAL

State of Iowa)
) ss:
County of Johnson)

On this 18 day of March, 1995~~1994~~, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard C. Scott and Iris A. Scott, husband and wife, 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.

Gordon J Hu
Notary Public in and for said State

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EXHIBIT "A"

INITIAL MEMBERS OF MARTIN LANE ROAD ASSOCIATION

Jerry R. Moore and Joanne S. Moore, husband and wife
Richard D. Hobbs and Twila S. Hobbs, husband and wife
Richard C. Scott and Iris A. Scott, husband and wife
Caleb D. Alderman, single
Vadim Kreyd and Vera Kreyd, husband and wife
Winona M. Lyons, single
Patrick T. Dalton and Rosemary Dalton, husband and wife
Maurice E. Martin and Gladys M. Martin, husband and wife
Gerald R. Vraspier and Donna M. Vraspier, husband and wife
Lester A. Martin and Elsie M. Martin, husband and wife