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Johnson County, Iowa

DECLARATION
OF
SUBMISSION OF PROPERTY TO
HORIZONTAL PROPERTY REGIME
PURSUANT TO CHAPTER 499B OF THE CODE OF IOWA

NAME: OAK RIDGE CONDOMINIUMS

DECLARANT: GRAND RAIL DEVELOPMENT CO., INC.

DATE OF DECLARATION: January 14 2025

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DECLARATION
OF
SUBMISSION OF PROPERTY
TO HORIZONTAL REGIME ESTABLISHING A PLAN
FOR
CONDOMINIUM OWNERSHIP OF PREMISES

This Declaration of Submission of Property to the Horizontal Property Regime is made and executed in Iowa City, Iowa, the 16th day of January, 2025, by Grand Rail Development Co., Inc., an Iowa corporation, hereinafter referred to as "DECLARANT", pursuant to the provisions of the Horizontal Property Act, Chapter 499B, Code of Iowa (2024).

WITNESSETH:

WHEREAS, DECLARANT is the owner of certain real property located in Coralville, Johnson County, Iowa, and more particularly described as follows:

Lot 10, Coral Crossing - Eighth Addition, Coralville, Johnson County, Iowa,
according to the plat thereof recorded in Book 64, Page 388, Plat Records of
Johnson County, Iowa;

and

WHEREAS, DECLARANT is the owner of one (1) residential building and other improvements built, or to be built, upon said real estate and it is the desire and the intention of the DECLARANT to divide the Project into Condominiums and to sell and convey the same to various purchasers, pursuant to the provisions of the aforesaid Horizontal Property Act, and to impose upon said property mutually beneficial restrictions, covenants, and conditions; and

WHEREAS, DECLARANT desires and intends by filing this Declaration to submit the above-described property and building and other improvements constructed thereon, together with all appurtenances thereto, to the provisions of the aforesaid Act as a Condominium Project;

NOW, THEREFORE, the DECLARANT does hereby publish and declare that all property described above is held and shall be held and conveyed subject to the following covenants, conditions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the improvement of said property and the division

thereof into condominiums and shall be deemed to run with the land and shall be a burden and a benefit to DECLARANT, their successors and assigns and any person acquiring or owning an interest in the real property and improvements, their grantees, successors, heirs, executors, administrators, devisees and assigns.

ARTICLE I.

DEFINITIONS.

1. DECLARANT.

The term "DECLARANT" shall mean Grand Rail Development Co., Inc., an Iowa corporation, who has made and executed this Declaration.

2. DECLARATION.

The term "DECLARATION" shall mean this instrument by which Oak Ridge Condominiums, Coralville, Iowa, is established as provided under the Horizontal Property Act.

3. PROJECT.

The term "PROJECT" shall mean the entire parcel of real property referred to in this Declaration to be divided into Condominiums, including all structures thereon.

4. UNIT.

The term "UNIT" shall mean one or more rooms occupying all or part of a floor or floors intended for residential use and not owned in common with the other owners in the Regime. The boundary lines of each Unit are the interior surfaces of its perimeter walls, bearing walls, floors, ceilings, windows and window frames, doors and door frames, and trim, and includes the portions of the Building so described and the air space so encompassed. The Regime will consist of one (1) residential building, with a total of thirty-two (32) Units to be used for residential purposes.

5. GENERAL COMMON ELEMENTS.

The term "GENERAL COMMON ELEMENTS" shall have the meaning as defined in ARTICLE IV.

6. LIMITED COMMON ELEMENTS.

The term "LIMITED COMMON ELEMENTS" shall have the meaning as defined in ARTICLE V.

7. BUILDING.

The term "BUILDING" shall mean the structural improvements located on the land, forming part of the real estate described herein, and containing Units as more particularly described on Exhibits "D" and "E" and in paragraph 2 of Article II of this Declaration.

8. GARAGE.

The term "garage" shall refer to the lower level of the residential building intended for, but not limited to, the storage of automobiles. There are thirty-two (32) parking spaces located in the garage.

9. CONDOMINIUM.

The term "CONDOMINIUM" means the entire estate in the real property owned by any Owner, consisting of an undivided interest in the Common Elements and ownership of a separate interest in a Unit.

10. OWNER.

The term "OWNER" means any person with an ownership interest in a Unit in the Project.

11. ASSOCIATION.

The term "ASSOCIATION" means Oak Ridge Condominiums Owners Association, and its successors.

12. CONDOMINIUM DOCUMENTS.

The term "CONDOMINIUM DOCUMENTS" means this Declaration, and all Exhibits attached hereto including the Articles and Bylaws of the Association.

13. PLURAL AND GENDER.

Whenever the context so permits or requires, the singular shall include the plural and the plural the singular, and the use of any gender shall include all genders.

14. SEVERABILITY.

The invalidity of any covenant, restriction, agreement, undertaking, or other provisions of any Condominium Document shall not affect the validity of the remaining portions thereof.

15. INCORPORATION.

Exhibits attached hereto and referred to herein are hereby made a part hereof with the same force and effect as other provisions of this Document.

ARTICLE II.

DESCRIPTION OF LAND, BUILDING AND UNITS

1. Description of Land.

The real property submitted to the Regime is located in Coralville, Johnson County, Iowa, and is legally described as follows:

Lot 10, Coral Crossing - Eighth Addition, Coralville, Johnson County, Iowa, according to the plat thereof recorded in Book 64, Page 388, Plat Records of Johnson County, Iowa.

2. Description of Building/Units.

This Condominium Regime will ultimately consist of one (1) building.

One (1) building is located and designated on the Site Plan as 2875 Spring Rose Circle. This building is to be used for residential purposes. Units in the building are designated as 101 through 111 (first floor units), 201 through 211 (second floor units) and 301 through 310 (third floor units) and are located in said building as shown on Exhibit "E." The building will contain thirty-two (32) units.

ARTICLE III.

OWNERSHIP INTERESTS

1. Exclusive Ownership and Possession by Owner.

Each owner shall be entitled to exclusive ownership and possession of his or her Unit. Each Owner shall be also entitled to an undivided interest in the Common Elements as more specifically described herein. Said percentage of the undivided interest in the Common Elements shall not be separated from the Unit to which it appertains and shall be deemed to be conveyed or encumbered or released from liens with the Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument. Each Owner may use the Common Elements in accordance with the purpose for which they are intended, without hindering or encroaching upon the lawful rights of the other Owners.

An Owner shall not be deemed to own the undecorated and/or unfinished surfaces of the perimeter walls, ceiling, windows and doors bounding his or her Unit, nor shall the Owner be deemed to own the utilities running through his or her Unit which are utilized for, or serve, more than one Unit, except as a percentage of an undivided interest in the Common Elements. An Owner, however, shall have the exclusive right to paint, repaint, tile, wax, paper or otherwise refinish and decorate the interior surfaces of the walls, floors, ceilings, windows and doors bounding his or her Unit.

2. Appurtenances.

There shall pass with the ownership of each Unit as a part thereof, whether or not separately described, all appurtenances to such Unit. No part of the appurtenant interest of any Unit may be sold, transferred or otherwise disposed of except in connection with the sale, transfer or other disposition of such Unit itself or of all Units in the regime.

3. Undivided Fractional Interest.

An undivided interest in the land and other Common Elements of the Regime, regardless of whether such elements are General or Limited Common Elements, shall be appurtenant to each Unit. The amount of such undivided interest appurtenant to each Unit shall be 1/32nd.

Each Unit will also bear a fractional share of the obligation for payment of assessments, taxes and insurance and other expenses assessed by the Association. Each Unit will bear a 1/32nd share of said expenses.

4. General Common Elements.

Appurtenant to each Unit shall be a right to use and enjoy the General Common Elements.

5. Limited Common Elements.

The exclusive use by Owners of the Limited Common Elements shall be deemed an appurtenance of the Unit for which said elements are reserved, provided such use and enjoyment shall be limited to the uses permitted by this Declaration and other Condominium Documents.

6. Association Membership and Voting Rights.

Appurtenant to each Unit shall be membership in Oak Ridge Condominiums Owners Association and a vote in the affairs of the Association.

Each Unit shall have one (1) vote in the affairs of the Association; provided, however, that the exercise of such voting and membership rights shall be subject to the applicable provisions of the Articles and Bylaws of the Association and of the other Condominium Documents. The action of such Association shall be deemed the action of the Owners; and such action, when taken in accordance with the Bylaws of the Association and this Declaration shall be final and conclusive upon all Unit Owners.

7. Cross-Easements.

Appurtenant to each Unit shall be easements from each Unit Owner to each other Unit Owner and to the Association, and from the Association to the respective Unit Owners as follows:

(a) For ingress and egress through the common areas and for maintenance, repair, and replacement as authorized;

(b) Through the Units and common facilities for maintenance, repair and replacement or reconstruction of Common Elements, but access to Units shall be only during reasonable hours except in case of emergency;

(c) Every portion of a Unit contributing to the support of a Building is burdened with an easement of such support for the benefit of all such other Units;

(d) Through the Units and common areas for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility or other services to the other Units in the common areas.

ARTICLE IV.

GENERAL COMMON ELEMENTS

1. Definition.

General Common Elements shall include all portions of the Project (land and improvements thereon) not included within any Unit except such portions of the Project which are defined as Limited Common Elements in the following Article. The General Common Elements also include, but are not limited to, the following:

(a) The Land and the airspace above the Building;

(b) The foundations and all structural or load-bearing posts and beams contained within the Building, floors, exterior walls of each Unit and of the Building, ceilings, and roofs, gutters, downspouts, entrances, exits, communication ways, hallways;

(c) Installations for public utilities, including electric, gas, telephone communication and/or data cable, wireless transmitter/antennas for wireless communications and data, and cold water for common use;

(d) The lower level (underground) garage, overhead doors, sump pits, pumps and pump room, sprinkler room and mechanical rooms located on the lower level;

(e) All pedestrian access doors entering onto the Common Elements, the hallways giving access thereto, the doors giving access to the central hallways, all elevators and their tanks, elevator equipment room, elevator lobbies, pumps and motors, the staircases, the common vestibules and the like not located within a particular Unit;

(f) Trees, shrubs, plantings, sidewalks, drives, outdoor lighting, light poles, bike rack, dumpster(s), retaining walls, landscaping and open parking spaces (except as otherwise provided or stipulated) located on the exterior of the Building;

(g) The fire alarm and keyless entry systems for the Common Elements, as well as the source and vertical delivery system for the sprinkler system. However, the fire alarm, keyless entry and sprinkler systems that are located within a Unit are part of the respective Unit;

(h) The exterior appearance of the Building; and

(i) All other parts of the Land and apparatus and installations existing in the Building or on the Land for the common use or necessary or convenient to the existence, maintenance or safety of the Project, which are not specifically made part of a Unit by the terms of this Declaration or otherwise limited by the following Article.

ARTICLE V.LIMITED COMMON ELEMENTS

1. Definition.

The term "Limited Common Elements" shall mean, and such elements shall consist of, those Common Elements which are reserved for the use of one Unit by this Article and amendments hereto and such reservation shall be to the exclusion of any other Unit.

2. Reservation.

The following Common Elements are reserved and shall constitute the Limited Common Elements:

(a) All exterior walls of a building, all walls and partitions separating Units from other Units, interior load bearing walls and all other elements which are structural to a Unit are reserved for that Unit (or Units where partitions separate two Units contained in a building).

(b) Mailboxes and storage areas, if any, designated to a particular Unit.

(c) Garage space deemed appurtenant to its designated Unit. Units shall have the use of a garage space, the designated number and location for which appears on Exhibit "E" and corresponds to the Unit's number designation within the regime. Such garage space shall be automatically deeded appurtenant to said Units and shall be deemed transferred with any conveyance of such Units. Notwithstanding the right of exclusive use granted to any garage space in connection with the conveyance of a Unit as provided herein, such areas shall remain Limited Common Elements and shall be subject to the control of the Association.

(d) That part of all sewer, water, electrical, gas, telephone and other utility or service lines, wiring, ducts, conduits, piping, facilities, systems, fixtures and attachments serving just one Unit and located entirely within the Unit. Furnace, water heater and mechanical room shall be appurtenant to the Units they serve.

(e) The air conditioner pads, compressors and equipment appurtenant to each Unit.

(f) Entry ways immediately appurtenant to each Unit.

(g) Any deck, balcony, porch or patio adjacent to an individual Unit.

3. Exception.

Notwithstanding the reservations made by this Article, the design of the Building, grounds to be submitted and the integrity and appearance of the Regime as a whole are the common interests of all Owners and, as such, shall remain a part of the General Common Elements.

4. Right of Association.

The reservation of the Limited Common Elements herein shall not limit any right the Association and its agents may otherwise have to alter such Limited Common Elements or enter upon such Limited Common Elements.

ARTICLE VI.

DECLARANT'S RESERVED RIGHTS AND POWERS

1. Declarant's Activities.

Declarant is irrevocably and perpetually empowered, notwithstanding any use, restriction or other provisions hereof to the contrary, to sell, lease or rent Units to any person and shall have the right to transact on the Condominium property any business relating to construction, repair, remodeling, sale, lease or rental of Units, including but not limited to, the right to maintain signs, employees, independent contractors and equipment and materials on the premises, and to use Common Elements (General and Limited) to show Units. All signs and all items and equipment pertaining to sales or rentals or construction and any Unit furnished by the Declarant for sale purposes shall not be considered Common Elements and shall remain their separate property. Declarant retains the right to be and remain the Owner of completed but unsold Units under the same terms and conditions as other Owners, including membership in the Association save for its right to sell, rent or lease.

2. Easements.

Declarant expressly reserves perpetual easements for ingress, egress and utility purposes as may be required across and under the land submitted hereby.

3. Designation of Association Directors.

Declarant shall have the right to name all members of the Board of Directors of Oak Ridge Condominiums Owners Association until the earlier of three (3) years after

the first Unit in the Condominium Regime has been conveyed to Unit purchasers or four (4) months after seventy-five percent (75%) of the Units in the Condominium Regime have been conveyed to Unit purchasers, or until the Declarant waives this right, at which time members of the Association shall select the Board of Directors as provided by the Bylaws. Thereafter, the Board of Directors shall be selected in the manner specified by the Bylaws of the Association.

4. Declarant's Right to Amend.

The Declarant reserves the rights to unilaterally amend the Declaration without the consent of any Unit Owner for amendments to the Engineer's Certificate, the Site Plan, Building Plans and Specifications and amendments to remedy clerical and/or scrivener's errors in the Declaration.

ARTICLE VII.

MANAGEMENT OF THE REGIME

1. Association; Board of Directors.

The operation of the Condominium shall be by a nonprofit membership corporation organized and existing under Chapter 504, Code of Iowa. The name of the Association shall be "Oak Ridge Condominiums Owners Association". Copies of its Articles of Incorporation and of its Bylaws are attached hereto as Exhibit "A" and Exhibit "B", respectively. Whenever a vote or other action of Unit Owners as a group is required the mechanics of conducting such a vote or taking such action shall be under the control and supervision of the Association. The action of the Association shall constitute the action of the Owners or the Board of Directors whenever such action is permitted or required herein or by Chapter 499B of the Code of Iowa.

2. Compliance.

All owners, tenants, families, guests, customers, employees and other persons using or occupying the Regime shall be bound by and strictly comply with the provisions of the Bylaws of the Association and applicable provisions of other Condominium Documents, and all agreements, regulations and determinations lawfully made by the Association and its directors, officers or agents shall be binding on all such Owners and other persons. A failure to comply with the Bylaws or the provisions of the other Condominium Documents or any agreement or determination thus lawfully made shall be grounds for an action to recover sums due for damages on the part of the Association or any Owners, as applicable, or injunctive relief without waiving either remedy.

3. Powers of Association.

Each Owner agrees that the Association has and shall exercise all powers, rights and authority granted unto it, the Board of Directors, and the Owners as a group by Chapters 504 and 499B of the 2024 Code of Iowa as amended, and such as are more particularly set forth in the Condominium Documents, including but not limited to the making of assessments chargeable to Owners and the creation of a lien on Units thereof, and to acquire a Unit at foreclosure sale and to hold, lease, mortgage or convey the same. Each Owner hereby waives any rights to delay or prevent such foreclosure by the Association which he or she may have by reason of a homestead exemption. However, no Unit shall be assessed until construction of the Unit has been completed and an occupancy permit for the Unit issued by the City of Coralville, Iowa.

4. Partition.

All Unit Owners shall be deemed to have waived all rights of partition, if any, in connection with such acquisition.

5. Membership, Voting Rights.

The members of the Association shall consist of all of the record Owners of Units. After receiving the approval of the Association elsewhere required, change of membership in the Association shall be established by recording in the public records of Johnson County, Iowa, a deed or other instrument establishing a record title to a Unit in the Condominium and the membership of the prior Owner shall be thereby terminated.

Each Unit shall have one (1) vote in the affairs of the Association.

6. Restraint upon Assignment.

The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his or her Unit.

7. Board of Directors.

The affairs of the Association shall be conducted by a Board of three (3) Directors who shall be designated in the manner provided in the Bylaws.

8. Discharge of Liability.

All Owners shall promptly discharge any lien which may hereafter be filed against his or her Condominium.

9. Limitation on Association's Liability.

The Association shall not be liable for any injury or damage to property caused by or on the Common Elements or by another Owner or person in the Project or by any other means unless caused by the gross negligence of the Association. No diminution or abatement of common expense assessments shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs or improvements of the Common Elements or from any action taken to comply with any law, ordinance or orders of a governmental authority.

10. Indemnification of Directors and Officers.

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him or her in connection with any proceeding to which he or she may be a party, or in which he or she may become involved, by reason of his or her being or having been a director or officer of the Association, or any settlement thereof, whether or not he or she is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

11. Agent to Receive Service of Process.

The following person, who is a resident of the State of Iowa, is designated to receive service of process upon the Association:

NAME

ADDRESS

Grand Rail Development Co., Inc.

2810 Stoner Court, Suite 5
North Liberty, IA 52317

12. Coral Crossing - Eighth Addition Association.

Declarant has formed the Coral Crossing - Eighth Addition Association, whose members will consist of the separate owners association of each condominium regime now or hereafter developed, constructed, or existing on Lots 8, 9, 10, and 14, Coral Crossing - Eighth Addition, Coralville, Johnson County, Iowa, according to the recorded plat thereof. The owners association of this and the other condominium regimes, through the Coral Crossing - Eighth Addition Association, will perform any and all "grantor"

defined obligations and responsibilities as set forth and described in the Stormwater Management Facilities Maintenance Covenant and Permanent Easement Agreement recorded July 6, 2021 in Book 6252, Page 11, Miscellaneous Records of Johnson County, Iowa. Each Unit Owner agrees to abide by the decisions made by the owners association as a member of the Coral Crossing - Eighth Addition Association and to pay, together with other assessments levied hereunder upon the Unit Owners by the owners association, those assessments established by the Coral Crossing - Eighth Addition Association.

ARTICLE VIII.

MAINTENANCE, ALTERATION AND IMPROVEMENT

1. Definitions.

Certain terms used in this Article shall have a meaning as follows, provided any dispute over meanings shall be conclusively decided by the Board of Directors of the Association:

(a) "Maintenance" or "repair" shall mean the act of maintaining, restoration, renovation, reconstruction, replacement, rebuilding and similar work necessary to preserve a Unit or the property in its original condition as completed.

(b) "Improvement" shall mean the addition of a new structure, element or facility, other than a structure, element or facility otherwise provided for by this Declaration or any Supplementary Declaration.

2. Maintenance by Association.

(a) The Association shall maintain all Common Elements, whether Limited or General, and shall make assessments therefor as a common expense except where maintenance has been specifically made the responsibility of each Unit.

(b) The Association shall repair incidental damage caused to a Unit through maintenance by the Association and shall assess the cost thereof as a common expense.

(c) If a Unit Owner defaults on his or her responsibilities of maintenance, the Association shall assume such responsibilities and shall assess the cost thereof against the Unit of such Owner and such assessment shall be collectible as if it were an assessment for common expenses.

(d) The Association may, in its discretion, assume responsibility for any maintenance project which requires reconstruction, repair, rebuilding, conservation, restoration or similar work to more than one Unit and the cost thereof may be in the discretion of the Association either assessed against each Unit on which such costs were incurred or assessed against all Units as a common expense according to the circumstances.

3. Maintenance by Owner.

(a) Each Unit Owner at his or her own expense shall maintain the interior, including the boundary surfaces, of such Unit and its equipment, shall keep such interior in a clean and sanitary condition, shall do all redecorating, painting and other finishing which may at any time be necessary to maintain his or her Unit, and shall be responsible for the maintenance of all personalty including carpets, furnishings, and appliances within such Unit.

(b) The Owner of each Unit shall be responsible for maintaining the plumbing fixtures within the Unit and shall also be responsible for the maintenance or repair of the furnace, air conditioner, and water heater serving such Unit and all other utilities or portions thereof located within the boundaries of his or her Unit. The Owner shall also, at his or her own expense, keep his or her Unit in a clean and sanitary condition.

(c) The Unit Owner shall maintain, at his or her expense, any improvement or other alteration made by him or her.

(d) The Owner of each Unit shall promptly report to the Association any defects or other maintenance needs which are the responsibility of the Association.

4. Alterations or Improvements by Owner.

No Unit Owner shall make or permit to be made any structural alteration to a Unit or to a Building without first obtaining written consent of the Board of Directors of the Association (which consent may be given by a general rule or regulation) which shall determine the proper insurance of such improvement or other alteration, and the effect of such improvement or alteration on insurance of other property of the Regime. The Board of Directors of the Association shall arrange with such Unit Owner for the payment of the cost of any additional insurance thereby required. Alterations to the exterior of any Building or Common Element shall not be made if, in the opinion of the Board of Directors of the Association, such alteration would be detrimental to the integrity or appearance of the Regime as a whole. Such Owner shall do no act or work which will impair the structural soundness or integrity of the Building or safety of the property or impair any easement. The

improvement or alteration of a Unit shall cause no increase or decrease in the number of ownership interests appurtenant to such Unit.

5. Alterations or Improvements by the Association.

Whenever in the judgment of the Board of Directors the Common Elements shall require additions, alterations or improvements, the Board of Directors shall proceed with such additions, alterations or improvements and shall assess all Unit Owners for the cost thereof as a common charge.

ARTICLE IX.

CONDITIONS OF AND RESTRICTIONS ON
OWNERSHIP, USE, AND ENJOYMENT

1. Property Subject to Certain Provisions.

The ownership, use, occupation, and enjoyment of each Unit and of the Common Elements of the Regime shall be subject to the provisions of the Bylaws and the Articles of Incorporation of the Association, and this Declaration, all of which provisions irrespective of where set forth or classified shall have equal status and shall be enforceable and binding as a covenant, condition, restriction, or requirement running with the land and shall be binding on and enforceable against each and all Units and the Owners thereof and their respective assigns, lessees, tenants, occupants and successors in interest.

2. Use of Property.

The use of the property shall be in accordance with and subject to the following provisions:

(a) Units shall be used or occupied for living or dwelling purposes only.

(b) A Condominium may be rented or leased by the Owner or his or her lessee, provided the entire Unit is rented. No lease shall relieve the Owner as against the Association and other Owners from any responsibility or liability imposed by the Condominium Documents.

(c) Nothing shall be altered in, constructed in, or removed from, the Common Elements, Limited or General, except upon written consent of the Board of Directors of the Association, which may be given through regulations of the Association, and further provided that any holder of a first mortgage which acquires possession of a Unit by foreclosure or by deed in lieu of foreclosure shall have the

right to post signs for the sale or rental of such Unit until such Unit is sold or a lease is entered into.

(d) No activity shall be allowed which unduly interferes with the peaceful possession and use of the property by the Unit Owners nor shall any fire hazard or unsightly accumulation of refuse be allowed.

(e) No Unit Owner shall be allowed to install additional parking slabs on any part of the property. Each Unit Owner's guests or invitees will park their own vehicles only on the open parking spaces. Parking of vehicles shall only be allowed in garage spaces and on open parking spaces. Vehicles parked on open parking spaces must be moved at least once every 24 hours.

The outside parking spaces within the Regime are limited for the use of Unit Owners, tenants, their guests, business patrons, employees or invitees. None of the outside parking spaces within the Regime are reserved for the use of a particular Unit. (Garage spaces are specifically designated and appurtenant to Units as described in Article V Paragraph 2(c) and as shown on Exhibit "E"). However, the Association may promulgate and enforce rules and regulations regarding outside parking within the Regime, including but not limited to the reservation of designated outside parking spaces to the exclusive use of particular Units.

(f) Nothing shall be done or kept in any Unit or in the common area which will increase the rate of insurance on the common area, without the prior written consent of the Association. No Owner shall permit anything to be done or kept in his or her Unit or in the common area which will result in the cancellation of insurance on any Unit or any part of the common area, or which would be in violation of any law.

(g) The Association shall have the authority to adopt rules and regulations governing the use of the property and such rules shall be observed and obeyed by the Owners, their guests, customers, employees and invitees.

(h) Agents of or contractors hired by the Association may enter any Unit when necessary in connection with any maintenance, landscaping, or construction for which the Association is responsible, provided such entry shall be made with as little inconvenience to the Owners as practicable.

(i) A Unit Owner shall give notice to the Association of every lien against his or her Unit other than permitted mortgages, taxes, and Association assessments,

and of any suit or other proceeding which may affect the title to his or her Unit, within ten (10) days after the lien attaches or the Owner receives notice of such suit.

(j) A Unit Owner shall be liable to the Association for the expense of any maintenance, repair, or replacement rendered necessary by his or her act, neglect, or carelessness, or by that of his or her family, guests, employees, agents or lessees, which liability shall include any increase in insurance rates resulting therefrom.

(k) No Unit Owner shall be permitted to erect a radio or TV antenna or any other fixture, item, wiring or appurtenance. A Unit Owner may attach a TV satellite dish no larger than 18 inches in diameter to the Unit but the location on the Unit where the dish is to be attached must be approved in writing by the Board of Directors of the Association prior to installation.

(l) No Unit shall house a pet except upon written approval of the Board of Directors of the Association set forth in Exhibit "C", paragraph 8 of this Declaration. Any person within the regime keeping a pet shall immediately clean and remove any messes created or caused by said pet. Further, no unleashed pets whatsoever shall be allowed upon the Limited or General Common Elements. No pets shall be housed outside on Common Elements.

3. No Waiver.

Failure of the Association or any Owner to enforce any covenant, condition, restriction or other provision of Chapter 499B of the Code of Iowa, this Declaration, the Articles of Incorporation or Bylaws of the Association, or the rules and regulations adopted pursuant thereto, shall not constitute a waiver of the right to enforce the same thereafter.

ARTICLE X.

INSURANCE AND CASUALTY

1. General Liability and Property Damage.

Comprehensive general liability and property damage insurance shall be purchased by the Declarant and maintained by the Board as promptly as possible following its election, and shall be maintained in force at all times, the premiums thereon to be paid by assessments. Prior to the organizational meeting, such insurance shall be procured by Declarant. The insurance shall be carried with reputable companies authorized to do business in the State of Iowa in such amounts as the Board may determine. The policy or policies shall name as insured all the Owners and the Association. Declarant shall be named

an additional insured on such policy or policies until such time as Declarant shall have conveyed all of the Condominium Units in the Project. The policy or policies shall insure against loss arising from perils in both the common areas and the Units and shall include contractual liability coverage to protect against such liabilities as may arise under the contractual exposures of the Association, and/or the Board.

2. Fire and Casualty.

Fire and other hazard insurance shall be purchased by the Board as promptly as possible following its election and shall thereafter be maintained in force at all times, the premiums thereon to be paid out of Association assessments. Policies shall provide for the issuance of certificates or such endorsement evidencing the insurance as may be required by the respective mortgagees. The policy, and certificates so issued, will bear a mortgage clause naming the mortgagees interested in said property. The policy or policies shall insure against loss from perils therein covered to all of the improvements in the Project, except as may be separately insured, and shall include coverage for fixtures and mechanical equipment located within each Unit, such as plumbing fixtures, electrical lighting fixtures, kitchen and bathroom cabinets and countertops, air conditioning, heating, built-in kitchen appliances which are fixtures, and water heater, together with additions thereto and replacements thereof, under the "Single Entity" concept of coverage. Such policy or policies shall contain extended coverage, vandalism, and malicious mischief endorsements. The improvements to be insured under this clause shall be continually insured to value, and the policy or policies shall contain replacement cost insurance. If reasonably available, the policy or policies shall contain a stipulated amount clause, or determinable cash adjustment clause, or similar clause to permit a cash settlement covering specified value in the event of destruction and a decision not to rebuild. The policy or policies shall name as insured all of the Owners, the Association and Declarant, so long as Declarant is the Owner of any of the Units in the Project. The Declarant shall notify the insurance carrier of any change in ownership of a Unit until such time as the organizational meeting of the Unit Owners is held, at which time it shall be the responsibility of the Association to notify the insurance carrier of a change in the ownership of any Unit. The policy or policies shall also cover personal property owned in common, and shall further contain waiver of subrogation rights by the carrier as to negligent owners.

3. Fire and Casualty on Individual Units.

Except as expressly provided in this clause and in paragraph 4 of this Article X, no Owner shall separately insure his or her Condominium or any part thereof against loss by fire or other casualty covered by the insurance carrier under paragraph 2 of this Article X. Should any Owner violate this provision, any diminution in insurance proceeds resulting from the existence of such other insurance, shall be chargeable to the Owner who

acquired such other insurance, who shall be liable to the Association to the extent of any such diminution and/or loss of proceeds.

4. Personal Liability on Individual Units.

An Owner may carry such personal liability insurance, in addition to that herein required, as he or she may desire. In addition, the personal property of the Unit Owner, may be separately insured by such Owner, such insurance to be limited to the type and nature of coverage often referred to as "Condominium Unit-Owners Insurance". All such insurance separately carried shall contain waiver of subrogation rights by the carrier as to negligent Owners.

5. Additional Coverage.

The Board may purchase and maintain in force, at the expense of the maintenance fund, debris removal insurance, fidelity bonds, and other insurance and/or bonds that it deems necessary. The Board shall purchase and maintain workmen's compensation insurance to the extent that the same shall be required by law respecting employees of the Association. The Board may also maintain "all risk" insurance coverage on the Project to insure against water damage and like kind of casualties.

6. Loss Adjustment.

The Board is hereby appointed the attorney-in-fact for all Owners to negotiate loss adjustment on the policy or policies carried by the Association.

7. Association as Trustee for Proceeds.

In the event of damage or destruction by fire or other casualty affecting a Unit or Units, and/or if any portion of the common area is damaged or destroyed by fire or other casualty, all insurance proceeds paid in satisfaction of claims for said loss or losses shall be segregated according to losses suffered by each Unit or Units and/or the common area, and shall be paid to the Association as trustee for the Owner or Owners and for the encumbrancer or encumbrancers, as their interest may appear. Said insurance proceeds, and the proceeds of any special assessment as hereinafter provided, whether or not subject to liens of mortgages or deeds of trust, shall be collected and disbursed by said trustee through a separate trust account on the following terms and conditions:

(a) Partial Destruction of Common Elements.

If the damaged improvement is a Common Element, the Board of Directors of the Association may without further authorization contract to repair or rebuild the damaged portion of the Common Element substantially in accordance with the original plans and specifications thereof.

(b) Partial Destruction of Units and Common Elements.

In the event of damage to, or destruction of, any Unit or Units with accompanying damage to the Common Elements but the total destruction or damage does not represent sixty percent (60%) or more of the Building and the cost of repairing or rebuilding said damaged area does not exceed the amount of available insurance proceeds for said loss by more than \$15,000.00, the Board of Directors of the Association shall immediately contract to repair or rebuild the damaged portion of the Unit or Units and the Common Elements substantially in accordance with the original plans and specifications. If the cost to repair or rebuild exceeds available insurance by \$15,000.00, the Owners of the individual Units, by vote of not less than a majority of those present and entitled to vote, in person or by proxy, at a duly constituted Owners' meeting held within thirty (30) days from the date of such damage or destruction, shall determine whether the Board of Directors shall be authorized to proceed with repair or reconstruction.

(c) Total Destruction.

In the event of sixty percent (60%) or more damage to, or destruction of, the Building by fire or other casualty, the Owners of the individual Units, by vote of not less than a majority of those present and entitled to vote, in person or by proxy, at a duly constituted Owners' meeting held within thirty (30) days from the date of such damage or destruction, shall determine whether the Board of Directors shall be authorized to proceed with repair or reconstruction, or whether said Project shall be sold; provided, however, that such determination shall be subject to the express written approval of all record owners of mortgages upon any part of the Regime.

In the event of a determination to rebuild or repair, the Board shall have prepared the necessary plans, specifications and maps and shall execute the necessary documents to effect such reconstruction or repair as promptly as practicable and in a lawful and workmanlike manner.

In the event of a determination not to rebuild, the Board shall offer the Project for sale forthwith, at the highest and best price obtainable, either in its damaged condition, or after damaged structures have been razed, the net proceeds of such sale, and the proceeds, if any, of insurance carried by the Association, and/or by the Owners as a whole on the Project, including coverage on the Units and the common area, except for Unit coverages under paragraph 4 of this ARTICLE X, shall be distributed proportionately to the Unit Owners in the same proportion that the Unit in which they have an interest shares in the Common Elements, except that where

there is a mortgage of record or other valid encumbrance on any one Unit then, and in that event, with respect to said Unit the Association will distribute said proceeds which would otherwise have been distributable to such Unit Owner as follows: first to the record owner of mortgages upon Units and Common Elements in the Regime in satisfaction of the balance currently due on said encumbrances and then the remaining proceeds, if any, to the Unit Owner of record.

(d) In the event that the common area is repaired or reconstructed pursuant to the provisions of (a), (b), or (c) of this clause and there is any deficiency between the insurance proceeds paid for the damage to the common area and the contract price for repairing or rebuilding the common area, the Board shall levy a special assessment against each Owner in proportion to his or her percentage of ownership in the common area to make up such deficiency. If any Owner shall fail to pay said special assessment or assessments, within thirty (30) days after the levy thereof, the Board shall make up the deficiency by payment from the maintenance fund, and the remaining Owners shall be entitled to the same remedies as those provided in ARTICLE VIII of this Declaration, covering a default of any Owner in the payment of maintenance charges.

(e) In the event of a dispute among the Owners and/or mortgagees respecting the provisions of this clause, any such party may cause the same to be referred to arbitration in accordance with the then prevailing rules of the American Arbitration Association.

In the event of arbitration, the party requesting the arbitration will give immediate notice thereof to the Board, which shall notify all other Owners and mortgagees as promptly as possible after the reference to arbitration is made, giving all such parties an opportunity to appear at such arbitration proceedings. The decision of the arbitrator in this matter shall be final and conclusive upon all of the parties. The arbitrator may include in his or her determination an award for costs and/or attorney fees against any one or more parties to the arbitration.

8. Abatement of Common Expenses.

The Board is authorized to provide coverage for payment of maintenance charges which are abated hereunder on behalf of an Owner whose Unit is rendered uninhabitable for a peril insured against.

9. Review of Insurance Needs.

Insurance coverages will be analyzed by the Board, or its representative, at least every year from the date hereof and the insurance program revised accordingly.

ARTICLE XI.

MORTGAGEE PROTECTIONS

1. Right to Mortgage.

Each Unit Owner shall have the right, subject to these provisions, to grant separate mortgages for his or her Unit together with the respective ownership interest in the Common Elements. No Unit Owner shall have the right or authority to make or create or cause to be made or created from the date hereof any mortgage or other lien on or affecting the project or any part thereof, except only to the extent of his or her own Unit and the respective ownership interest in the Common Elements appurtenant thereto.

2. Lien Subordination.

The lien for common expenses payable by a Unit Owner shall be subordinate to the lien of a prior recorded first mortgage on the interest of such Unit Owner. This paragraph shall not be amended, changed, modified, or rescinded without the prior written consent of all mortgagees of record holding a lien against all or a part of the Project.

3. Mortgagee's Rights.

Upon written request, any mortgagee, or insurer or guarantor of any first mortgage will be entitled to:

(a) Inspect the books and records of the Association during normal business hours;

(b) Receive a financial statement of the Association within ninety (90) days following the end of any fiscal year of the Project; and

(c) Receive written notice of all meetings of the Association and designate a representative to attend all such meetings.

4. Insurance Proceeds Upon Damage.

In the event of substantial damage to or destruction of any Unit or any part of the Common Elements, the mortgagee of a Unit will be entitled to timely written notice of such damage or destruction, and no provision of this Declaration or any other document

establishing the Project will entitle the Unit Owner or other party to priority over such mortgagee with respect to the distribution of any insurance proceeds. Any proceeds from settlement shall be payable to the Owners' Association, for the benefit of the Unit Owners and their mortgage holders as more specifically set forth in Article X.

5. Condemnation.

If any Unit or portion thereof or the Common Elements or any portion thereof is made the subject matter of any condemnation or eminent domain proceeding or is otherwise thought to be acquired by a condemning authority, the mortgagee of a Unit will be entitled to timely written notice of any such proceeding or proposed acquisition, and no provisions of this Declaration or any other document establishing the Project shall entitle the Unit Owner or other party to priority over such mortgagee with respect to the distribution of the proceeds of any award or settlement. Any proceeds from settlement shall be payable to the Owners' Association, for the benefit of the Unit Owners and their mortgage holders.

6. No Right of First Refusal.

The right of a Unit Owner to sell, transfer, or otherwise convey the Owner's Unit will not be subject to any right of first refusal or any similar restriction in favor of the Association.

7. Rights of Mortgagees Under Foreclosure.

Each mortgagee who takes possession of a Unit by virtue of foreclosure of the mortgage, or by deed or assignment in lieu of foreclosure, or any purchaser at a foreclosure sale, will take the Unit free of any claims for unpaid assessments and charges against the Unit which accrue prior to the time such holder takes possession of the Unit, except for claims for a pro rata reallocation of such assessments or charges to all Units including the mortgaged Unit.

8. Notice to Mortgagee.

The holder of a first mortgage shall be entitled to prompt written notice from the Association of any default in the performance of any obligation under this Declaration, the Articles of Incorporation, the Bylaws, or the Rules and Regulations of the Association, which default is not cured by the Unit Owner within thirty (30) days; notice of lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association, and any proposed action that requires the consent of a specified percentage of eligible mortgage holders.

ARTICLE XII.CONDEMNATION

1. Condemnation; General.

If all or part of the Project is taken or threatened to be taken by condemnation, the Board shall act on behalf of the Association, to represent the Unit Owners in any proceedings, negotiations, settlements, or agreements. Each Unit Owner hereby appoints the Association as attorney-in-fact for this purpose. The expense of participation in such proceedings by the Board shall be a common expense. The Board may obtain and pay for such assistance from attorneys, appraisers, architects, engineers, expert witnesses, and other persons as the Board deems necessary or advisable to aid or advise it in matters relating to such proceedings. All damages or awards for any such taking shall be deposited with the Board, acting as trustee, and such damages or awards shall be applied or paid as provided herein.

2. Condemnation of Common Elements.

If any action is brought to condemn a portion of the Common Elements, the Board shall have the sole authority to determine whether to defend or resist such action, to make any settlement with respect thereto, or to convey such property to the condemning authority in lieu of condemnation. After the damages or awards for such taking are determined, such damages or awards shall be paid to each Unit Owner in proportion to his or her ownership interest. The Board may call a meeting of the Association, at which meeting the members by a majority vote may decide whether to replace or restore insofar as possible the Common Elements so taken or damaged.

3. Payment of Awards and Damages.

Any damages or awards paid to or for the account of any Unit Owner by the Board, acting as trustee, shall be paid to the Association, for the benefit of the Unit Owners and their mortgage holders. Any awards shall be applied first to the payment of any taxes or assessments by governmental authority past due and unpaid with respect to that Unit; secondly, to amounts due under any mortgages; thirdly, to the payment of any unpaid common expenses or special assessments charged to or made against the Unit; and finally to the Unit Owner.

ARTICLE XIII.

TERMINATION

1. Procedure.

The Condominium may be terminated in the following manner, in addition to the manner provided by the Horizontal Property Act:

(a) Destruction.

In the event it is determined in the manner elsewhere provided that the Building shall not be reconstructed because of major damage, the Condominium plan of ownership will be thereby terminated in compliance to the provisions of Section 499B.8 of the Code of Iowa (2024).

(b) Agreement.

The Condominium may be terminated at any time by the approval in writing of all of the Owners of the Condominium and by holders of all liens affecting any of the Units by filing an instrument to that effect, duly recorded, as provided in Section 499B.8 of the Code of Iowa (2024). It shall be the duty of every Unit Owner and his or her respective lien holder to execute and deliver such instrument and to perform all acts as in a manner and form as may be necessary to effect the sale of the Project when at a meeting duly convened of the Association, the Owners of 100% of the voting power, and all record owners of mortgages upon Units in the Regime, elect to terminate and/or sell the Project.

(c) Certificate.

The termination of the Condominium in either of the foregoing manners shall be evidenced by a certificate of the Association executed by all members of the Association and their respective holders of all liens affecting their interest in the Condominium, certifying as to facts effecting the termination, which certificate shall become effective upon being recorded in the office of the Johnson County Recorder in Iowa City, Iowa.

2. Form of Ownership after Termination.

After termination of the Condominium, the Project will be held as follows:

(a) The property (land and improvements) shall be deemed to be owned in common by the Owners.

(b) The undivided interest in the property owned in common which shall appertain to each Unit Owner shall be the percentage of undivided interest previously owned by such Owner in the common area and facilities.

(c) Any liens affecting any of the Condominiums shall be deemed to be transferred in accordance with the existing priorities to the undivided interest of the Owner in that property.

(d) After termination, the net proceeds of sale, together with the net proceeds of the insurance on the property, if any, shall be considered as one fund and shall be divided among all the Owners in a percentage equal to the percentage of undivided interest owned by each Owner in the Common Elements; after first paying out of the respective shares of the Owners, to the extent sufficient for that purpose, all liens on the undivided interest in the property owned by each Owner.

ARTICLE XIV.

AMENDMENTS AND MISCELLANEOUS

1. Procedure.

Except as otherwise provided in this Declaration and Paragraph 3 of this Article XIV, this Declaration may be amended and such amendment shall be made in the following manner:

(a) Notice.

Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered. Holders of a first mortgage of record shall receive notice of such proposed amendment as provided in the Bylaws of the Association.

(b) Resolution.

A resolution adopting a proposed amendment may be proposed by either the Board of Directors or by any member of the Association. The Resolution must be adopted by at least sixty-seven percent (67%) of all owners entitled to vote, in person or by proxy. Provided, however, any amendment to this Declaration or the Bylaws of the Association which has a materially adverse effect upon the rights of the holder of any mortgage shall not be enforced against or applicable to a mortgagee if such mortgage is recorded prior to the recording of such

amendment and said mortgagee does not join in the execution thereof and who does not approve said amendment in writing.

(c) Bylaws.

In the case of an amendment to this Declaration by reason of an amendment to the Bylaws of the Association, then in the manner specified in such Bylaws.

(d) Execution and Recording.

An amendment adopted pursuant to (b) or (c) above shall be executed by an officer specifically delegated to do so with the formalities required by Chapter 499B of the Code of Iowa. Upon the recordation of such instrument in the office of the Johnson County Recorder, the same shall be effective against any persons owning an interest in a Unit or the Regime.

2. Amendment of Ownership Interest.

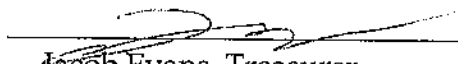
No amendment shall change the percentage of ownership in the Common Elements appurtenant to a Unit, nor increase the Owner's share of the common expenses unless the record Owner of the Unit concerned join in the adopting of such amendment.

3. Engineer's Affidavit, Site Plan, Building Plans and Specifications.

Amendments to the Engineer's Affidavit, the Site Plan, Building Plans and Specifications and amendments to remedy clerical and/or scrivener's errors in the Declaration may unilaterally be made, executed and filed by the Declarant, its successor in interest or assigns.

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first above written.

GRAND RAIL DEVELOPMENT CO., INC.

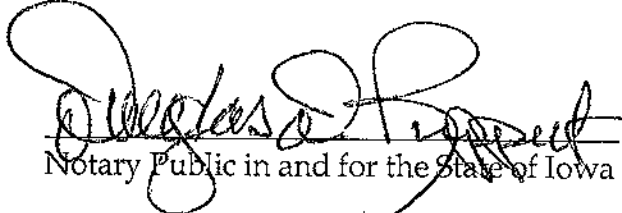
By: 
Jacob Evans, Treasurer

STATE OF IOWA

SS:

COUNTY OF JOHNSON

This instrument was acknowledged before me on January 16, 2025, by Jacob Evans, as Treasurer of Grand Rail Development Co., Inc.


Notary Public in and for the State of Iowa

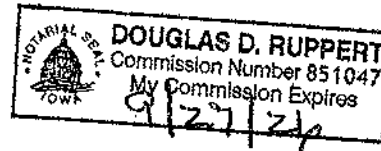


EXHIBIT "A"

-1-

ARTICLES OF INCORPORATION

OF

OAK RIDGE CONDOMINIUMS OWNERS ASSOCIATION

The undersigned, acting as incorporator of a corporation pursuant to the provisions of the Revised Iowa Nonprofit Corporation Act under Chapter 504 of the 2024 Code of Iowa, as amended, adopts the following Articles of Incorporation for such corporation:

ARTICLE I.

NAME AND PRINCIPAL OFFICE

The corporation shall be known as Oak Ridge Condominiums Owners Association, and its principal offices shall be located in North Liberty, Iowa.

ARTICLE II.

CORPORATE EXISTENCE

The corporate existence of this corporation shall begin upon the date these Articles are filed with the Secretary of State, and the period of its duration is perpetual.

ARTICLE III.

PURPOSES AND POWERS

(A) The purpose and objective of the corporation is to provide an entity to conduct the business and affairs of, and to act as or for, the co-owners of that certain Horizontal Property Regime (Condominium) created and submitted pursuant to the provisions of Chapter 499B of the Code of Iowa, as amended, known as Oak Ridge Condominiums, and to be located on certain portion of real estate situated in Coralville, Iowa.

EXHIBIT "A"

-2-

The corporation shall have all powers and purposes granted or implied to a council of co-owners under the provisions of Chapter 499B of the Declaration of Condominium establishing said Condominium Regime, and all of such powers shall likewise constitute lawful purposes of the corporation.

(B) The purposes of the corporation are exclusively not for private profit or gain and no part of its activities shall consist of carrying on political propaganda or otherwise attempting to influence legislation, and the corporation shall make no distribution of income to its members, directors or officers.

(C) The corporation shall, additionally, have unlimited power to engage in, and to do any lawful act concerning any or all lawful business for which corporations may be organized under the Revised Iowa Nonprofit Corporation Act.

ARTICLE IV.

REGISTERED OFFICE AND AGENT

The address of the initial registered office of the corporation is 2810 Stoner Court, Suite 5, North Liberty, Iowa 52317, and the name of its initial registered agent at such address is Grand Rail Development Co., Inc.

ARTICLE V.

BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors of the corporation is one (1), and the name and address of the persons who are to serve as the initial directors are:

Name and Address

Jacob Evans

2810 Stoner Court, Suite 5
North Liberty, IA 52317

EXHIBIT "A"

-3-

The initial Board of Directors shall be subject to removal only by Jacob Evans until his term is expired as provided in the Bylaws, but thereafter a director may be removed from office at a special meeting of the members of the corporation in such manner as may be provided by the Bylaws.

ARTICLE VI.

BYLAWS

The initial Bylaws of the corporation shall be adopted by its initial Board of Directors, but the power to thereafter alter, amend, or repeal the same or adopt new Bylaws is reserved to the members of the corporation.

ARTICLE VII.

MEMBERS AND VOTING

Persons or entities owning Condominium Units submitted to the Regime shall be the members of the corporation, all of which and the rights and obligations thereof shall be governed by the provisions of the Bylaws. The voting rights of the members shall be fixed, limited, enlarged, or denied to the extent specified in the Bylaws.

ARTICLE VIII.

DISTRIBUTION OF ASSETS UPON DISSOLUTION

In the event of dissolution, assets, if any remain, shall be distributed to the members in accordance to their proportionate share of ownership in the Condominium Regime, as determined by the Declaration of Condominium and the Bylaws.

EXHIBIT "A"

-4-

ARTICLE IX.

AMENDMENT

Any purported amendment to these Articles of Incorporation in conflict with or contrary to the provisions of the Declaration of Condominium, including supplements and amendments thereto which submit lands and Units to the Regime, shall be void and of no force and effect.

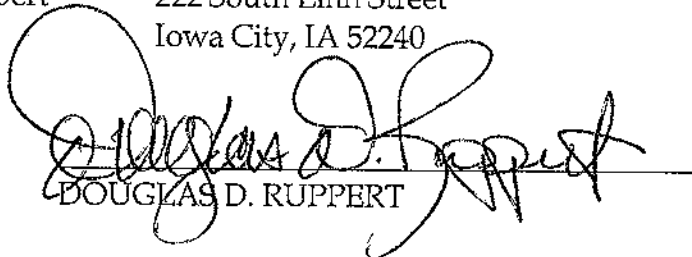
ARTICLE X.

INCORPORATOR

The name and address of the incorporator is:

Douglas D. Ruppert

222 South Linn Street
Iowa City, IA 52240

A handwritten signature in black ink, appearing to read "Douglas D. Ruppert", is written over a horizontal line. The signature is stylized with large loops and a long horizontal stroke at the end.

INCORPORATOR

EXHIBIT "B"

-1-

BYLAWS
OF
OAK RIDGE CONDOMINIUMS OWNERS ASSOCIATION

These are the Bylaws of Oak Ridge Condominiums Owners Association (hereinafter referred to as "ASSOCIATION"), a corporation organized pursuant to Chapter 504 of the 2024 Code of Iowa, as amended, for the purpose of administering Oak Ridge Condominiums, a Horizontal Property Regime (Condominium) established pursuant to Chapter 499B of the 2024 Code of Iowa, as amended, located on certain portions of the following land in the Coralville, Iowa;

Lot 10, Coral Crossing - Eighth Addition, Coralville, Johnson County, Iowa,
according to the plat thereof recorded in Book 64, Page 388, Plat Records of
Johnson County, Iowa.

I. MEMBERS AND VOTING RIGHTS

1. The Owners of each Condominium Unit shall constitute the members of the corporation and membership shall automatically cease upon termination of all interests which constitute a person as an Owner. Declarant shall be and have the rights of members with respect to unsold Units. Whenever only one spouse is a record titleholder, the other spouse shall be considered an Owner for the purpose of membership, and shall be bound by the provisions of all Condominium Documents including that provision in relation to the Homestead exemption contained in Article VII of the Declaration.

2. An Owner of record shall be recognized as a member without further action for so long as he or she holds an ownership interest. If ownership is acquired but not of record, or if acquired other than by way of conveyance or other formal instrument of transfer (such as by death, judicial act or dissolution), the person acquiring or succeeding to ownership shall present the Board of Directors of the Association evidence satisfactory to it of facts evidencing lawful ownership status prior to exercise of any rights of membership in the Association. (Failure to provide such evidence shall not, however, relieve an Owner of his or her ownership obligations). A fiduciary or other official acting in the representative capacity shall exercise all membership rights and privileges of the Owner which he or she represents.

EXHIBIT "B"

-2-

3. If more than one person is the Owner of the same Unit, all such Owners shall be members and remain jointly and severally liable for all membership obligations. In such cases, or if more than one fiduciary or other official is acting in the premises, the votes entitled to be cast by the Owners of that Unit shall be cast by the person named for that purpose on a certificate signed by all such Owners or fiduciaries or other officials and filed with the Secretary and such person shall be deemed to hold an ownership interest to such Unit for purposes of voting and determining the representation of such ownership interest at any meeting or for purposes otherwise provided herein. If such certificate is not executed and filed with the Secretary, such membership shall not be in good standing and the votes for that Unit shall not be considered in considering a quorum or a vote or for any other purposes until this Bylaw is complied with.

4. The Owner of each Unit shall be entitled to one vote on all matters to be determined by the members of the Association either as Owners or as Units or as contemplated by Chapter 499B of the 2024 Code of Iowa, as amended, pursuant to the Declaration, including any supplements or amendments thereto, submitting the property to the Regime. Votes of a single Unit may not be divided.

II. MEMBERS' MEETINGS

1. The organizational meeting of the members of the Association to elect successors of the initial Board of Directors shall be held on the earlier of three (3) years after the first Unit in the Condominium Regime has been conveyed to Unit purchasers or four (4) months after seventy-five percent (75%) of the Units in the Condominium Regime have been conveyed to Unit purchasers or at such time as Grand Rail Development Co., Inc. waives the right to designate the Board of Directors. Thereafter, the annual and any special meetings shall be held at a time and at a place within North Liberty, Iowa, chosen by the Board of Directors, and all such meetings, annual or special, shall be held at such particular time and place as is set forth in the notice thereof.

2. A special meeting shall be held whenever called by the President, or, in his or her absence or disability, the Vice President, or by a majority of the Board of Directors, and must be called by such officers upon receipt of a written request from members entitled to cast forty percent (40%) of the votes of the entire membership.

3. The Secretary or his or her designate shall give written notice to each member of the annual meeting or a special meeting called pursuant to Paragraph 2 hereof.

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Whoever requests the special meeting shall give like written notice of such special meeting. All notices shall set forth the time and place and purpose or purposes for which the meeting will be held. No action shall be taken at a special meeting which is not directly related to the purpose or purposes stated in the notice of such meeting.

4. Notice of members' meetings shall be given by mailing or delivering same not less than ten (10), nor more than thirty (30) days prior to the date of the meeting. Notice shall be deemed to be given if mailed by First Class Mail to the member at the address of his or her Unit within the Regime, unless at the time of giving such notice such member has given written direction delivered to the Secretary specifying a different mailing address to be carried on the rolls of the Association. If more than one person is the Owner of the same Unit or if more than one fiduciary or one official is acting in the premises, notice to such person shall be deemed to have been given, when in accordance with this Paragraph to the person named in the certificate filed with the Secretary in accordance with Paragraph 3 of ARTICLE I. Notice of any meeting may be waived in writing by the person entitled thereto.

5. A quorum at a members' meeting shall consist of the presence of members in person or by proxy, representing a majority of the Units. The acts carried or approved by a vote of a majority of the Units represented at a meeting at which a quorum is present shall constitute the acts of the membership unless a different rule is provided herein or by the Articles of Incorporation, the Declaration or other agreement to which the Association is a party. The President, or, in his or her absence or disability the Vice President, shall preside at each members' meeting; if neither the President nor the Vice President is able to preside, a chairman shall be elected by the members present at such meeting.

6. At a membership meeting, a person holding a member's proxy to vote shall be permitted to cast such member's vote on all questions properly coming before such meeting, provided such proxy must be in writing and signed by a member or other person entitled to cast votes, and shall set forth the Unit with respect to which such rights are pertinent, and the period in which the proxy is to be in force and effect. The decision of the Board of Directors as to the sufficiency of any proxy for recognition shall be final and not subject to appeal to the member.

7. At all meetings, the order of business shall consist of the following:
- (a) Election of Chairman, if required.
 - (b) Calling of roll and certification of proxies.

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- (c) Proof of notice of meeting or waiver of notice.
- (d) Reading and disposal of any unapproved minutes.
- (e) Reports of officers, if applicable.
- (f) Reports of committees, if applicable.
- (g) Election of Directors, if applicable.
- (h) Unfinished business.
- (i) New Business.
- (j) Adjournment.

III. BOARD OF DIRECTORS

1. The affairs of the Association shall be managed by an initial Board of one (1) Director. The initial Board shall consist of such persons as the Declarant may appoint pursuant to the Declaration and need not be members of the Association. An officer or designated agent of a partnership or corporate member shall qualify to serve as a Director. The initial Board shall serve until the first organizational members' meeting. From and after the first organizational meeting of members, the Board members shall be selected from the members of the Association, except as provided in paragraph 2 below. An officer or designated agent of a partnership or corporate member shall qualify to serve as a Director.

2. At the first organizational members' meeting and at each meeting thereafter three (3) directors shall be elected and the term of office of each director shall extend until the next annual meeting of the members and thereafter until their successors are duly elected and qualified or until removal in the manner as elsewhere provided. However, at the first organizational members meeting and for so long as Declarant owns thirty percent (30%) of the Units at the time such Directors are to be elected, Declarant shall have the right to elect or appoint a majority of the members of the Board, who need not be Unit Owners, and thereafter shall be entitled to elect or appoint at least one (1) member of the Board until all Units have been sold by Declarant. Directors appointed by the Declarant shall have the same voting rights as Directors elected by the members.

3. Each director shall be elected by ballot (unless such requirement is waived by unanimous consent) and by a plurality of the votes cast at the annual meeting of the members of the Association. Each person entitled to vote shall be entitled to vote for as many nominees as there are vacancies to be filled by election and each director shall be

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elected by a separate ballot unless provided otherwise by unanimous consent of the members.

4. Except as provided in Paragraph 5 of this ARTICLE III, vacancies on the Board of Directors may be filled until the date of the next annual meeting by a vote of the remaining Directors regardless of whether those remaining constitute a quorum.

5. The initial Directors shall be subject to removal only by the Declarant. Thereafter, a Director may be removed by concurrence of two thirds (66 2/3%) of the Association at a special meeting called for that purpose. The vacancy on the Board of Directors so created shall be filled by the persons entitled to vote at any annual or special meeting.

6. The initial Directors as well as any other Directors appointed by the Declarant shall serve without compensation. Directors elected by the members shall receive such compensation and expenses as may be approved by the persons entitled to vote at any annual or special meeting.

7. An organizational meeting of a newly-elected Board of Directors shall be held within ten (10) days of their election at such place and time as shall be fixed by the Directors at the meeting at which they were elected. No further notice of the organization meeting shall be necessary.

8. Board meetings must be open to all members, except for meetings between the Board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by the attorney-client privilege. Notice of each Board meeting must be mailed or delivered to each member at least seven (7) days before the meeting. Minutes of meetings of the Board must be maintained in written form or in another form that can be converted into written form within a reasonable time. The official records of the Board must be open to inspection and available for photocopying at reasonable times and places.

9. A quorum at a Directors' meeting shall consist of two-thirds of the entire Board of Directors. The acts approved by a majority of those present at a 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.

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10. The presiding officer of a Director's meeting shall be the President, or in his or her absence, the Vice President.

11. The Board of Directors, by resolution approved by all members thereof, may designate from among its members such committees as it deems advisable and by resolution provide the extent and manner to which the same may have and exercise the authority of the Board.

IV. POWERS AND DUTIES OF THE BOARD OF DIRECTORS

All of the powers and duties of the Association shall be exercised by the Board of Directors, including those existing under the common law and statutes, the Articles of Incorporation, and the documents establishing the Condominium Regime. Such powers and duties of the Directors shall be exercised in accordance with the provisions of the Declaration of Condominium which governs the use of the land, and in addition to those elsewhere provided, shall include but not be limited to the following:

1. The collection of assessments against members for all common expenses.
2. Use of the proceeds of assessments in the exercise of its powers and duties.
3. The maintenance, lawn care, snow removal, repair, replacement, and operation of the Regime property including all common areas, elements, and facilities, and Units as applicable, and the making or providing for payment for all such work and approving or delegating to the officers authority to approve vouchers therefor.
4. The reconstruction, repair, restoration, or re-building of the Regime property and of any Units as applicable after casualty; construction of new improvements or alterations if approved; to make and amend regulations respecting the use and occupancy of the property in the Condominium Regime and to permit or forbid an action or conduct within the discretion committed to them in the Declaration, Bylaws, and Resolutions of the members.
5. The enforcement by legal means of the provisions of the Horizontal Property Act, the Articles of incorporation, Bylaws of the Association, Declaration, and the

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regulations for the use of the property in the Regime; and to take legal action in the name of the Association and on behalf of its members.

6. To contract for management of the Regime and to delegate to such manager any or all powers and duties of the Association except such as are specifically required by the Declaration, Bylaws or Resolutions of the members to have approval of the Board of Directors or the membership of the Association.

7. To employ, designate, and discharge personnel to perform services required for proper operation of the Regime.

8. To carry insurance on the property committed to the Regime and insurance for the protection of Unit Owners, and occupants, and the Association.

9. To pay the cost of all power, water, sewer, and other utility or other services rendered to the Regime and not billed directly to the Owners of the individual Units.

10. To conduct all votes or determinations of the members other than at a membership meeting.

11. To borrow money from the bank, lending institution or agency for the use and benefit of the Association and to secure the loan or loans by pledge of the assets of the Association, and from time to time renew such loan and give additional security.

12. To perform all duties and responsibilities necessary, specifically including but not limited to the collection of assessments against members, as a member of the Coral Crossing - Eighth Addition Association as more specifically described in Paragraph 12, Article VII, of the Declaration.

13. To perform all duties and responsibilities as may be necessary and/or required for Lot 10, Coral Crossing - Eighth Addition, Coralville, Johnson County, Iowa, according to the recorded plat thereof, as set forth and provided in the Easement and Maintenance Agreement recorded July 28, 2021 in Book 6263, Page 685, Miscellaneous Records of Johnson County, Iowa.

14. To do such other acts as are necessary and proper to effect the purpose of the Regime as stated in the Declaration and these Bylaws, provided such acts are not otherwise prohibited.

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V. OFFICERS

1. The officers of the Association shall be the President who shall be a Director, a Vice President who shall be a Director, and a Treasurer and Secretary, which offices shall be filled by one person who need not be either a director or member. All such officers shall be elected annually by the Board of Directors and may be peremptorily removed and replaced by the vote of two-thirds (2/3rds) of the Directors at any meeting. The initial officers and their successors until the first annual meeting shall be chosen by the initial Board of Directors and shall serve until the organizational meeting of the members.

The Board of Directors may from time to time create and fill other offices and designate the powers and duties thereof. Each officer shall have the powers and duties usually vested in such office, and such authority as is committed to the office by the Bylaws or by specific grant from the board, but subject at all times to the provisions of the Bylaws and to the control of the Board of Directors.

2. The President shall be the chief executive officer of the Association. He or she shall preside at all membership meetings and meetings of the Board of Directors and shall have power to appoint committees from among the members to assist in the conduct of the affairs of the Association and the Regime.

3. The Vice President shall preside over the membership meetings in the absence or disability of the President, and shall otherwise exercise the powers and duties of the President in the event of the absence or disability of the President and shall generally assist the President and exercise such other powers and duties as are prescribed by the Directors.

4. The Secretary and Treasurer, which shall constitute one office, shall keep the minutes of all proceedings of membership meetings and Directors' meetings and shall have custody and control of the Minute Book of the Association and shall keep or be in charge and control of the records of the Association, and additionally as Treasurer have control of the funds and other property of the Association and shall keep the financial books and records thereof.

5. The compensation of all officers and employees shall be fixed by the Directors. This provision shall not preclude the Board of Directors from employing a Director as an employee, nor the contracting with a Director for management of the Regime.

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6. Any instrument affecting an interest in real property may be executed by the President or Vice President and one other officer upon authorization of the Directors or in such manner as the Directors may otherwise direct.

VI. FISCAL MANAGEMENT

1. The Board of Directors shall adopt a budget for each fiscal year (which shall be the same as the Association's fiscal year for Income Tax purposes) which shall include the estimated funds required to defray the common expenses and to provide and maintain funds for the following accounting categories according to good accounting practices:

(a) Current expenses which shall include all funds and expenditures to be made for the year for which the funds are budgeted, including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves or to additional improvements. The balance of this fund at the end of each year shall be applied to reduce the assessments for current expense for the succeeding year.

(b) Reserve for deferred maintenance, which shall include funds for maintenance items which occur less frequently than annually.

(c) Reserve for replacement, which shall include funds for repair or replacement required because of damage, destruction, depreciation or obsolescence.

2. The Board of Directors shall assess against each Unit and the Owners thereof shall be liable for, a share of the items in the budget adopted pursuant to paragraph 1 equal to such Unit's pro rata share of common expenses as set forth in the Declaration. Such share shall be assessed annually in advance for the fiscal year for which the budget was prepared, and notice of such assessments shall be mailed or delivered not less than thirty (30) days prior to the first day of such fiscal year. Such assessment shall be due and payable from the respective Unit Owner or Owners in twelve (12) equal installments, each installment being due and payable the first day of each calendar month, within such fiscal year. In the event notice of such assessment is not timely given, the amount of such assessment will not change but the due date for each installment which would otherwise be due and payable less than thirty (30) days from the giving of such notice, shall be due and payable on the due date of the first installment which is due after thirty (30) days from the date such notice was mailed or delivered. In the event the annual

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assessment proves to be insufficient, the budget and assessments, therefore, may be amended at any time by the Board of Directors. Such amended budget may be adopted at a special directors' meeting upon an affirmative unanimous vote of the directors. The additional amount so budgeted shall be assessed to each Unit in the same manner as assessments for the annual budget and shall be prorated among the remaining installments due and payable in such year.

No Unit shall be assessed until construction of the Unit has been completed and an occupancy permit for the Unit issued by the City of Coralville, Iowa.

3. Assessments for common expenses for emergencies and extraordinary expenditures, which cannot be paid from the annual assessments for common expenses and maintenance funds shall be made only after notice of the need thereof to the Unit Owners.

After such notice and upon approval in writing by persons entitled to cast more than one-half (1/2) of the votes in the Condominium, the assessments shall become effective, and shall be due in such manner as the Board of Directors may require after thirty (30) days' notice thereof. In the event any expenditure for repair or replacement of any Unit or Common Elements cannot be paid from annual assessments but can be at least Ninety percent (90%) paid from insurance proceeds therefor, such expenditures may be made upon approval of the Board of Directors without approval of the members and an amended budget and assessment may be made therefor if necessary.

4. If an Owner shall be in default of a payment of an installment upon an assessment, the Board of Directors may accelerate the remaining installments of the assessment upon notice thereof to such Owner, and thereupon the unpaid balance of the assessment shall become due upon the date stated in the notice, but not less than ten (10) days after delivery thereof to such Owner either personally or by registered or certified mail. Interest shall be computed and due on balances due under this paragraph but unpaid on such due date at the maximum rate of interest allowable by law from the date such balance becomes due and payable in accordance with the preceding sentence; such interest shall be in addition to any other payments for which said owner is liable.

5. The holder of a mortgage on any Unit, upon its filing written request with the Association, shall be given written notice by the Association of the non-performance of a mortgagor's obligations under these Bylaws, the Declaration or other Condominium Documents, which is not cured within thirty (30) days.

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6. All sums assessed but unpaid, including but not limited to, interest with respect to a Unit or against a Unit Owner shall constitute a lien on such Unit prior to all other liens except:

(a) Tax liens on the Unit in favor of any assessing Unit and special district;
and

(b) All sums unpaid on the first mortgage of record.

Said lien may be foreclosed by the Association in the manner and with the consequences provided in Section 499B.17 of the Code of Iowa, as amended, in which event the Owner shall be required to pay a reasonable rental for the Unit. In the event the Association forecloses on any lien, the Owner or Owners of such Unit, by their membership in this Association, specifically waive any rights to delay or prevent foreclosure which he, she or they may have against the Association by reason of the Homestead Exemption. The Association may sue for money judgment for unpaid assessments and interest or sums due without foreclosing or waiving any lien which it holds.

7. If a mortgagee or purchaser of a Unit obtains title as a result of foreclosure of a first mortgage, neither such mortgagee nor purchaser nor their successors or assigns, shall be liable for the assessments chargeable to such Unit due prior to the acquisition of title, and such unpaid assessments shall thereafter be deemed to be common expenses collectible from all Unit Owners including the mortgagee or purchaser, and their successors and assigns. The Owner of a Unit pursuant to a voluntary conveyance or by inheritance or devise shall be jointly and severally liable with the grantor or prior Owner for all unpaid assessments against the grantor or prior Owner, but without prejudice to the right of such grantee or devisee to recover from the grantor the amounts paid therefor. The grantee or other successor in interest of an individual subject to a levy of an assessment on account of default shall be liable for any such special assessment.

8. The depository of the Association shall be such bank or banks as shall be designated from time to time by the Directors and in which the monies of the Association shall be deposited. Withdrawal of monies from the accounts shall only be by checks signed by such persons as are authorized by the Directors.

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9. An audit of the accounts or a review of the compiled financial statements of the Association may be made upon Board of Director request by a certified public accountant, and if such audit or review is made, a copy of the report shall be furnished to each Member not later than sixty (60) days after the close of the fiscal year for which the report is made.

VII. AMENDMENT

1. These Bylaws may be amended, altered, repealed or new Bylaws adopted by the members at a regular or special meeting of the members upon a sixty-seven percent (67%) or larger affirmative vote of all members of the Association.

2. No amendment may be adopted at either a special or regular membership meeting not included in the notice thereof, except if notice of the proposed amendment has been given, an amendment relative to the same subject may be adopted by those present, in person or by proxy and possession of the requisite percentage of membership and voting interests; provided further, no vote by proxy may be counted unless the proxy expressly provides for such contingency. Notice referred to herein shall be given in the manner prescribed in ARTICLE II, Section 3 of these Bylaws and shall be given to the persons described in ARTICLE II, Section 4, and the holder of any first mortgage of record which has notified the Association of its interests not more than sixty (60) days nor less than thirty (30) days before the date such meeting will be held. More than one proposed amendment may be included in the notice of a meeting.

3. To the extent provided by Section 499B.14 of the Code of Iowa, as amended, no modification nor amendment to these Bylaws shall be effective unless set forth in an amendment to the Declaration of Condominium, executed and recorded in the manner set forth in the Declaration and an amendment to these Bylaws shall constitute an amendment to the Declaration as provided for by law. Upon such recording, said amendment shall be effective against all persons having an interest in a Unit or the Regime regardless of whether said person had such interest at the time said amendment was adopted.

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VIII. MISCELLANEOUS PROVISIONS

1. The invalidity of any portion or provision of these Bylaws shall not affect the validity of the remaining provisions or portions hereof.
2. The Association shall not have or employ a corporate seal.
3. The Board of Directors may require fidelity bonds from all directors, officers, or agents handling or responsible for Association funds and the expense of such bonds shall be common expense of the Association.
4. The Association shall promulgate such Rules and Regulations as it deems to be in the best interest of all Owners within the Regime. The initial Board of Directors shall adopt the initial Rules and Regulations which may be added to, amended, modified or altered by the affirmative vote of the members representing a majority of the Units' votes in the Association. Such Rules and Regulations, as amended, shall be binding upon all members, guests, and agents of members. An amendment to the Rules and Regulations shall not constitute an amendment to the Declaration and shall be valid and enforceable upon adoption without recording the same as an amendment to the Declaration.
5. The Association shall at all times maintain separate and accurate written records of each Unit and Owner and the address of each, and setting forth the status of all assessments, accounts and funds pertinent to that Unit and Owner. Any person other than a Unit Owner may rely on a certificate made from such records by an officer or agent of the Association as to the status of all assessments and accounts.
6. Each member shall have the obligations as such member as are imposed on him or her by the Regime documents as an Owner, and no member shall have any power or authority to incur a mechanic's lien or other lien effective against the Regime property as the same may attach only against his or her interest therein.
7. The Board of Directors may, in its discretion, issue written evidence of membership, but the same shall be evidence thereof only and in no manner shall be transferable or negotiable, and the share of the member in the assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as appurtenant to such assignment, hypothecation or transfer of the Unit.

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8. Each Owner or lessee of his or her Unit, as applicable, shall have a right to use and enjoy the Common Elements provided that such use shall be limited to the uses permitted by the Declaration of Condominium and other governing documents of the Regime.

9. The Association, through its Board of Directors and officers, shall make available to all members during ordinary business hours, copies of the Condominium Declaration and all Exhibits thereto, including the Articles of Incorporation, Bylaws, Minutes of Special or Annual Meetings of the Association and copies of periodic financial statements of the Association.

IX. DEFINITIONS

Unless the context otherwise requires, the terms used herein shall have the meanings stated in the Horizontal Property Act, and as follows:

1. Person. The term "Person" shall include an individual, a corporation, or other legal entity or its representative.

2. Owner. The term "Owner" for the purposes of these Bylaws shall mean any person who owns or holds for himself or herself an interest in one or more Units subject to the Regime; provided that the holder of a leasehold interest in a Unit shall not be an Owner; and further provided that the holder of an equitable interest shall be an Owner.

3. Unit. The term "Unit" means each Unit subjected to the Regime of one or more rooms intended for use as a residence.

4. Common Expenses. The term "Common Expenses" shall include:

(a) Expenses of administration, expenses of maintenance, operation, repair or replacement of Common Elements, and the portions of Units to be maintained by the Association.

(b) Expenses declared Common Expenses by the Declaration or these Bylaws.

(c) Any valid charge against the Regime as a whole.

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5. Singular, plural and gender. Whenever the context so permits or requires, the use of the singular shall include the plural, the plural the singular, and the use of any gender shall include all genders.


Secretary

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RULES AND REGULATIONS
FOR OAK RIDGE CONDOMINIUMS OWNERS ASSOCIATION

1. Automobiles may be parked only in the areas provided for that purpose, and shall not be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the building by another vehicle. Furthermore, no boats, snowmobiles, trailers, recreational vehicles, motor homes, or semitrailer trucks shall be parked or stored anywhere in the garage spaces, open parking spaces, or on the premises of the Condominium Regime known as Oak Ridge Condominiums.
2. Open parking spaces within the regime are limited for the use and benefit of Unit owners, their tenants, guests and invitees. None of the open parking spaces within the regime are reserved for the use of a particular Unit. However, the Association may promulgate and enforce rules and regulations regarding parking within the regime including but not limited to the reservation of designated open parking spaces to the exclusive use of particular Units. Vehicles parked on open parking spaces must be moved at least once every 24 hours.
3. No Unit Owner shall be permitted to erect a radio or TV antenna or any other fixture, item, wiring or appurtenance to the exterior or roof of any building. A Unit Owner may attach a TV satellite dish no larger than 18" in diameter to the Unit but the location on the Unit where the dish is to be attached must be approved in writing by the Board of Directors of the Association prior to installation.
4. Exterior name places and mailboxes will be installed in a manner uniform and consistent with that of the other Units and approved by the Association.
5. Unit Owners are reminded that alteration and repair of the buildings is the responsibility of the Association, except for the interior of the Units. No work of any kind is to be done upon the exterior building walls or upon the interior boundary walls without first obtaining the approval of the Association.
6. No Unit Owner shall make or permit any disturbing noises in the building, or do or permit anything to be done therein which will interfere with the rights, comforts, or conveniences of other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument or operate or permit to be operated a phono-

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graph, CD player or radio or television or other loudspeaker in such Owners' Unit between the hours of 12:00 Midnight and the following 6:00 A.M., if the same shall disturb or annoy other occupants of the building.

7. Each Unit Owner shall keep his or her Unit in a good state of presentation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance. Each Unit Owner will keep the areas immediately in front of and in back of his or her Unit free and clear of all trash, papers and debris.
8. Unit Owners shall not cause or permit any unusual or objectionable noises or odors to be produced upon or to emanate from their respective Units.

No one may use an outdoor fireplace or fire pit of any type.

9. No animals or reptiles of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that a dog, cat or other household pet approved in writing by the Board of Directors of the Association, may be kept in a Unit, provided that it is not kept, bred or maintained for any commercial purpose; and provided further that any such pet which in the opinion of the Board of Directors of the Association is causing or creating a nuisance shall be permanently removed from the property upon three (3) days written notice from the Board of Directors of the Association. No Unit shall house more than one (1) pet, except as approved by the Board of Directors. Any person within the project keeping a pet shall immediately clean and remove any messes created or caused by said pet. Further, no unleashed pets whatsoever shall be allowed upon the Limited or General Common Elements.
10. The Association may levy a fine against any Unit Owner for violating the Condominium Declaration, Articles of Incorporation for the Association, Bylaws of the Association or any Rules and Regulations adopted by the Association, including any amendments to those documents (collectively "Condominiums Documents"). The procedure for levying fines shall be as follows:

(A) Demand. Upon the complaint of any two Unit Owners or upon the complaint of any two Directors of the Association outlining an alleged violation of the Condominium Documents, an officer of the Association shall give the alleged violator written demand to cease and desist any alleged violation. The written demand shall specify (1) the alleged violation; (2) the action required to abate the

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violation; and (3a) if the violation is a continuing one, a time period not less than seven days during which the violation may be abated without further sanction; or (3b) if the violation is not a continuing one, a statement that any further violation of the same nature may result in the imposition of a fine after notice and a hearing.

(B) Notice. Within 12 months of such demand, if the violation continues past the period stated in the demand for abatement without penalty, or if the same violation subsequently occurs, the Board shall serve the violator with written notice of a hearing to be held by the Board. The notice shall be served via U.S. Mail, regular delivery or by personal service. The notice shall contain the nature of the alleged violation, the time and place of the hearing, which shall be not less than seven days from the giving of the notice, an invitation to attend the hearing and produce any statement, evidence and witnesses on his or her behalf, and the proposed fine to be imposed.

(C) Hearing. The hearing shall be held in executive session pursuant to the notice affording the violator a reasonable opportunity to be heard. Prior to the effectiveness of any fine, proof of notice and the invitation to be heard shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer or Director who delivered such notice. The notice requirement shall be deemed satisfied if a violator appears at the meeting. The minutes of the meeting shall contain a statement of the results of the hearing and the sanction imposed, if any. The violator shall have the right to present evidence at the hearing (the formal rules of evidence shall not apply to the hearing) and to be represented by counsel at his or her own expense.

(D) Amount of Fine. The Board of Directors of the Association shall be authorized to levy fines between \$20 and \$100 the first time a fine is levied against a Unit Owner, unless the violation involves the police or a threat to the safety of another person, in which case the Association shall be authorized to levy a fine of up to and including \$500. The Association shall be authorized to levy fines of up to and including \$500 for subsequent violations of the Condominium Documents made by the same violator.

EXHIBIT "C"

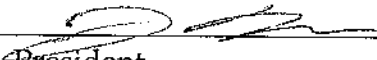
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(E) Payment and Lien. The violator shall have 30 days from the date notice of the fine is mailed or delivered to the violator to pay the full amount of the fine. Any unpaid amount due from the Unit Owner constitutes a lien against the Owner's Condominium Unit pursuant to Article VI, Paragraph 6, of the Association's Bylaws. Upon levying the fine or at any time thereafter, the Association may record in the Johnson County Recorder's Office a Notice of Lien Claim, notifying the public of the amount of the fine due from the Unit Owner.

11. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Directors of the Association.
12. These Rules and Regulations may be amended, modified or altered only as provided in the Bylaws of Oak Ridge Condominiums Owners Association.

These Rules and Regulations have been approved by the Board of Directors of Oak Ridge Condominiums Owners Association on the 16th day of January, 2025.

OAK RIDGE CONDOMINIUMS OWNERS ASSOCIATION

By: 
President

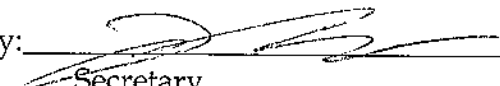
By: 
Secretary

EXHIBIT "D"

-1-

OAK RIDGE CONDOMINIUMS SPECIFICATIONS

Foundation: Poured 14" x 48" concrete foundation rebar throughout per structural plans on 42" x 12" concrete footing (2 - #5 bars continuously) as required by plan and grade. Bearing footings are 10' x 10' 16". R10 insulation foam around foundation.

Concrete Flatwork: Parking garage to have 5" reinforced concrete floor on 4" compacted gravel fill. Parking lot to have 7" with 6" of compacted gravel fill below; 5" paving in parking spaces. Parking lot to be striped per plan. 4" walks and 6" poured sidewalks along Spring Rose Circle.

Site Utility: 8" water main coming into building; 6" sanitary line; 15" RCP for storm water per plans. Complete roof drain system.

Precast: 12" Hollow Core precast with pre-stressed concrete beams and precast concrete columns per plan. 2" poured concrete over the top.

Gypcrete: Installed on 2nd and 3rd floors.

Steel: Steel columns and beam to support deck load over garage entry.

Elevator: KONE MONOSPACE MRL gearless traction Elevator with a 2,000 lb capacity, 150 fpm, with a four-front door.

Framing: Exterior walls 2X6 studs with 2x4 white wood interior walls; 3rd and 2nd floor framing 16" I joists at 16"OC with 3/4" 4x8 T & G OSB covered in 1" Gypcrete; Walls 16" on center; Roof trusses 24" on center with 1/2 OSB sheets and H clips 15# felt and 225# shingles; The roof venting is Master Vent; The exterior walls are 7/16" OSB covered with Zip System; Party wall 2x4 framing, R13 Batt insulation, 5/8" sheetrock, 1" air gap, 5/8" sheetrock, 2x4 framing R13 insulation, 5/8" sheetrock.

Exterior Covering: 2875 Spring Rose: Siding shall be vinyl - "Canyon Clay"; Soffit, fascia shall be white aluminum; Shingles shall be Landmark "Driftwood"; Shakes to be "Storm".

Masonry: All brick shall be modular brick. Color to be Silverstone. Elevator shaft to be block CMU built to 4th floor height per plans.

EXHIBIT "D"

-2-

Windows: White Quaker high performance, low-E vinyl windows with white grilles.

Drywall: 5/8" fire rock to meet code; 1/2" on walls. Orange peel wall texture and ceilings. Square corner bead. Tape coat garage. Rc1 channel and 1 layer of sheetrock on all ceilings in units and hallways.

Heating & Air Conditioning: Lennox EL196UH045 45,000btu 96% Eff furnace with ECM motor; Lennox ML01424 24,000btu 14.5 seer a/c; install duct work in attic, duct to be insulated to R-12; Install fire dampers at all drywall penetrations; Install return air duct work above laundry; vent bath fans and vents outside; provide vent covers; provide programmable thermostat; provide and install registers and grilles. Parking Garage to have exhaust and intake for garage ventilation; Provide and install continuous exhaust fan for parking garage 800cfm; heaters to be (2) 110,000btu Reznor type; Hallway exhaust fans fire dampered 210 CFM.

Electrical: Wired to national building code. Units that are 1 bed, 1 bath: (33) outlets, (16) switches, (12) lights, (2) ceiling fans, (1) broan 688 bath fan, (2) ph/tv, (2) dual ionization smoke detectors. Units that are 2 bed, 2 bath: (39) outlets, (21) switches, (14) lights, (3) ceiling fans, (2) Broan 688 bath fans, (3) ph/tv, (3) dual ionization smoke detectors. Units that are 2 bed, 2 bath, plus den: (42) outlets, (25) switches, (17) lights, (4) ceiling fans, (2) Broan 688 bath fans, (4) ph/tv, (4) dual ionization smoke detectors. Common area to receive: (27) outlets, (73) lights, (18) exit/emergency lights, (4) exterior lights, elevator wiring. Garage to receive: Outlets and wiring for (1) overhead door, convenience outlets, (24) LED lights, (4) exit lights, (9) emergency lights, (3) CO/NO sensors.

Interior Painting: One coat of primer, one coat of low luster eggshell latex "Repose Gray" from Sherwin Williams on all interior rooms of dwelling. Ceilings to be white (Diamond Vogel Elevate).

Flooring: Carpet color to be "Breakaway Natural Ivory" or any equal price installed over 1/2" pad in bedrooms. Commercial carpet style Small Wonder Fascinate installed glued in common area halls and stairs. Luxury vinyl plank flooring - Style World's Fair Seattle or any equal price installed in kitchen, bath, entry, living room, den, hall and laundry. Luxury Vinyl Tile style Duraceramic Waterfall or any equal price installed in the elevator. No underlayment figured, floors to be Gypcrete. Ceramic tile Articulo 12x24 Headline Grey or any equal price installed in the garage level entries & in elevator lobby.

Gutter and Downspouts: Continuous white aluminum

EXHIBIT "D"

-3-

Cabinets and Vanities: Legacy maple cabinet with "Charcoal" finish and shaker door; Dove tail wood box and soft close doors and drawers; crown molding and toe kick to match.

Kitchen Tops: Granite – Bianco Aspen.

Vanity Tops: Granite – Bianco Aspen.

Door Hardware: Interior doors will have black levers. Bi-fold doors will have pulls. Door bumpers are spring type.

Interior Trim: Hookstrip trim thru out - Color to be white prefinished.

Bath Hardware: ¼" plate glass mirror mounted in both baths. One towel bar and one TP holder installed in each bathroom throughout the building. ADA unit shall have grab bars installed to code.

Appliances: Appliances will be GE Stainless Steel appliances as follows – GWE19JYLFS Fridge; JS645SLSS Range; JVM3160RFSS Microwave; GDF535PSRSS Dishwasher; GTW325ASWWW Washer, GTX33EASKWW Dryer; ADA units to have GFW550SSNWW Washer ADA; GFD55ESSNWW Dryer ADA, JS645SLSS Range Slide-In, GDT225SSLSS Dishwasher ADA

Fireplace: Amantii Electric WM-FM-26-36-23-BG Ember 30" zero clearance unit with "32x36" black glass surround. White shiplap to be installed on fireplace.

Window Treatments: Blinds provided and installed by Budget Blinds shall be San Clemente 2" Faux Wood Blinds and 3.5" PVC G85 Vertical Blinds.

Plumbing: (33) Aquatic 2603 or Aker CM-60 60"x 32" white fiberglass recessed tub/shower module complete with waste and overflow tub drain and Moen #2353 Posi-Temp single handle control tub and shower faucet with diverter spout; (2) Aquatic 2603 BFC 60"x36" white fiberglass recessed ADA roll-in shower module complete with backing for future grab bars and flip sea, drain fitting, and Moen #2352 Posi-Temp single handle control shower faucet and head; (20) Aquatic #1603 STS 60" x 36" white fiberglass recessed shower module complete with drain fitting and Moen Chateau #2352 CH Posi-Temp single handle control shower faucet, and head; (50) Proflo #1500/6112 Standard height toilets with seats and supplies with stops; (2) Proflo #1503/6112 Comfort height

EXHIBIT "D"

-4-

white toilet with seat and supplies with stops; (52) Moen Genta #6702 single handle control center set faucets, pop up waste fixtures and supplies with stops; (32) Moen Sleek #7864 single handle control swing spout sink faucet, hose and spray attachment; (32) Insinkerator Model Badger V garbage disposals; (12) Disposal Air Switches; (32) plumbing connection for under counter automatic dishwasher; (32) water line for refrigerator ice maker; (32) Guy Gray washer box for laundry facilities; (4) Woodford #27 frost proof sillcocks for lawn faucets; (12) 40 gallon and (20) 50 gallon glass lined electric hot water heater with temperature pressure relief valve, $\frac{3}{4}$ " water shut off valve above the water heater and water heater pans; (13) Holdrite Water Heater Stands; (33) $\frac{3}{4}$ " water meter set up.

Garage Doors: Includes (1) garage door CHI Model 4216 insulated with windows and double end styles 2" long stem rollers. 50,000 cycle springs R values of 17.3 with remotes and disconnects.

Insulation: Exterior walls R21 unfaced batts; Corridor walls R19 unfaced batts; Party walls R11 unfaced batts; Box sills R19 unfaced batts; Flat/Vaulted lid R38 kraft faced batts; Baffles - every truss space; House attic R49 blown in fiberglass. Floor truss cavities R-11 unfaced batts for sound insulation.

Sprinkler System: Parking garage shall be NFPA - 13 for ordinary occupancy; system will be hydraulically designed to satisfy a density of .15 GPM/sq. ft. over any and the most remote 1,500 sq.ft. including a hose stream allowance of 250 GPM. Max sprinkler spacing will be 130 sq.ft. per head. Apartments shall be designed in strict accordance with NFPA 13R for a Light Hazard occupancy. The system will be hydraulically designed to satisfy a density of .05 GPM/sq.ft. over any and the most remote 1,500 including a hose stream allowance of 100 GPM. Max sprinkler spacing will be 256 sq. ft. per head.

Fire Alarm/Door Access: (4) keypad access systems for entries. Addressable fire panel for system. Complete fire alarm system and monitoring.

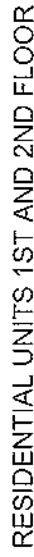
Landscaping: Shall be landscaped and sodded per site plan.

Trash Enclosure: Shall be 20'x10' block and modular stone to match building.

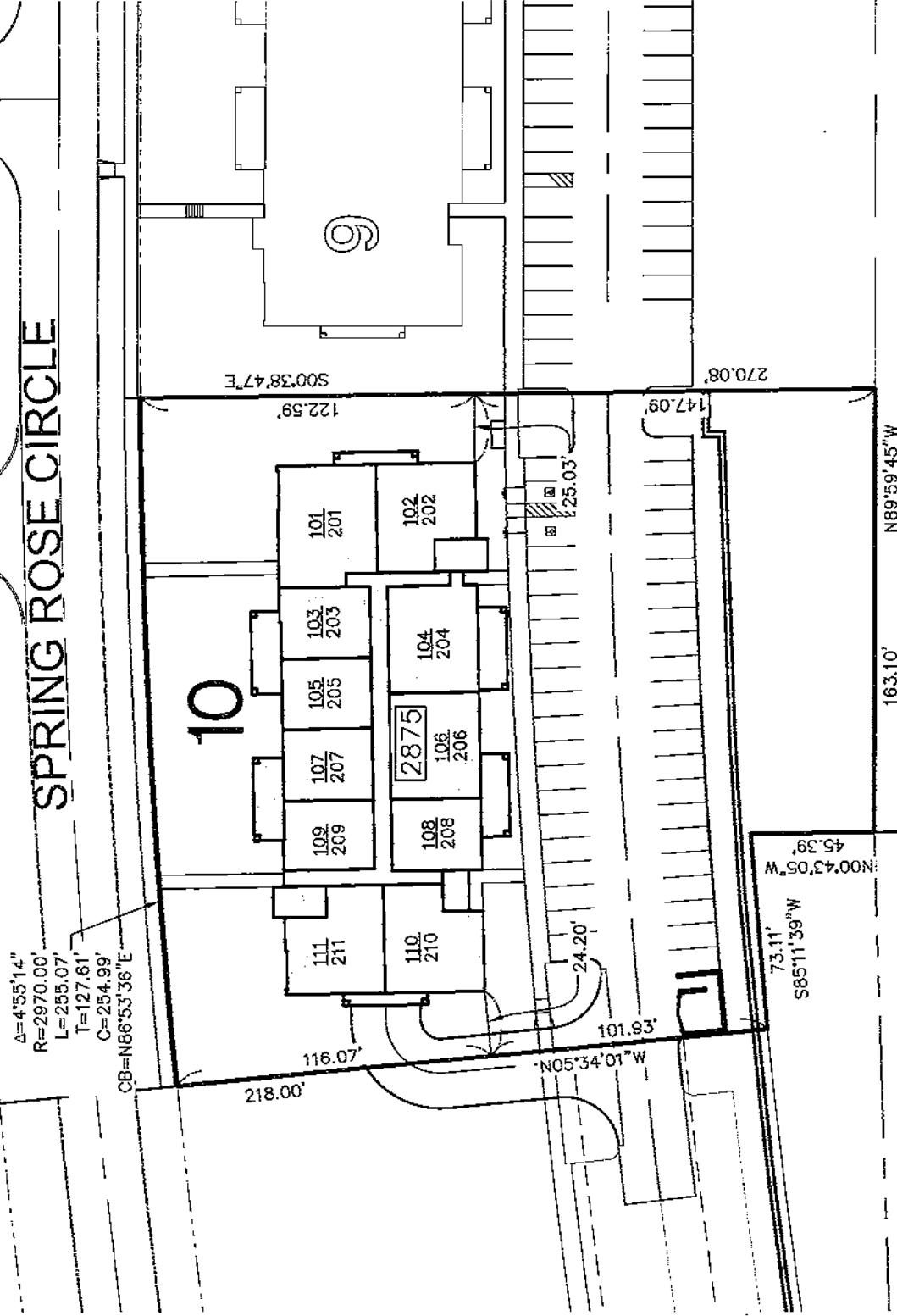
Mailbox: Commercial grade mailbox installed outside building on curb



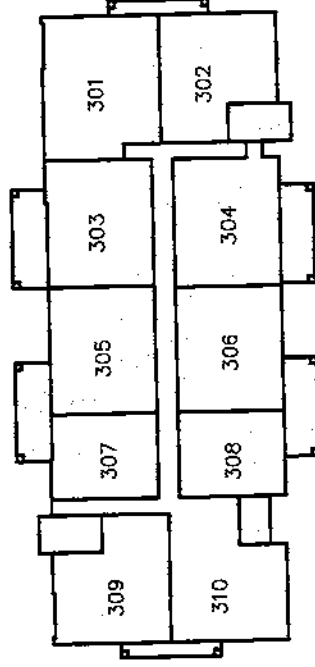
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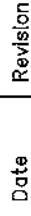
SPRING ROSE CIRCLE



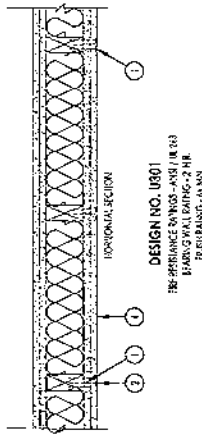
XX - STREET ADDRESS ALONG SPRING ROSE CIRCLE



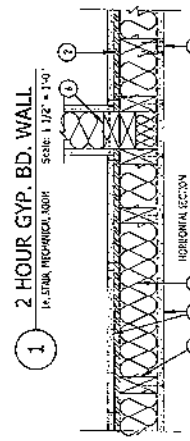
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	101



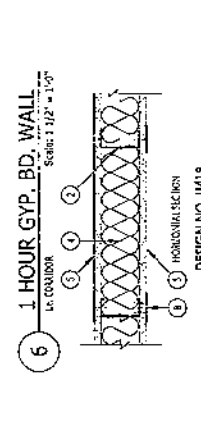
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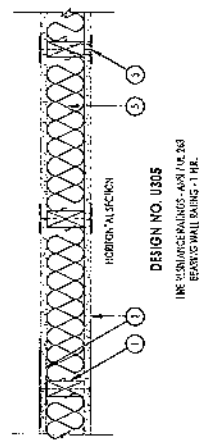
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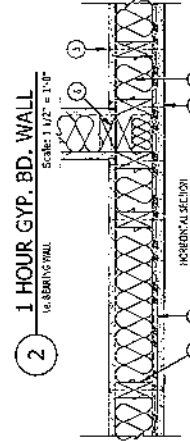
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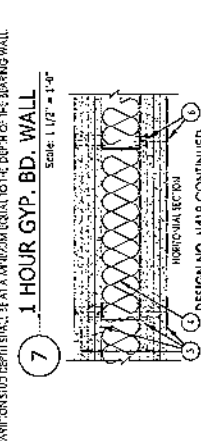
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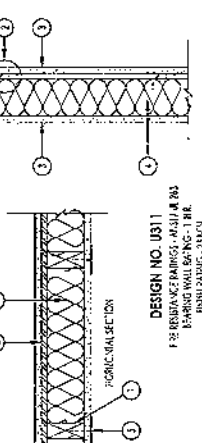
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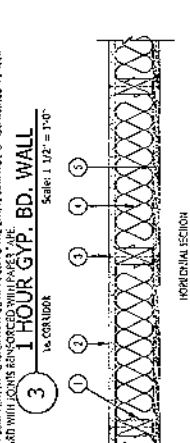
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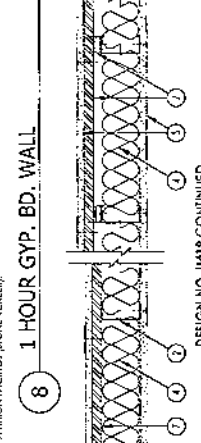
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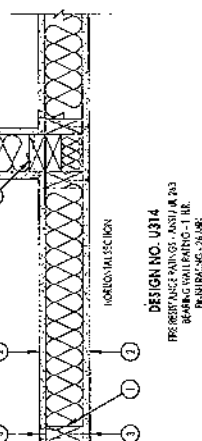
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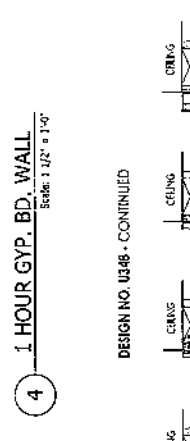
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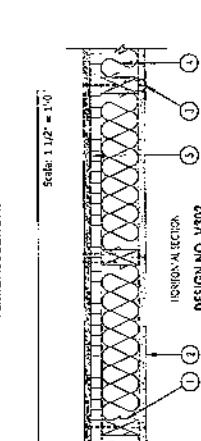
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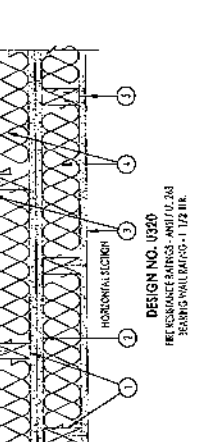
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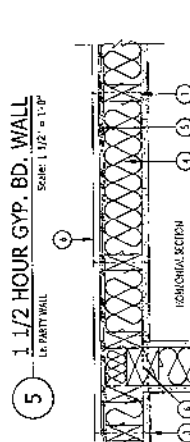
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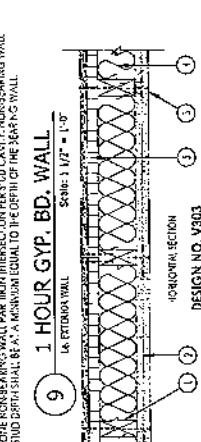
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1. WOOD STUDS - NOM. 2x4 OR 2x6 SPACED 16\"/>

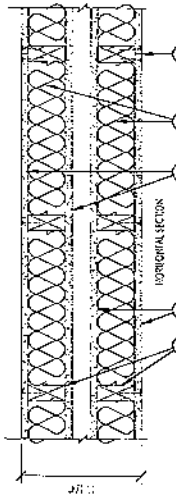


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#	DATE	BY	DESCRIPTION

REVISIONS	DATE	BY	DESCRIPTION

UL FIRE RESISTANCE RATINGS (FOR REFERENCE ONLY)	SHEET TITLE	PAGE NO.



2435 KIMBERLY RD.
SUITE 2405
BETTENDORF, IA 52722
563-359-3117

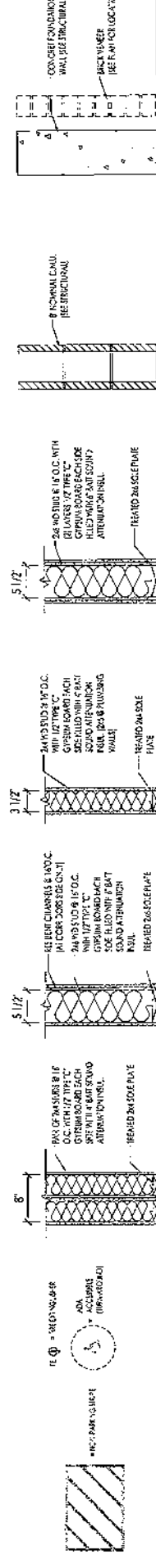
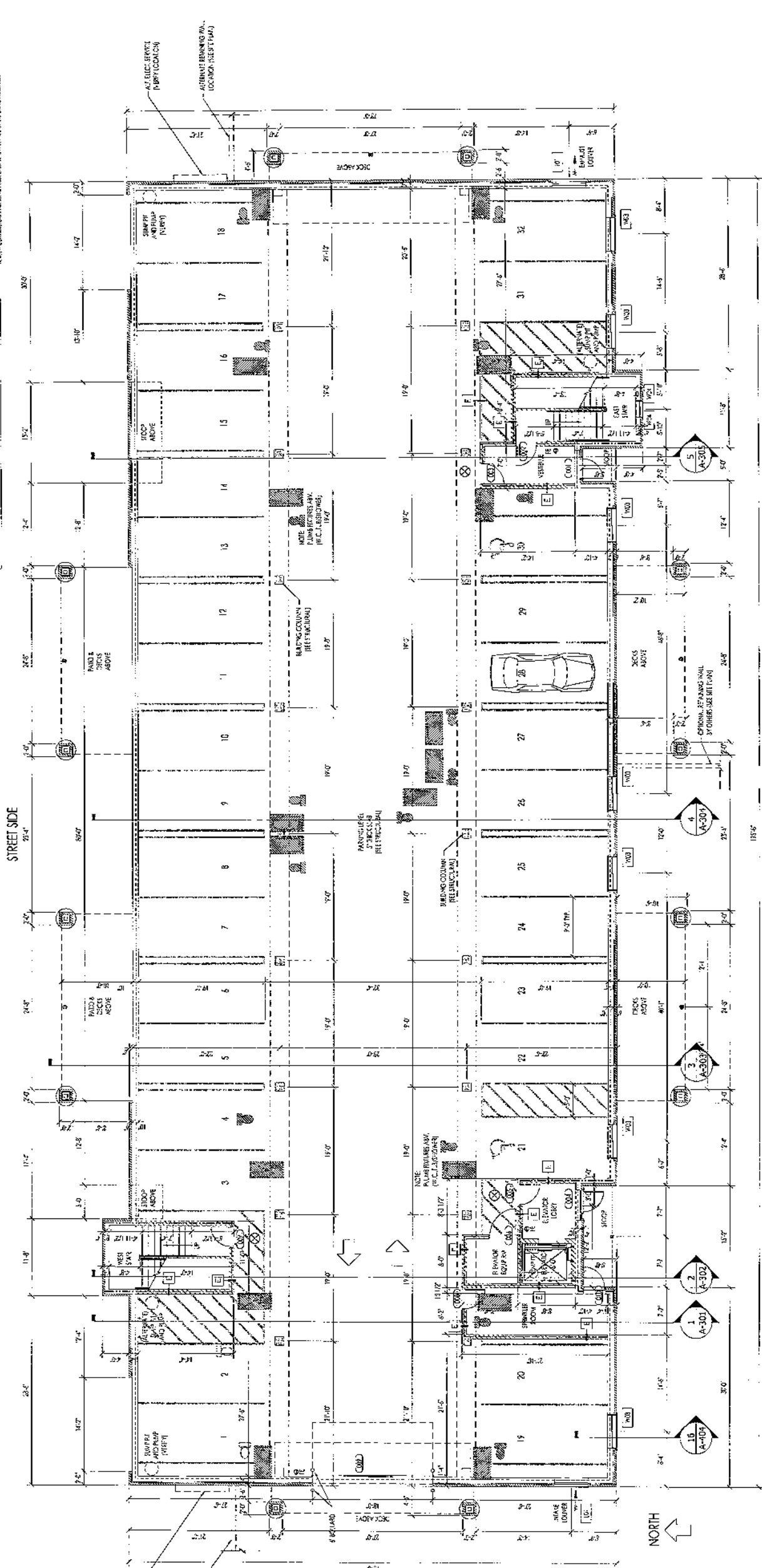
PHASE STOP NOTES

LOCATION	UL NO.	PLANT TYPE	PLANT
ST. MARY'S CATHEDRAL, NEW YORK CITY, NEW YORK	ULCAUG28	2 HR.	
ST. PATRICK'S CATHEDRAL, NEW YORK CITY, NEW YORK	ULHLC029	6-2 HR.	
ST. JOHN'S CATHEDRAL, NEW YORK CITY, NEW YORK	ULIC201	1 HR.	
ST. MICHAEL'S CATHEDRAL, NEW YORK CITY, NEW YORK	ULFC200	1 HR.	
ST. PETER'S CATHEDRAL, NEW YORK CITY, NEW YORK	ULFC207	1 HR.	
ST. JAMES' CATHEDRAL, NEW YORK CITY, NEW YORK	ULFC023	1 HR.	
ST. ANNE'S CATHEDRAL, NEW YORK CITY, NEW YORK	ULCAJ150	3 HR.	
ST. MARY'S CATHEDRAL, NEW YORK CITY, NEW YORK	UL1479	3 HR.	

RATING		RATING NO.	DETAIL AND DESIGN DATA
1	2		
1	1	UL 1931	CONSTRUCTION FOR FINISHED WOOD TRUSS SYSTEM, IN ROOF, CLASS FIBER WOOD TRUSS: 1/2" x 2" x 8" WOOD TRUSS: 1/2" x 2" x 8" WOOD TRUSS: 1/2" x 2" x 8" WOOD TRUSS: 1/2" x 2" x 8"

ITEM NO.	QTY	UNIT	DESCRIPTION	DETAIL AND DIMENSIONS
1	1	EA	WOOD CEILING ASSEMBLY WOOD JOIST SYSTEM WALBOARD CLASSIFIER	1. THE CEILING SHALL BE MADE OF 2x6 WOOD JOISTS, 16" O.C., WITH 1/2" WALBOARD CLASSIFIER. THE JOISTS SHALL BE SPACED 16" O.C. AND THE WALBOARD SHALL BE SPACED 1/2" O.C. THE CEILING SHALL BE FINISHED WITH A COAT OF WHITE PRAIMER AND TWO COATS OF WHITE PRAIMER. THE CEILING SHALL BE FINISHED WITH A COAT OF WHITE PRAIMER AND TWO COATS OF WHITE PRAIMER. THE CEILING SHALL BE FINISHED WITH A COAT OF WHITE PRAIMER AND TWO COATS OF WHITE PRAIMER.

REV. DATE	BY (NAME)	REASON FOR CHANGE	U.N.	DESCRIPTION	
				CONSTRUCTION TYPE 12 CONC. FRANKT CONC. OPBNG	
3 HSE	--		J01 J994	DETAIL	



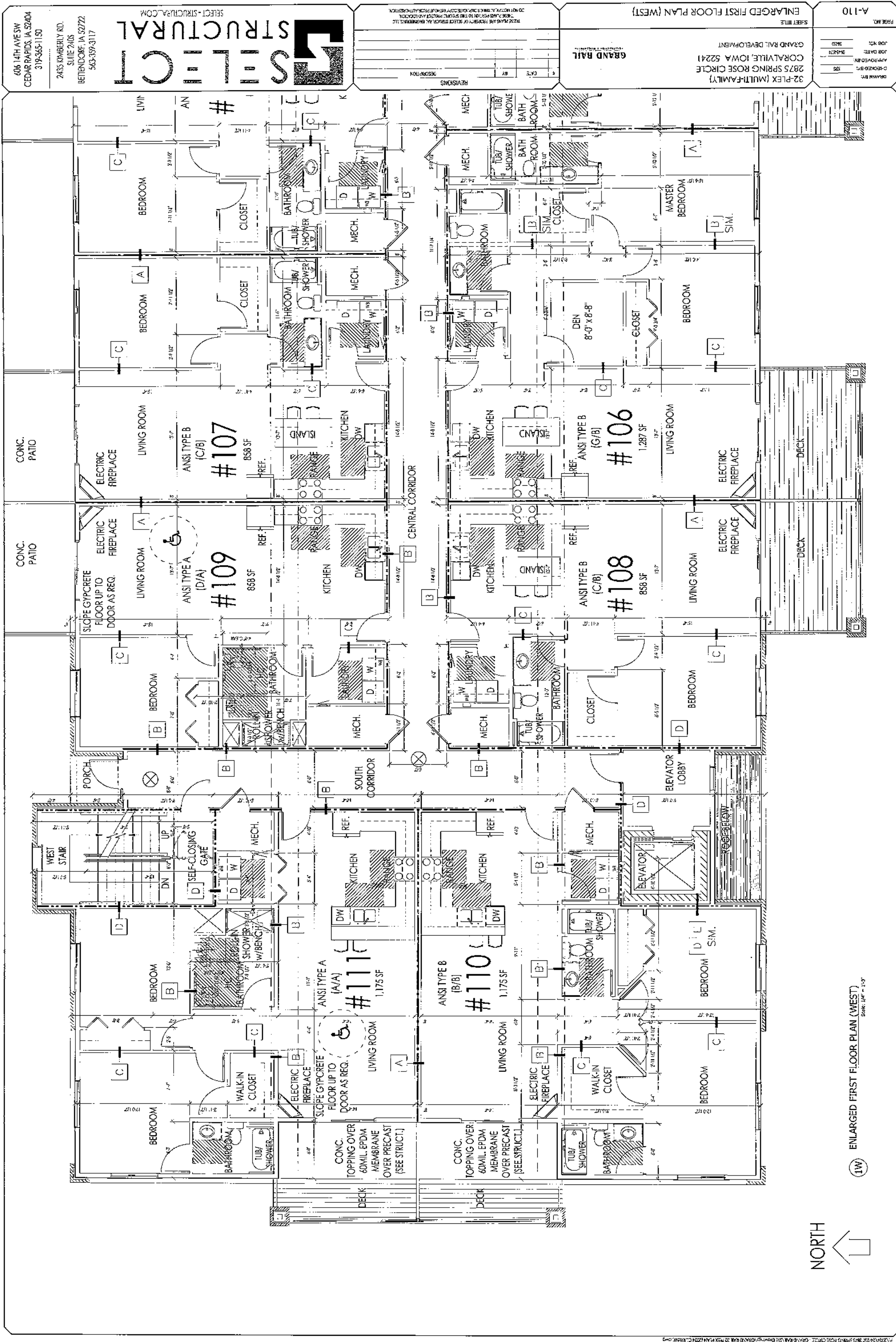
0 GROUND FLOOR PLAN
14,222 SQ. FT.
Scale: 1/8" = 1'-0"
= 1 HOUR FIRE RATED
= 2 HOUR FIRE RATED

THE GARAGE SPACE NUMBERS ON THIS PAGE A-100 ARE INCORRECT. FOR THE CORRECT GARAGE SPACE NUMBERS, SEE PAGE A-700 AND THE SITE PLAN.

1 HOUR PARTY WALL DEMISING WALL CONST.	1 HOUR CORRIDOR & BEARING WALL CONST.	TYP. INT. PARTITION WALL CONST.	2 HOUR STAIR WELL WALL CONST.	2 HOUR C.M.U. WALL CONST.	3 HOUR CONC. WALL CONST.
UL-U320	UL-U311	UL-U301	UL-U301	UL-U906	UL-U906
Scale: 1" = 1'-0"	Scale: 1" = 1'-0"	Scale: 1" = 1'-0"	Scale: 1" = 1'-0"	Scale: 1" = 1'-0"	Scale: 1" = 1'-0"

LOCATION	U.I.	U.I. NO.	U.I. FIRE TRAINING
2ND FLOOR OF THE CONVENT OF THE HOLY TRINITY, 1000 S. 1ST AVE. ST. LOUIS, MO.	UICA-2008	2 HR.	
ATLANTA POLICE DEPARTMENT, 1000 N. W. 10TH ST. ATLANTA, GA.	ULVH 1022	1.52 HR.	
POWERHOUSE GALLERY, 1000 N. 1ST ST. ST. LOUIS, MO.	ULFC2011	1 HR.	
2ND FLOOR OF THE CONVENT OF THE HOLY TRINITY, 1000 S. 1ST AVE. ST. LOUIS, MO.	ULFC3030	1 HR.	
2ND FLOOR OF THE CONVENT OF THE HOLY TRINITY, 1000 S. 1ST AVE. ST. LOUIS, MO.	ULFC3032	1 HR.	
1ST FLOOR OF THE CONVENT OF THE HOLY TRINITY, 1000 S. 1ST AVE. ST. LOUIS, MO.	ULFC 1023	1 HR.	
1ST FLOOR OF THE CONVENT OF THE HOLY TRINITY, 1000 S. 1ST AVE. ST. LOUIS, MO.	ULICA 11150	3 HR.	
1ST FLOOR OF THE CONVENT OF THE HOLY TRINITY, 1000 S. 1ST AVE. ST. LOUIS, MO.	ULI 1179	3 HR.	

[illegible]



606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

2435 KIMBERLY RD.
SUITE 2405
BENTON CORP., IA 52222
563-399-3117

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REVISIONS

NO.	DATE	DESCRIPTION
1	07/11/24	ISSUED FOR PERMIT
2	07/11/24	REVISIONS
3	07/11/24	REVISIONS
4	07/11/24	REVISIONS
5	07/11/24	REVISIONS

32-PLEX (MULTI-FAMILY)
2875 SPRING ROSE CIRCLE
CORALVILLE, IOWA 52241
GRAND RAIL DEVELOPMENT

32-PLEX (MULTI-FAMILY)
2875 SPRING ROSE CIRCLE
CORALVILLE, IOWA 52241
GRAND RAIL DEVELOPMENT

PAGE NO. A-110

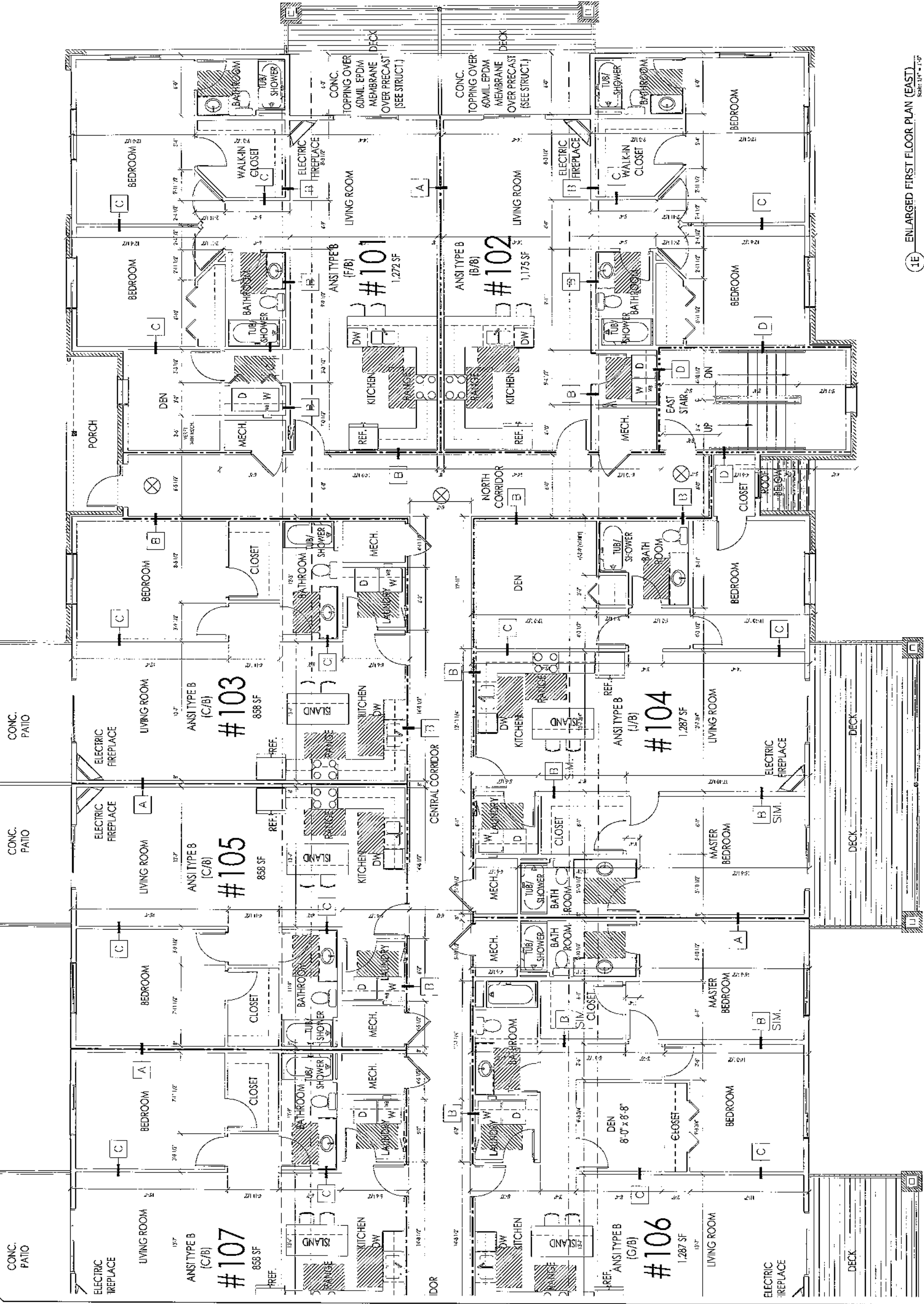
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CHECKED BY: JAC
DATE: 07/11/24
JOB NO: 2403

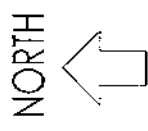
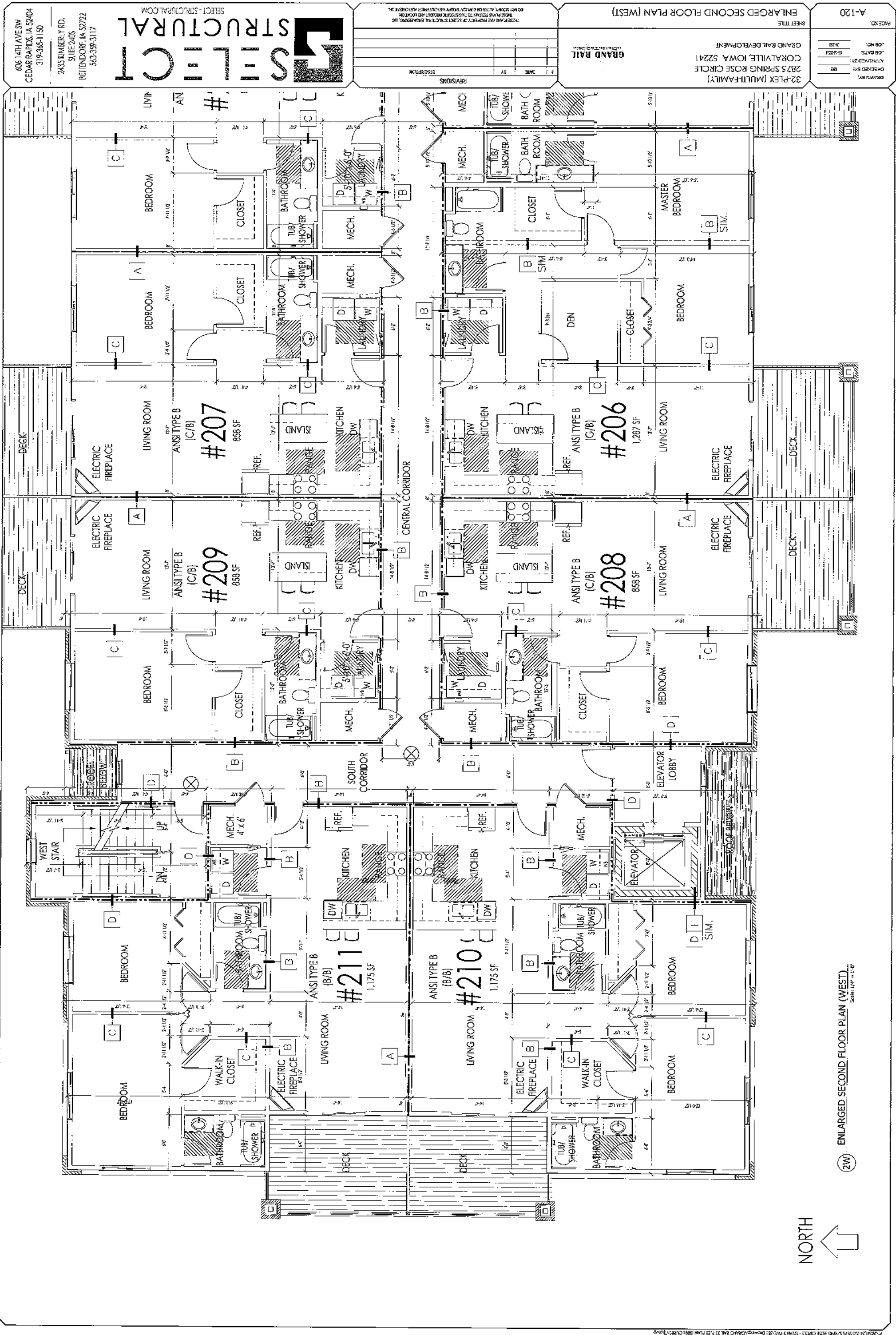
NORTH

ENLARGED FIRST FLOOR PLAN (WEST)

Scale: 1/4" = 1'-0"

REVISIONS	
DATE	BY
DESCRIPTION	





2W ENLARGED SECOND FLOOR PLAN (WEST)
Scale: 1/8" = 1'-0"

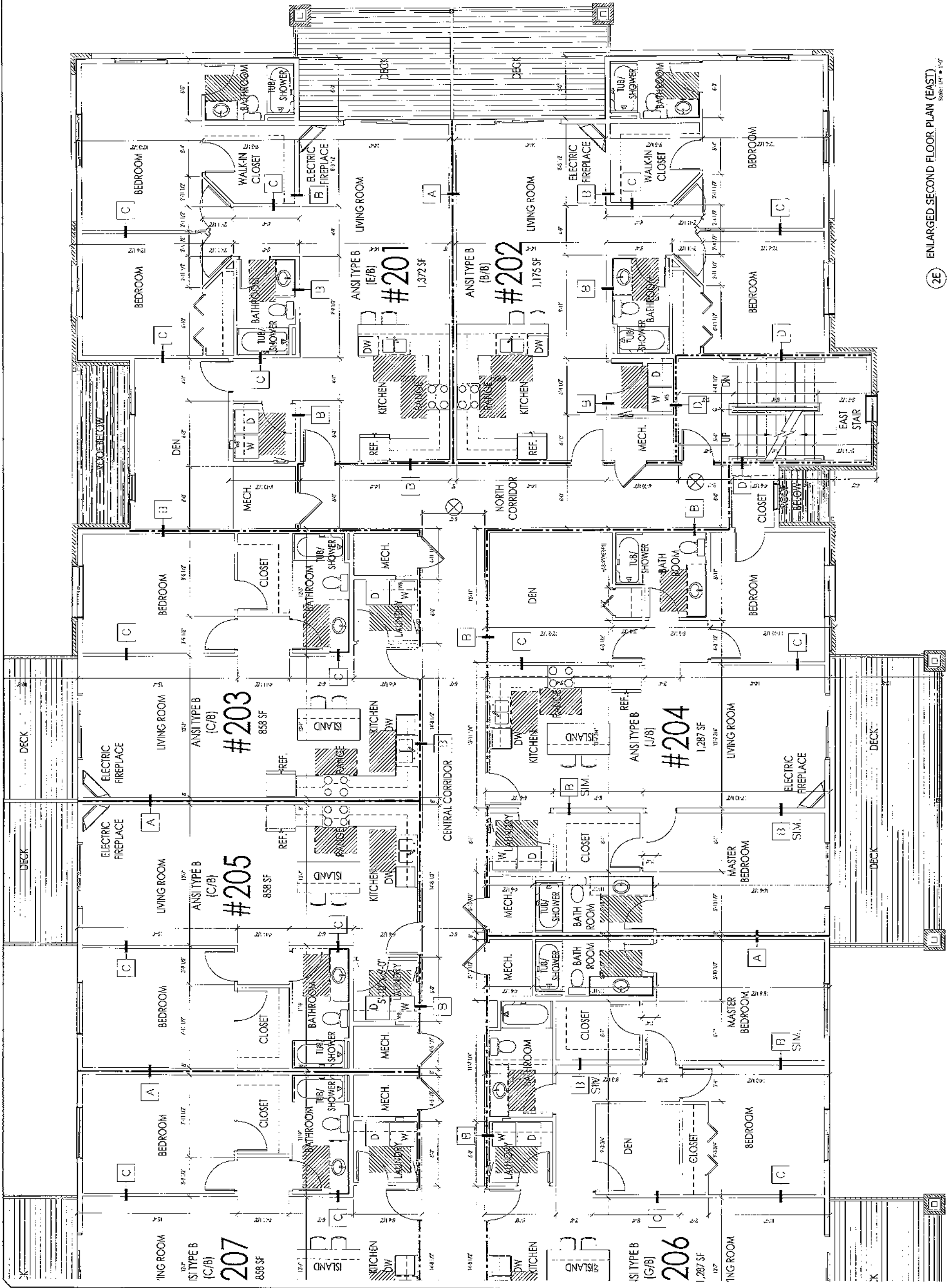
PAGE NO.		A-120
DRAWN BY:	BR	
CHECKED BY:	GR	
APPROVED BY:	GR	
JOB NO.:	02-2021	
DATE:	02-2021	

32-PLEX (MULTIFAMILY)
2875 SPRING ROSE CIRCLE
CORALVILLE, IOWA 52241
GRAND RAIL DEVELOPMENT
SHEET TITLE
ENLARGED SECOND FLOOR PLAN (WEST)

DATE	BY	DESCRIPTION

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CEDAR RAPIDS, IA 52404
319-365-1150



2E ENLARGED SECOND FLOOR PLAN (EAST)
Scale: 1/4" = 1'-0"

PAGE NO.		A-121
JOB NO.		2875
JOB DATE		06-20-21
APPROVED BY		AS
DRAWN BY		AS

32-PLEX (MULTI-FAMILY)
2875 SPRING ROSE CIRCLE
CORALVILLE, IOWA 52241
GRAND RAIL DEVELOPMENT
SHEET TITLE
ENLARGED THIRD FLOOR PLAN (EAST)

REVISIONS	
#	DATE BY DESCRIPTION

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SUITE 240S
BETHTENDORF, IA 52722
563-359-3117

606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

32-PLEX (MULTI-FAMILY)
2875 SPRING ROSE CIRCLE
CORALVILLE, IOWA 52241
GRAND RAIL DEVELOPMENT
S-135711111
ENLARGED THIRD FLOOR

32-PLEX (MULTI-FAMILY)
2875 SPRING ROSE CIR
CORALVILLE, IOWA 52241
GRAND RAIL DEVELOPMENT

GRAND RAIL

32-PLEX (MULTI-FAMILY)
2875 SPRING ROSE CIRCLE
CORALVILLE, IOWA 52241
GRAND RAIL DEVELOPMENT

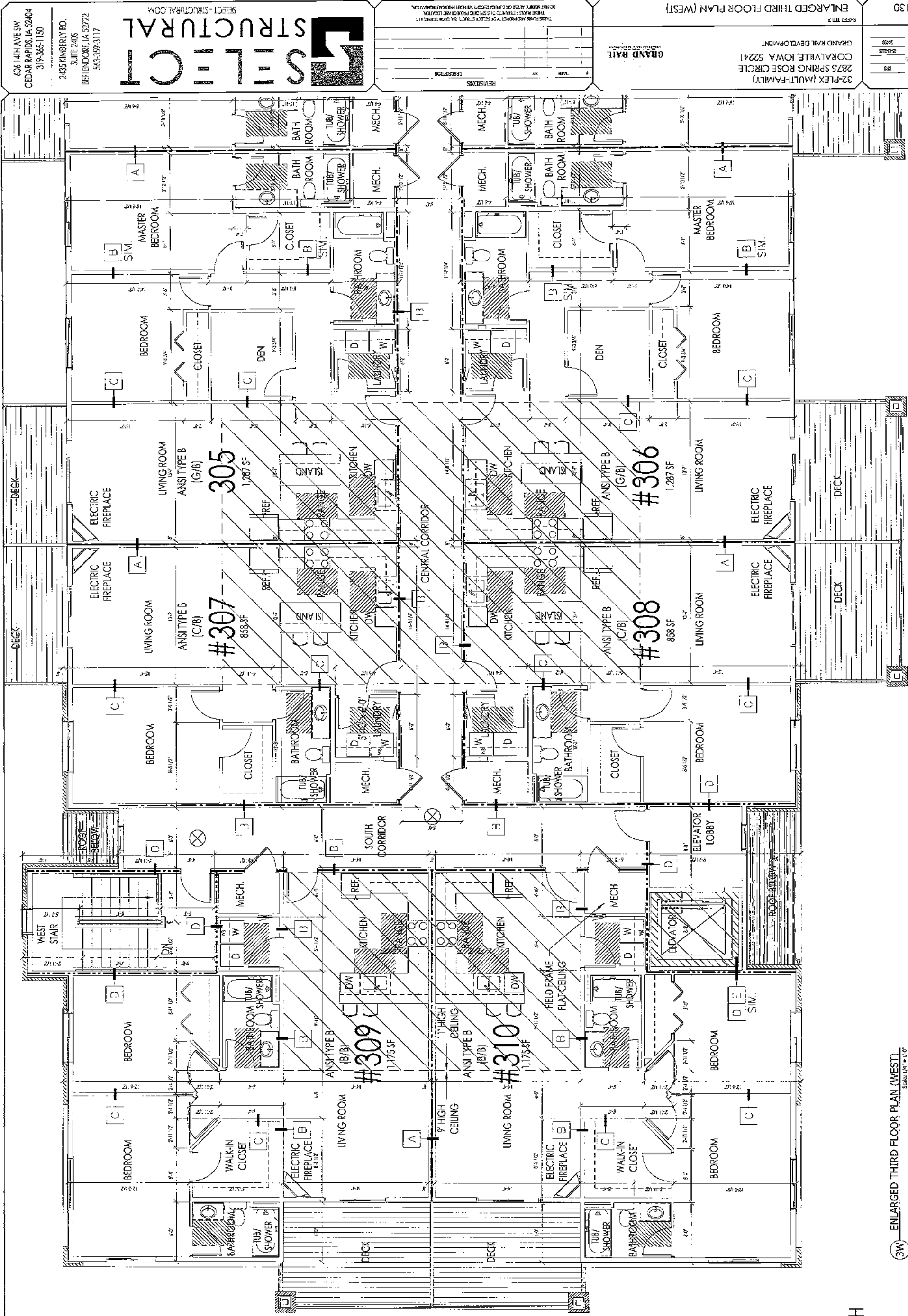
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SELECT
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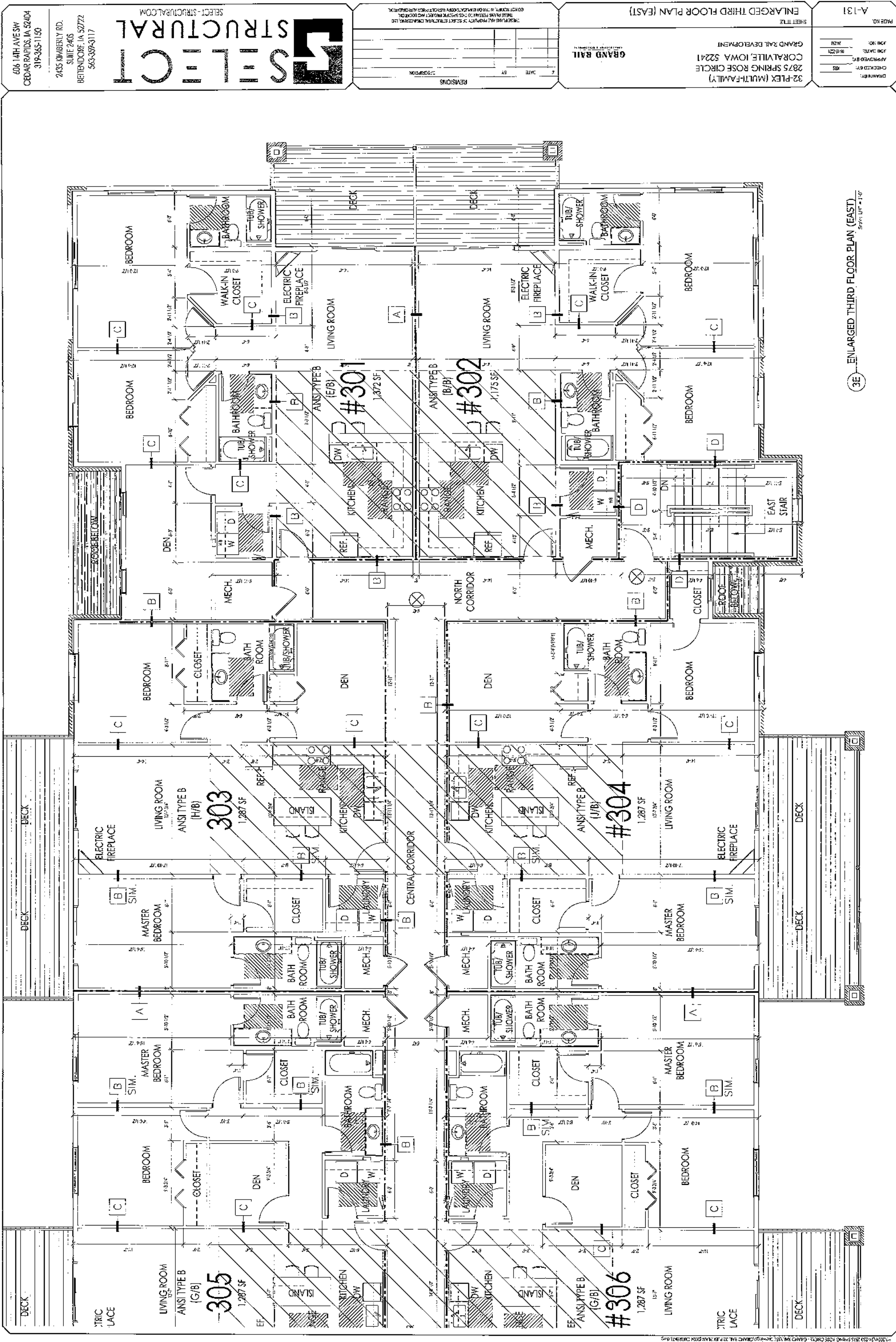
606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

2435 KIMBERLY RD.
SUITE 240S
BEHLENDORF, IA 52722
563-359-3117



3W ENLARGED THIRD FLOOR PLAN (WEST)

NORTH 



3E ENLARGED THIRD FLOOR PLAN (EAST)

PROJECT NO.	A-131
DRAWN BY:	RS
CHECKED BY:	RS
DATE:	06-22-20
JOB NO.:	2420

32-PLEX (MULTI-FAMILY)
2875 SPRING ROSE CIRCLE
CORALVILLE, IOWA 52241
GRAND RAIL DEVELOPMENT

SHEET TITLE
ENLARGED THIRD FLOOR PLAN (EAST)

GRAND RAIL

REVISIONS	DATE	BY	DESCRIPTION

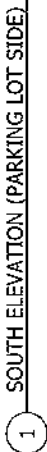
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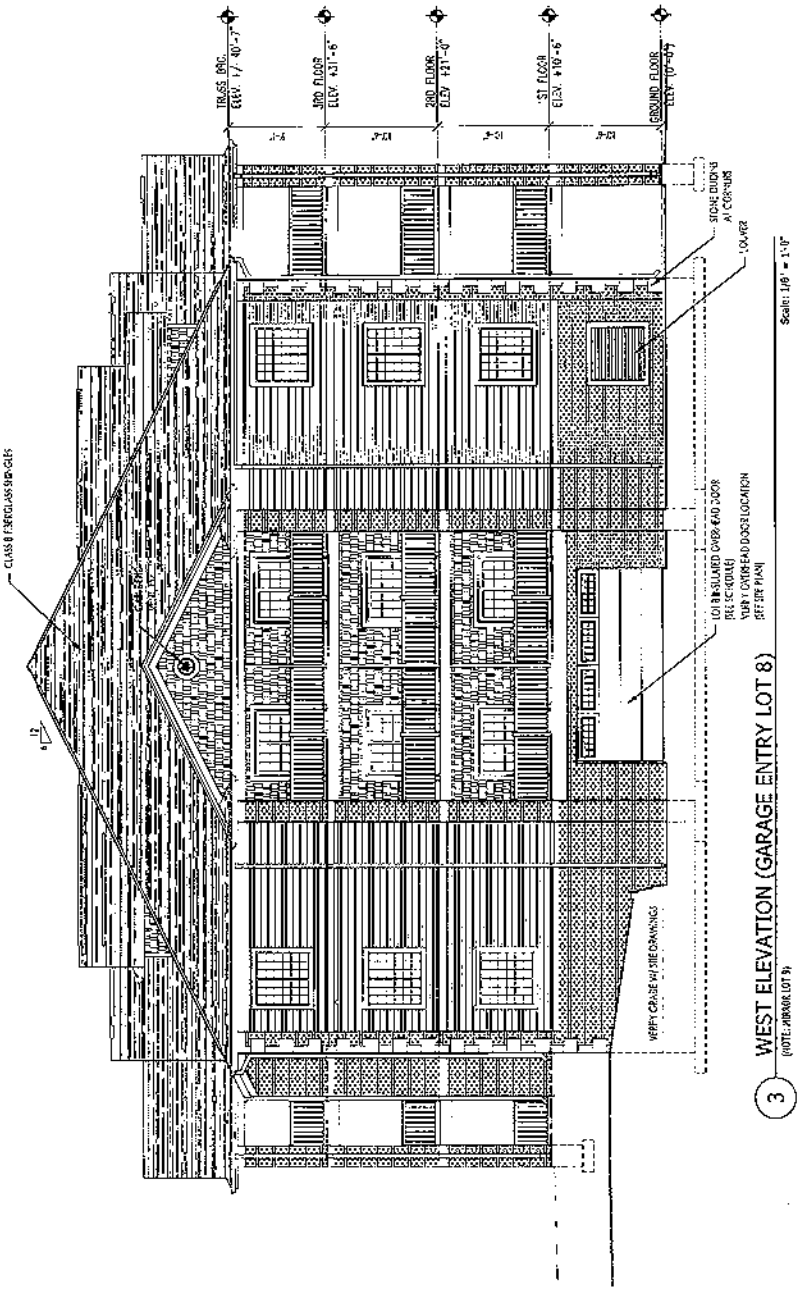
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SUITE 240S
BENTON, IA 52722
563-389-3117

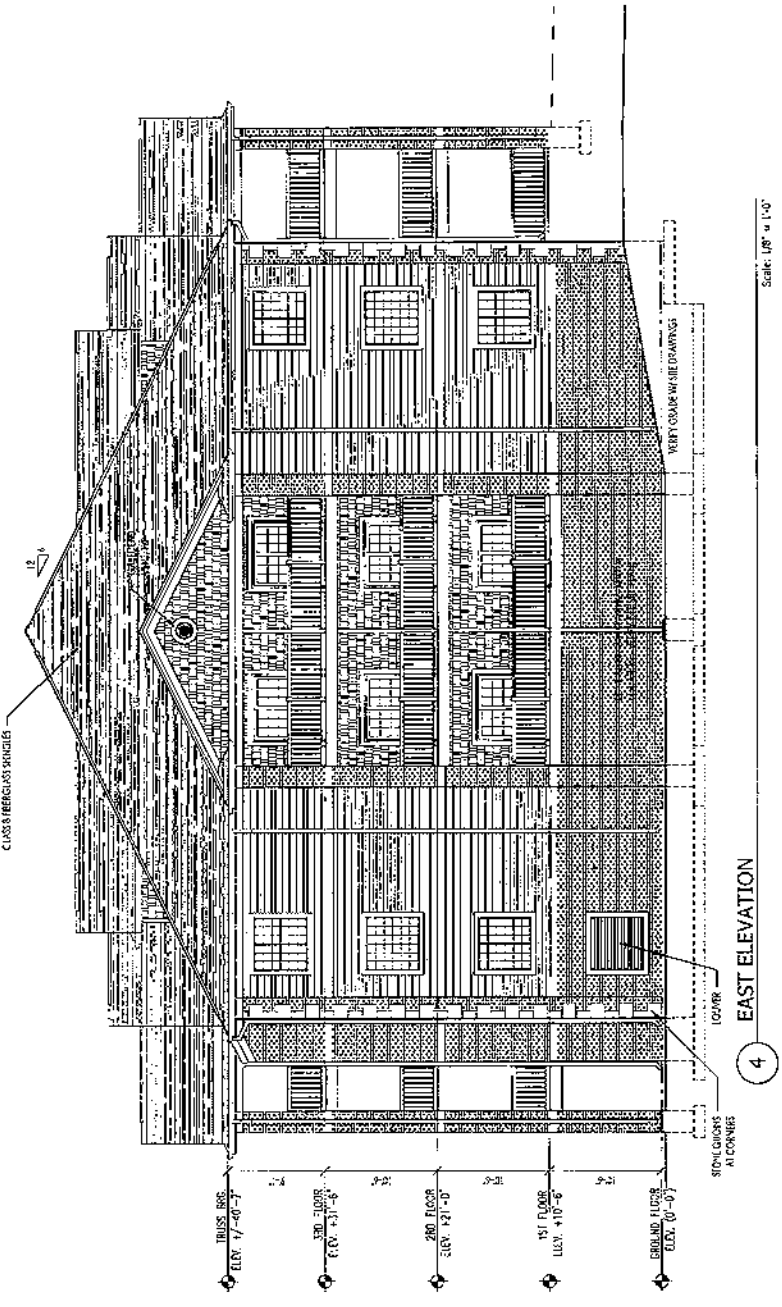
606 14TH AVE. SW
CEDAR RAPIDS, IA 52404
319-365-1150

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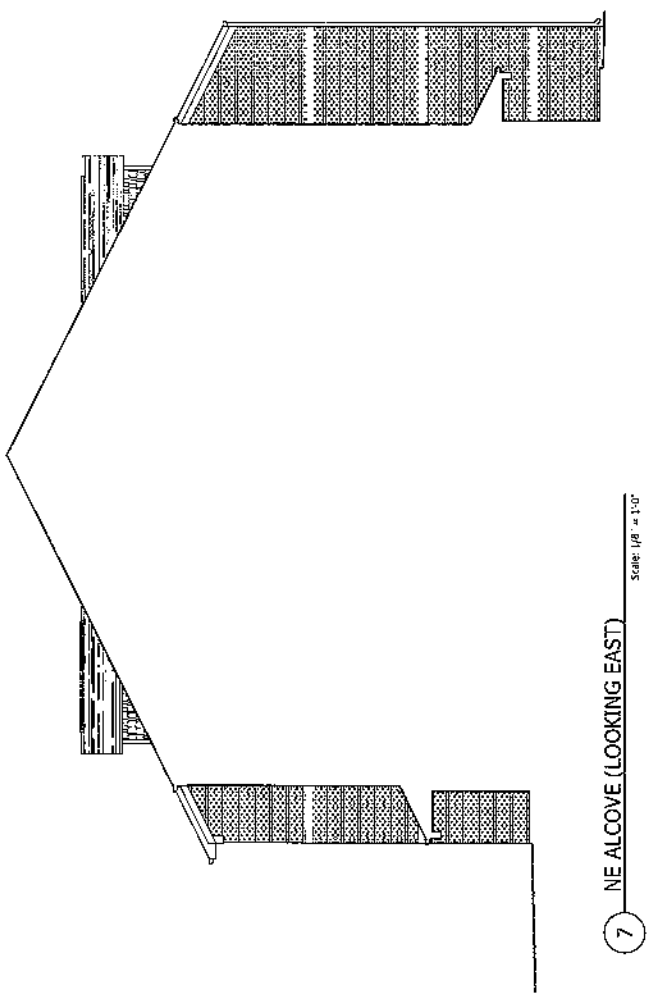




3 WEST ELEVATION (GARAGE ENTRY LOT 8)
(NOTE: PARKING LOT 8)

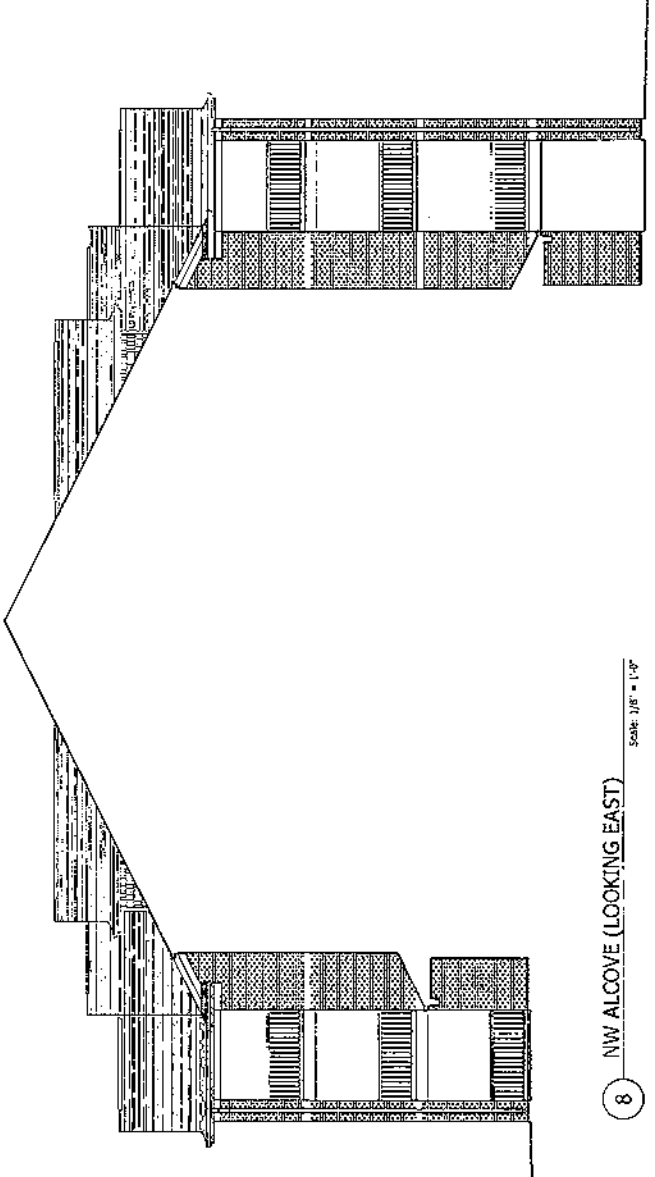


4 EAST ELEVATION



7 NE ALCOVE (LOOKING EAST)

5 SE ALCOVE (LOOKING EAST)

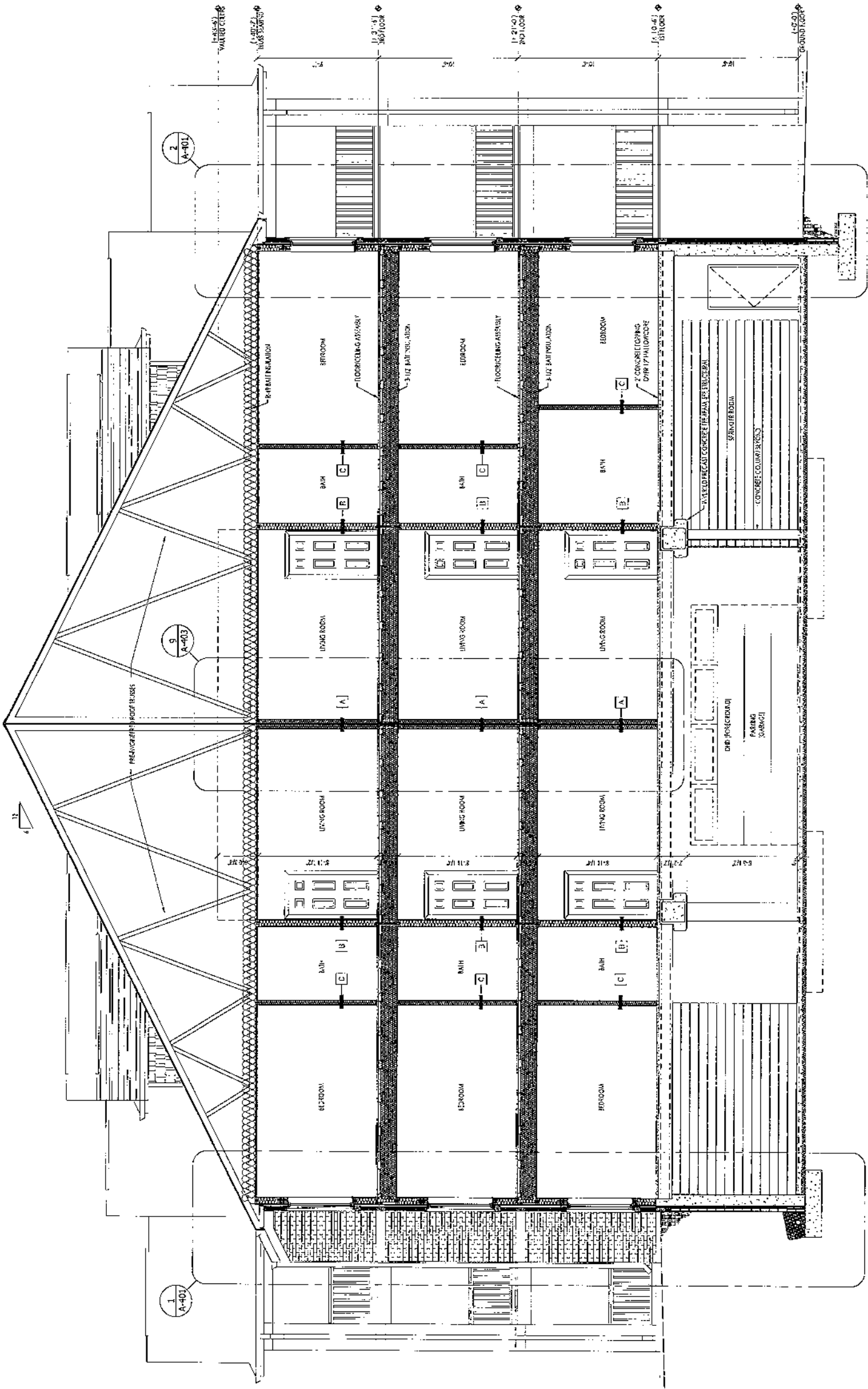


8 NW ALCOVE (LOOKING EAST)

6 SW ALCOVE (LOOKING EAST)

#	DATE	BY	DESCRIPTION
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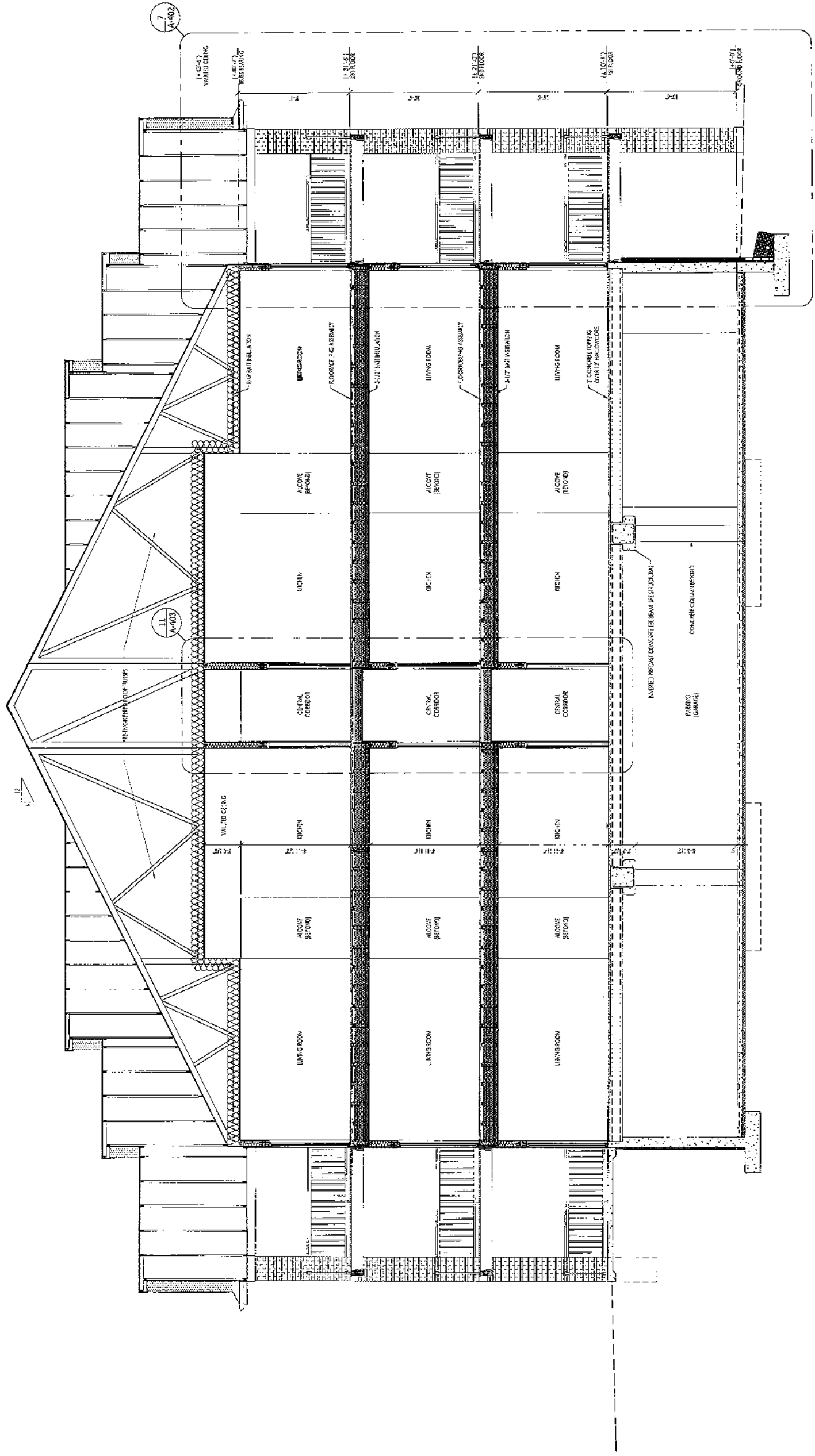
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1 BUILDING SECTION

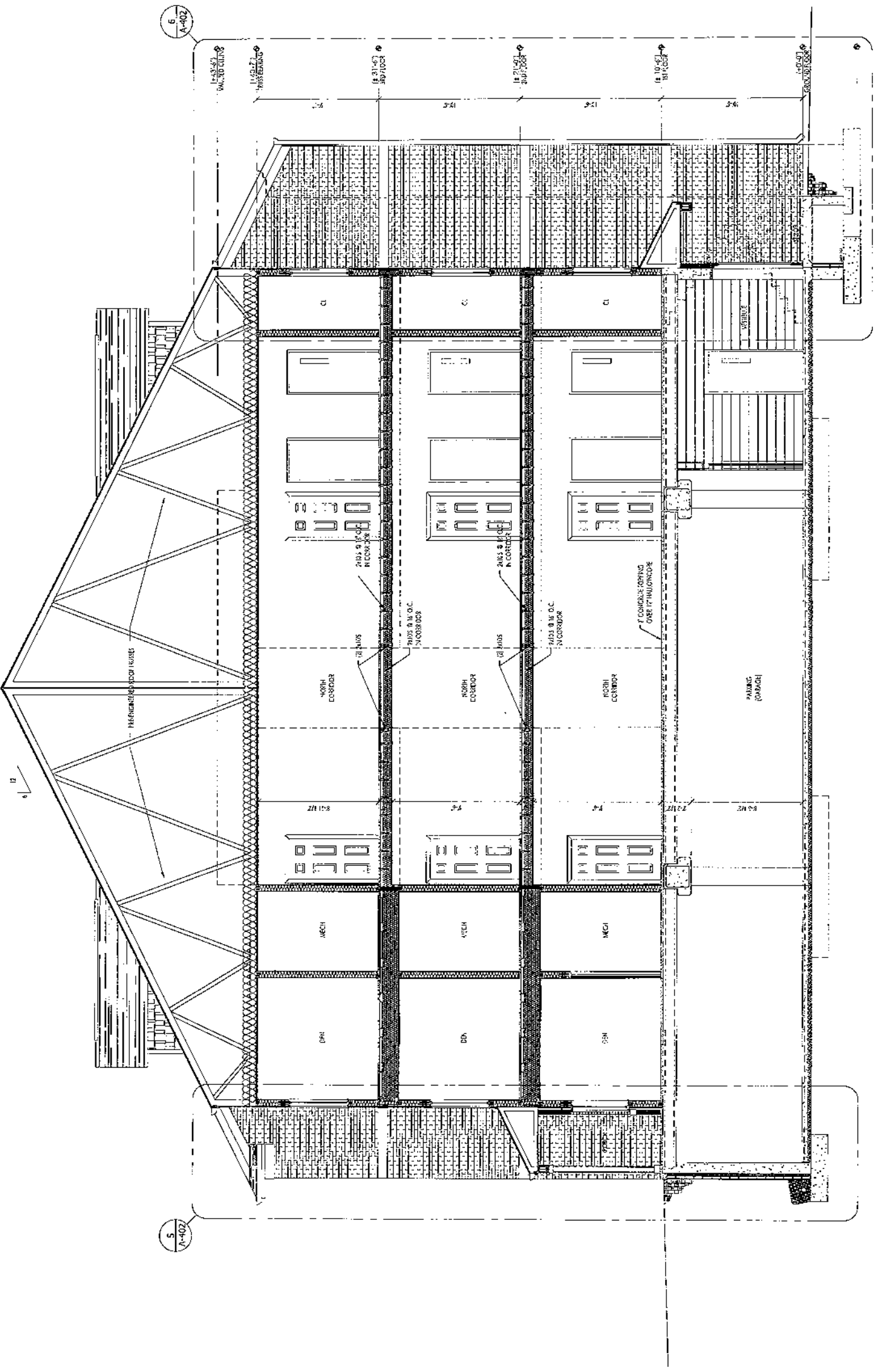
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REVISIONS		DATE	BY	DESCRIPTION
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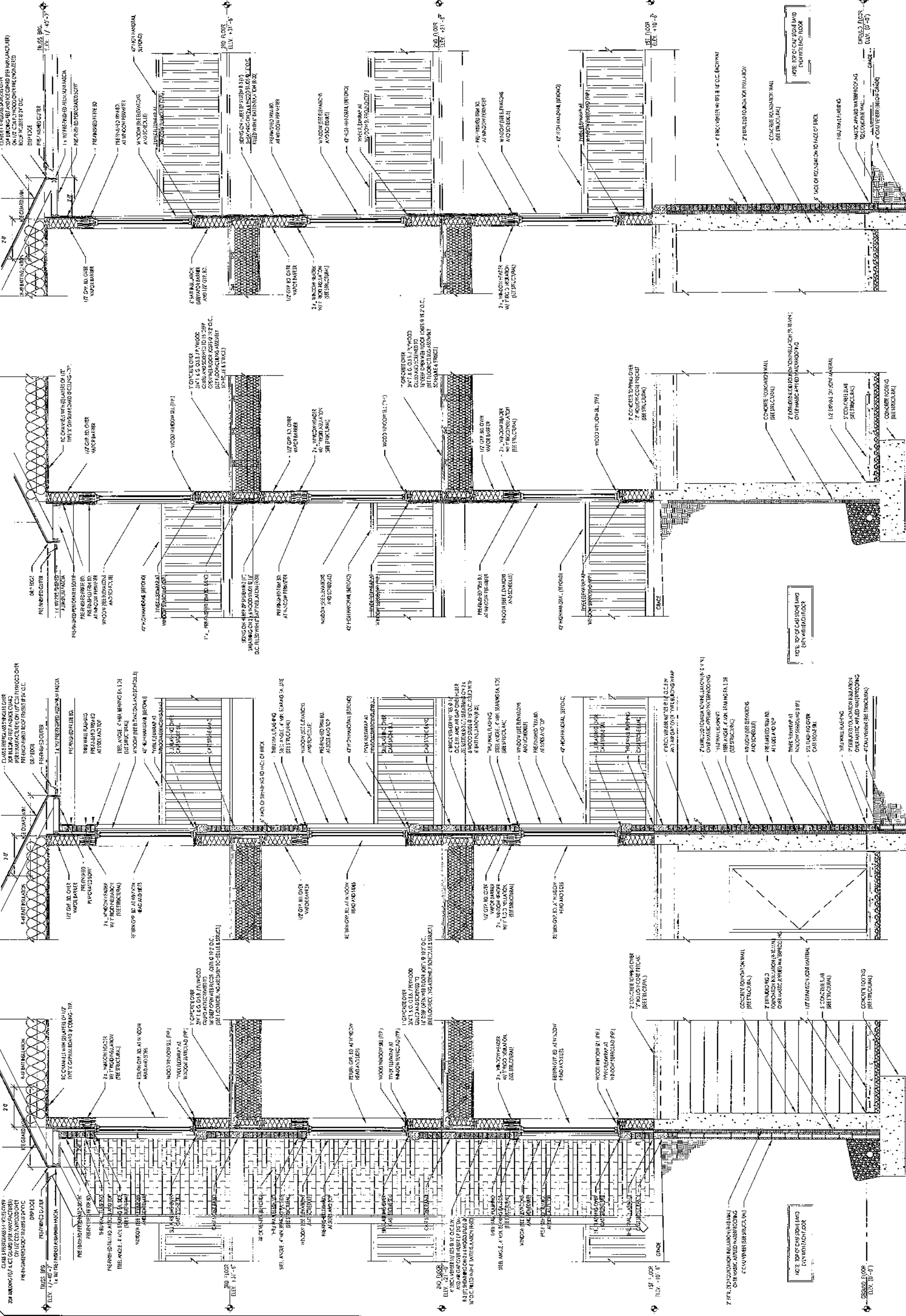
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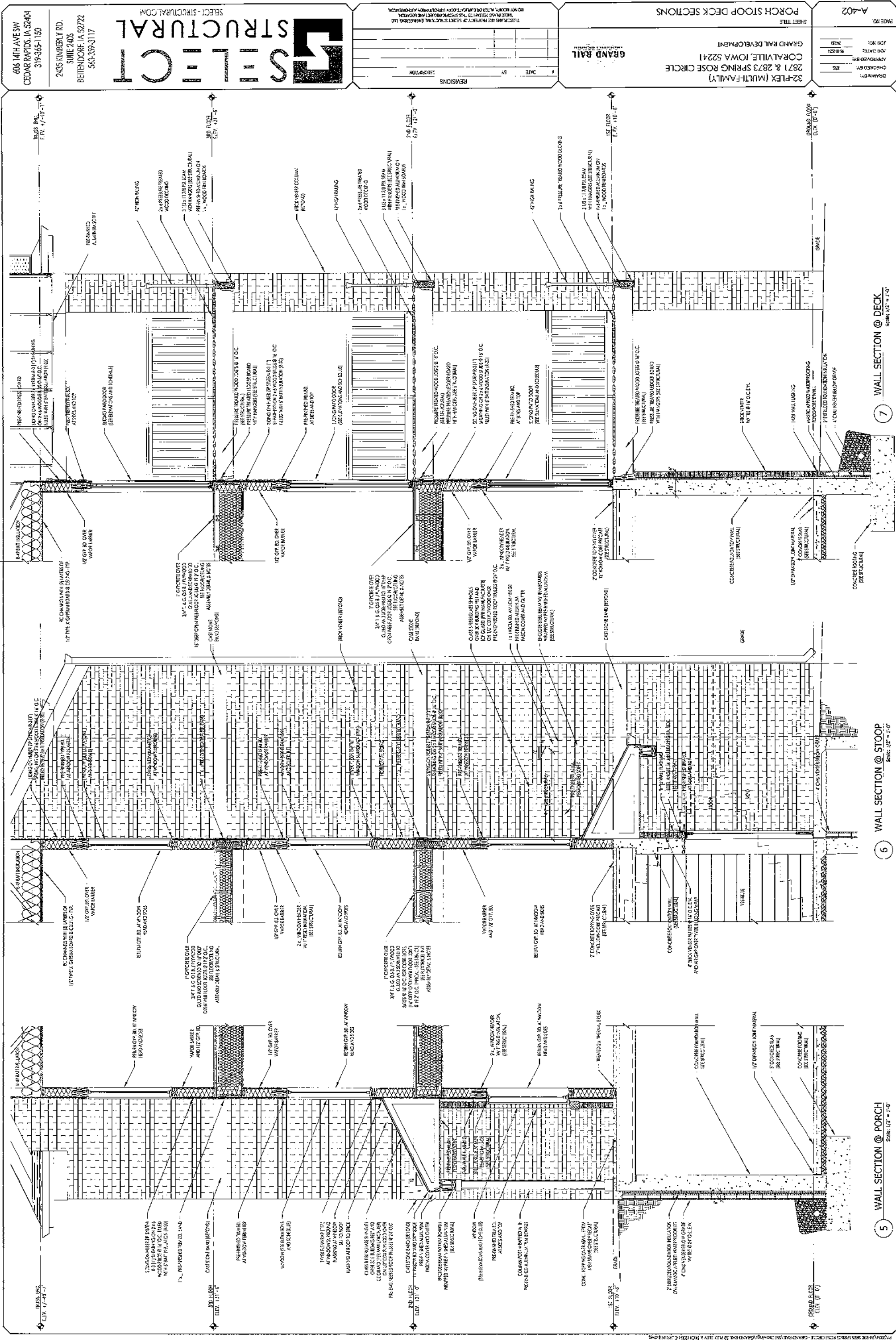
Scale: 1/4" = 1'-0"



5 BUILDING SECTION

1 WALL SECTION @ EXTERIOR WALL





5 WALL SECTION @ PORCH

6 WALL SECTION @ STOOP

7 WALL SECTION @ DECK

Scale: 1/2" = 1'-0"

Scale: 1/2" = 1'-0"

Scale: 1/2" = 1'-0"

PAGE NO.	A-402
DRAWN BY	RS
CHECKED BY	RS
APPROVED BY	RS
JOB DATE	9/16/2021
JOB NO.	1230

32-PLEX (MULTI-FAMILY)
2871 & 2873 SPRING ROSE CIRCLE
CORALVILLE, IOWA 52241
GRAND RAIL DEVELOPMENT

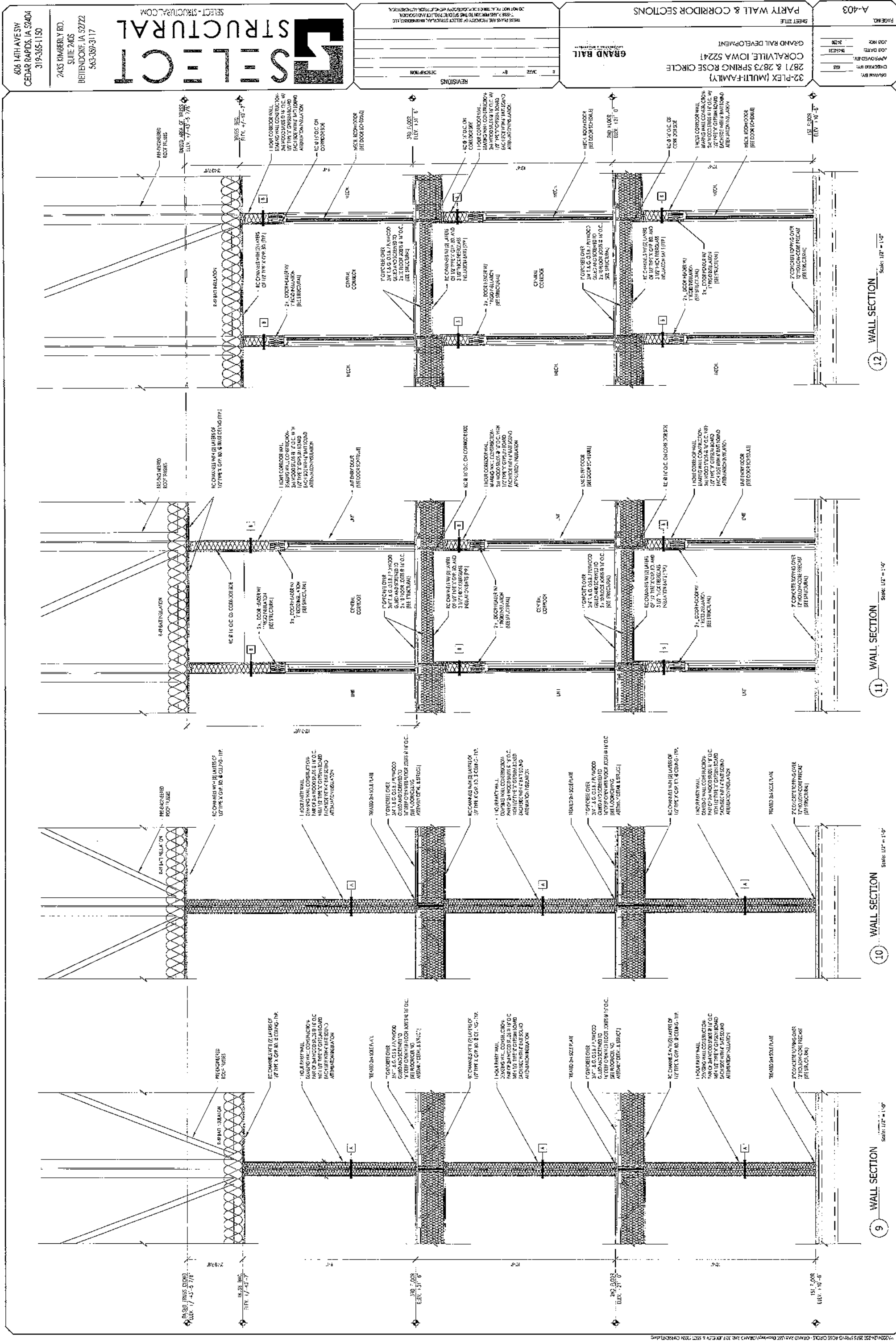
GRAND RAIL

NO.	DATE	BY	REVISIONS
1			DESCRIPTION

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SUITE 2405
REITENDORF, IA 52722
563-359-3117



9 WALL SECTION
Scale: 1/2" = 1'-0"

10 WALL SECTION
Scale: 1/2" = 1'-0"

11 WALL SECTION
Scale: 1/2" = 1'-0"

12 WALL SECTION
Scale: 1/2" = 1'-0"

PROJECT NO.	A-403
DRAWN BY:	MS
CHECKED BY:	MS
APPROVED BY:	MS
DATE:	2/20

32-PLEX (MULTI-FAMILY)
CORALVILLE, IOWA 52241
GRAND RAIL DEVELOPMENT

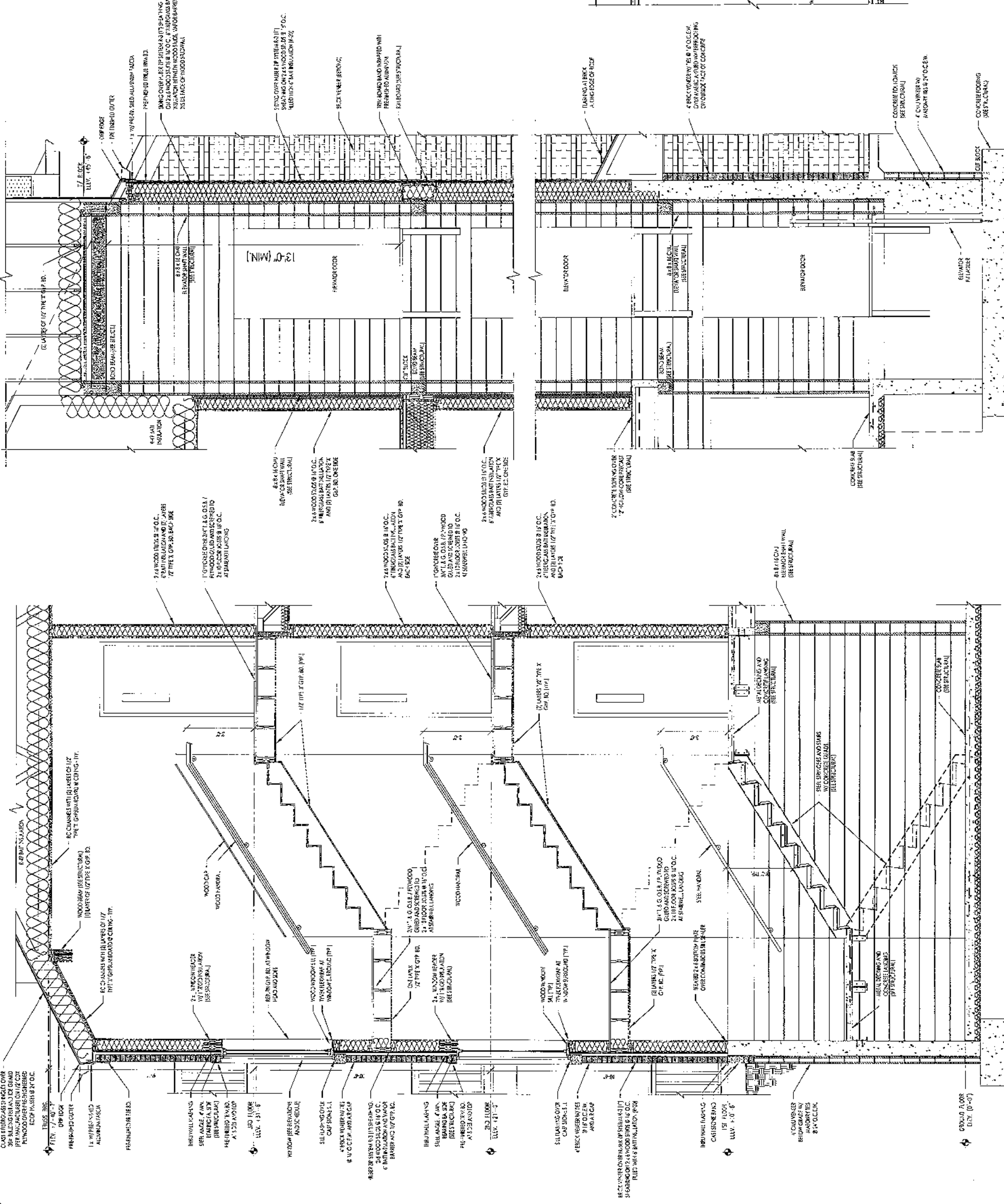
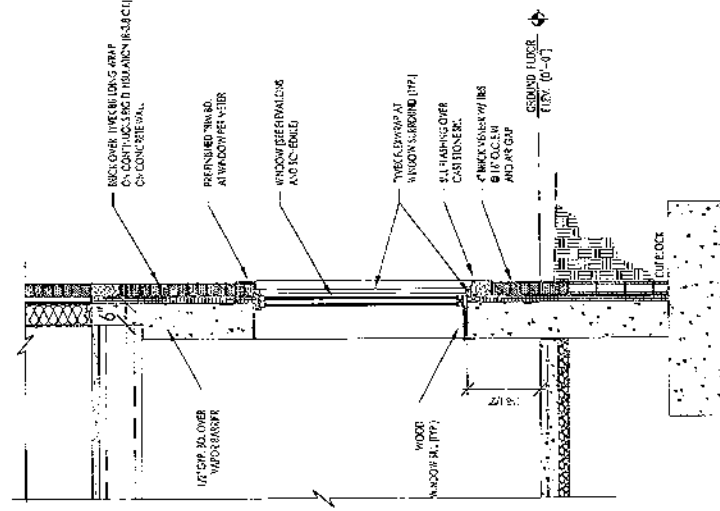
PARTY WALL & CORRIDOR SECTIONS

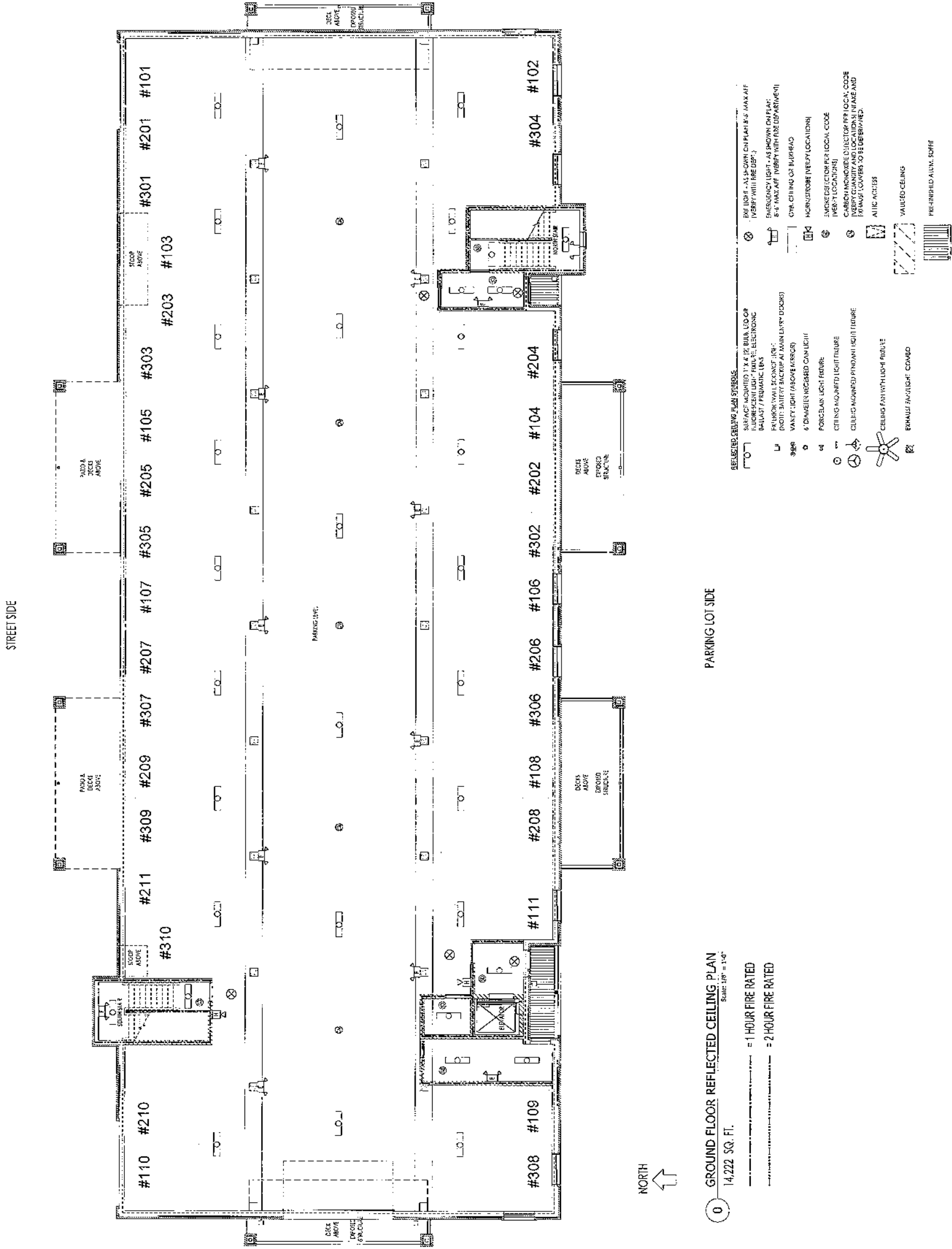
REVISIONS	DATE	BY
1. REVISED PER ARCHITECT COMMENTS	2/20	MS

SELECT STRUCTURAL
2405 KIMBERLY RD.
SUITE 2405
BETTENDORF, IA 52722
319-365-1150

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16 WINDOW AT CONCRETE WALL SECTION





GROUND FLOOR REFLECTED CEILING PLAN

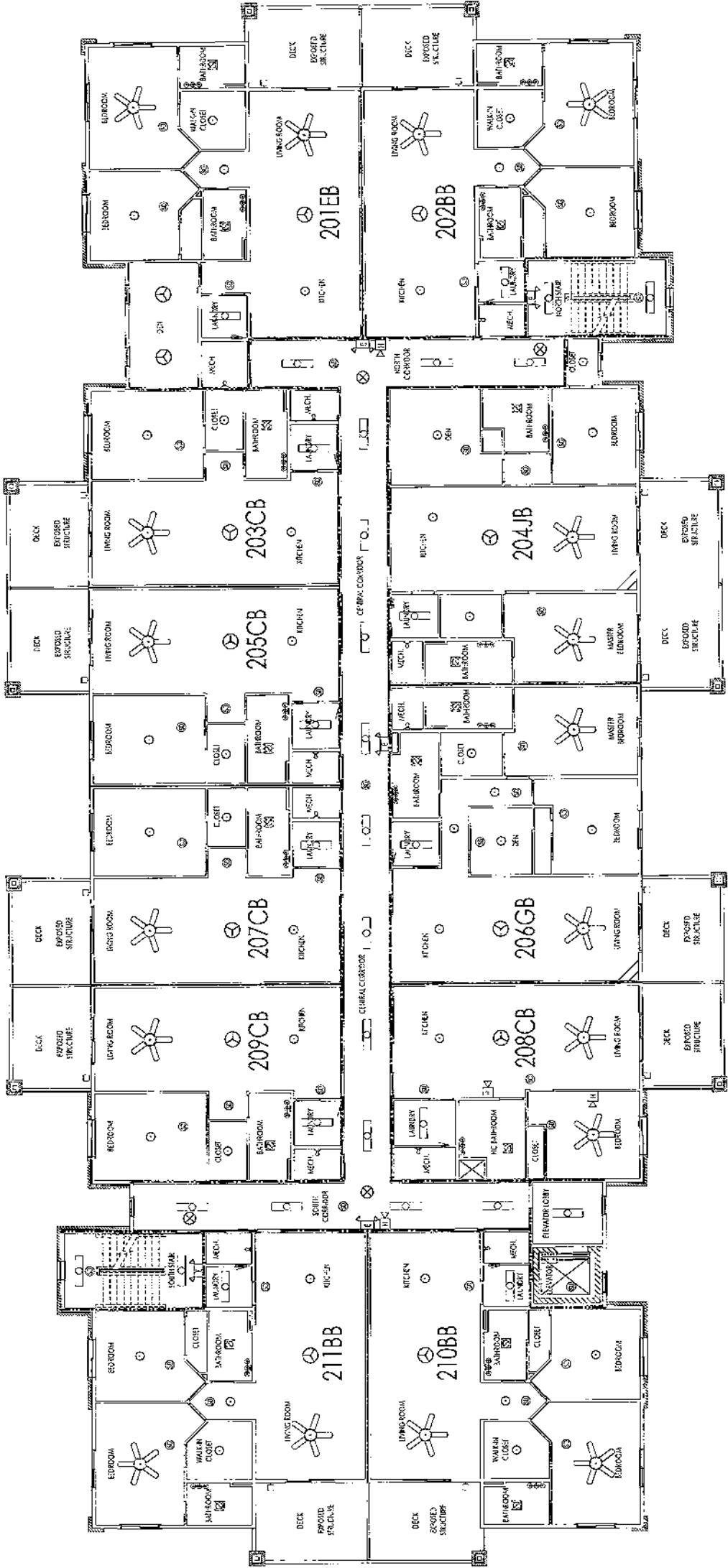
= 1 HOUR FIRE RATED
= 2 HOUR FIRE RATED

STREET SIDE

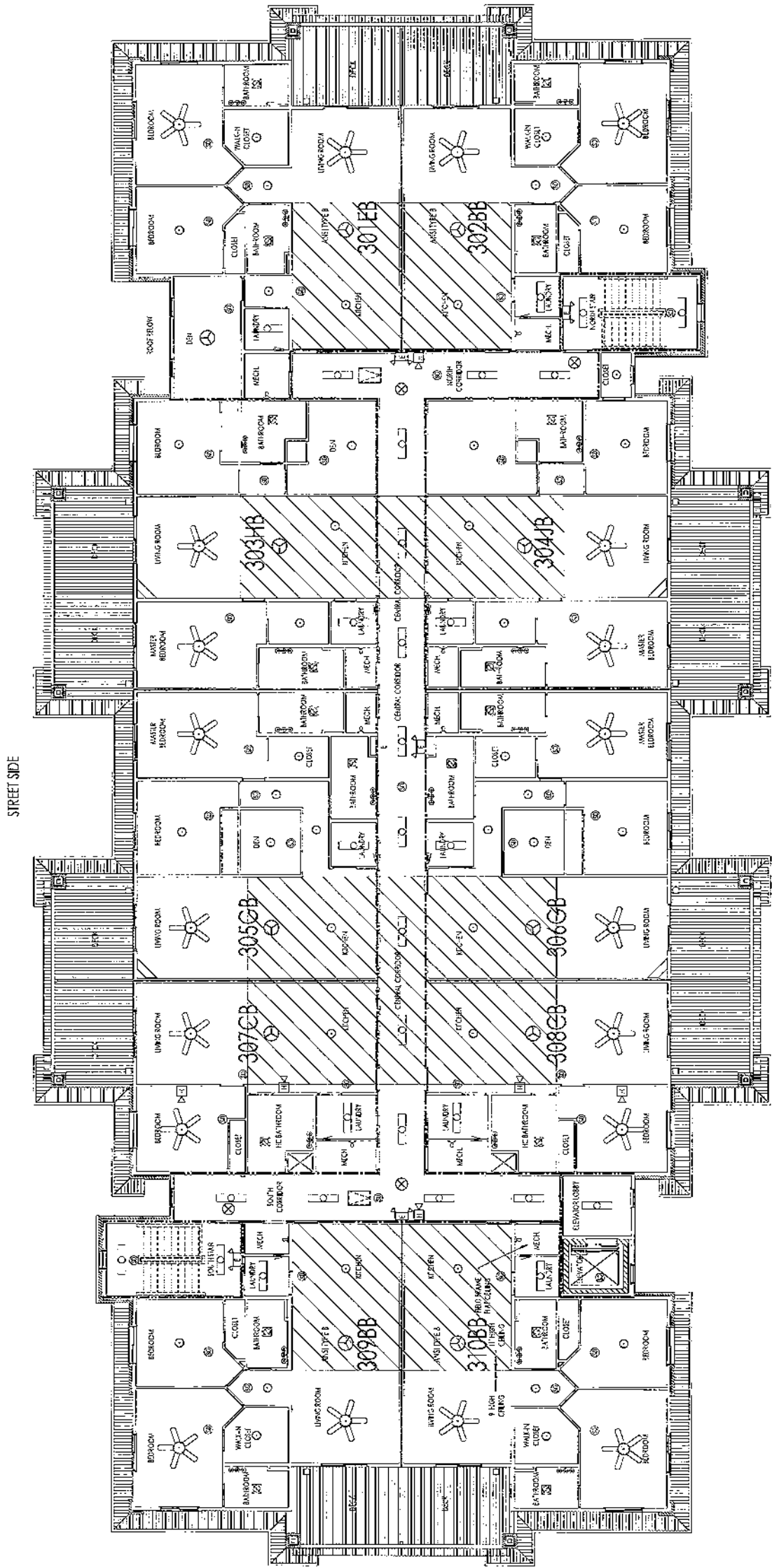
PARKING LOT SIDE



2 SECOND FLOOR REFLECTED CEILING
13,625 SQ. FT.
Scale: 1/8" = 1'-0"
= 1 HOUR FIRE RATED
= 2 HOUR FIRE RATED



- REFLECTED CEILING PANELS/NOTES:
- 1. 4" W/4" MOUNTED 1" X 4" LED BUS, LED OR FLUORESCENT LIGHT FIXTURES, ELECTRONIC BALLAST / PRANIC LED
 - 2. EMERGENCY WALL MOUNTED LIGHT (NOT BATTERY BACKUP AT ENTRY DOORS)
 - 3. VANITY LIGHT (ABOVE MIRROR)
 - 4. 6" DIA/5/8" RECESSED CAN LIGHT
 - 5. PORCELAIN LIGHT FIXTURE
 - 6. CEILING MOUNTED LIGHT FIXTURE
 - 7. CEILING MOUNTED PENDANT LIGHT FIXTURE
 - 8. CEILING FAN WITH LIGHT FIXTURE
 - 9. EXHAUST FAN/LIGHT COMBO
 - 10. 8'x4' LIGHT - AS SHOWN ON PLAN #5 - MAX AFF. VERIFY WITH THE DEPT.
 - 11. EMERGENCY LIGHT - AS SHOWN ON PLAN #6 - MAX AFF. VERIFY WITH THE DEPARTMENT
 - 12. GYM, CEILING OR BULKHEAD
 - 13. HORN/STROBE (VERIFY LOCATION)
 - 14. SMOKE DETECTOR FOR LOCAL CODE (VERIFY LOCATION)
 - 15. CARBON MONOXIDE DETECTOR FOR LOCAL CODE (VERIFY LOCATION)
 - 16. CARBON MONOXIDE DETECTOR FOR LOCAL CODE (VERIFY LOCATION)
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 - 99. CARBON MONOXIDE DETECTOR FOR LOCAL CODE (VERIFY LOCATION)
 - 100. CARBON MONOXIDE DETECTOR FOR LOCAL CODE (VERIFY LOCATION)



3 THIRD FLOOR REFLECTED CEILING
13,625 SQ. FT.
Scale: 1/8" = 1'-0"
= 1 HOUR FIRE RATED
= 2 HOUR FIRE RATED

- REFLECTED CEILING PANELS

SURFACE MOUNTED: X-1 (2) BULB LED OR FLUORESCENT LIGHT FIXTURE BLACK/WHITE BALLAST / PRIMA/IC LED

EXTERIOR WALL SCONCE LIGHT

PROJE. BULB LED TRACK A / MAIN BULB LED/BLACK

VANITY LIGHT (ABOVE MIRROR)

5" DIAMETER RECESSED CAN LIGHT

PORCELAIN LIGHT FIXTURE

CEILING MOUNTED LIGHT FIXTURE

CEILING MOUNTED PENDANT LIGHT FIXTURE

CEILING FAN WITH LIGHT FIXTURE

EXHAUST FAN/LIGHT COMBO
- EMERGENCY LIGHT - AS SHOWN ON PLAN (VERIFY WITH FIRE DEPT.)

9-4" MAX AFF (VERIFY WITH FIRE DEPARTMENT)

GYB. CEILING OR BUSH-HEAD

HORN/ROSE (IN KEY LOCATIONS)

SMOKE DETECTOR PER LOCAL CODE (VERIFY LOCATIONS)

CARBON MONOXIDE DETECTOR PER LOCAL CODE (VERIFY QUANTITY AND LOCATIONS) INTAKE AND EXHAUST LOWERS TO BE SUPPLEMENTED

ATTIC ACCESS

VAULTED CEILING

PRE-FINISHED ALUM. SLOTTED

606 14TH AVE SW
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SUITE 200S
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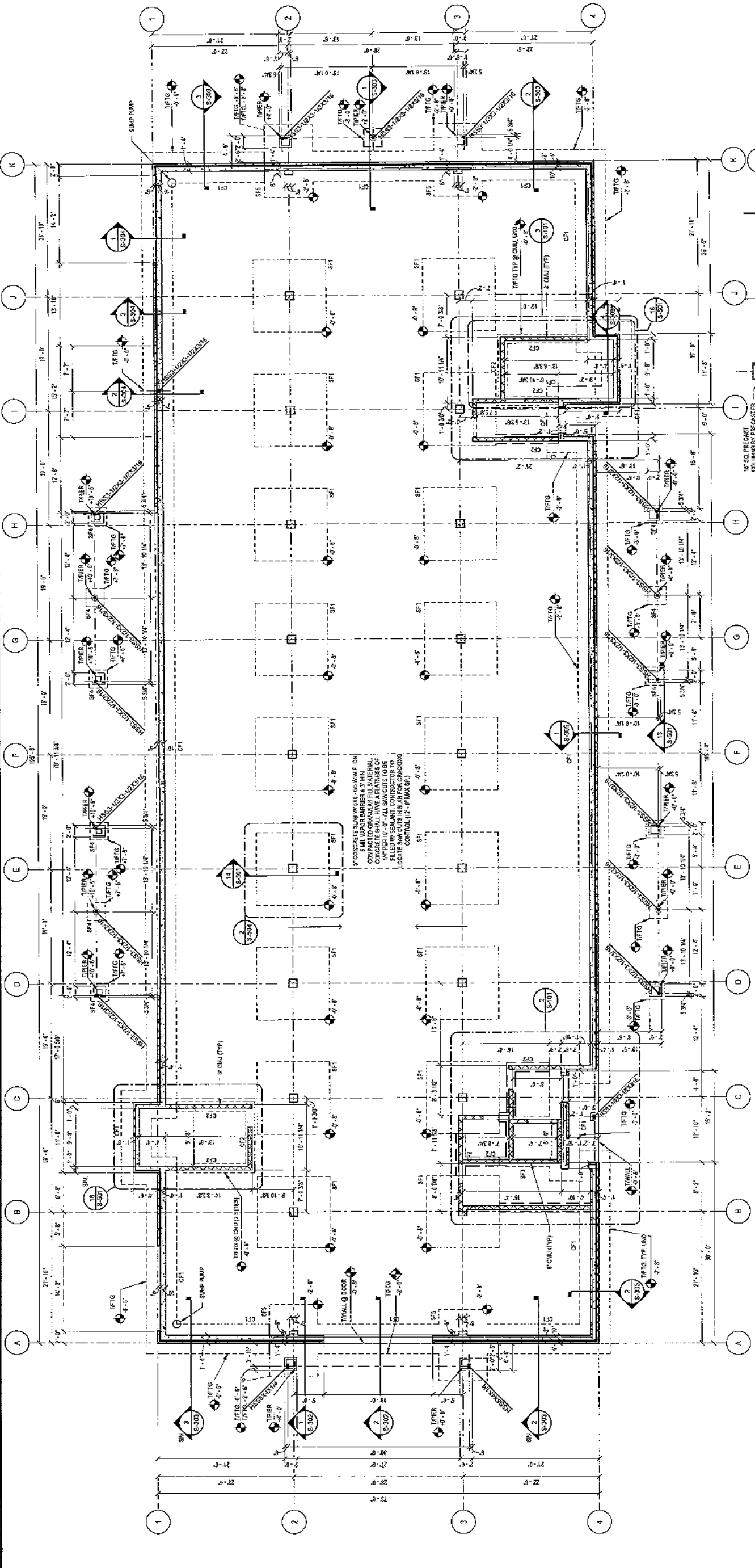
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FOOTING & FOUNDATION PLAN

32-PLEX
2075 SPRING ROSE CIRCLE
CORALVILLE, IA

DRAWN BY: JNK
CHECKED BY: MDK
APPROVED BY: MDK
JOB DATE: 2024.06.18
JOB NO: 24-230
PAGE NO: S-101

ISSUED FOR CONSTRUCTION



1 FOOTING & FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

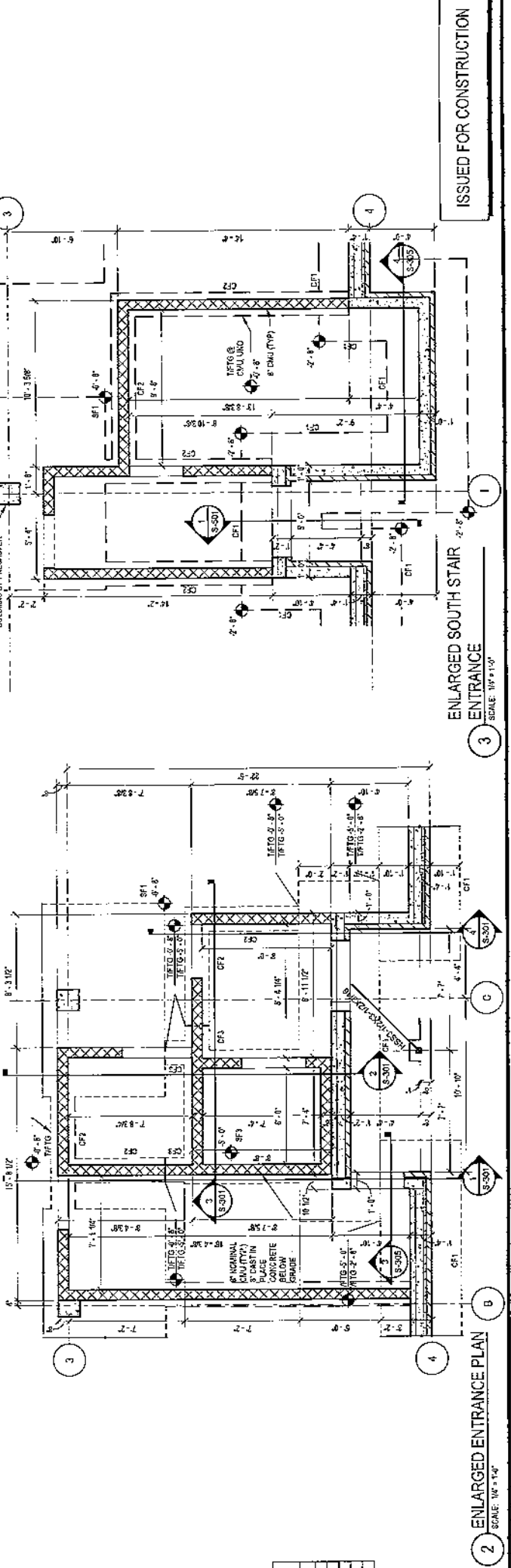
- NOTES:
1. CONFIRM TYPICAL ELEVATIONS W/ CIVIL.
 2. DO NOT BACKFILL WALLS WITHOUT TEMPORARY SHORING OR PRECAST PLACEMENT.
 3. VERIFY FINAL OPENING SIZES/LOCATION W/ ARCH.
 4. TOP OF WALL ELEVATION IS +0'-0" UNO.
 5. TYPICAL CMU WALL REINFORCING:
ALL CMU WALLS SHALL BE FULLY UNBARRED CELLS @ 48" OC AND AT ALL WALL CORNERS AND INTERSECTIONS.
B) HORIZONTAL LAGGER BARS PLACED BETWEEN COURSES EVERY 18" OC UNO.
C) BOND BEAMS: (1) 1# BARS FULLY GROUTED CELL PROVIDE @ EACH FLOOR & LANDING, UNO.
 6. STEEL STAIRS FROM GROUND TO 1ST FLOOR.

SPREAD FOOTING SCHEDULE			
MARK	LENGTH	WIDTH	THICKNESS
SF1	12'-0"	12'-0"	1'-3"
SF2	8'-0"	8'-0"	1'-3"
SF3	8'-0"	8'-0"	1'-3"
SF4	8'-0"	8'-0"	1'-3"
SF5	8'-0"	8'-0"	1'-3"

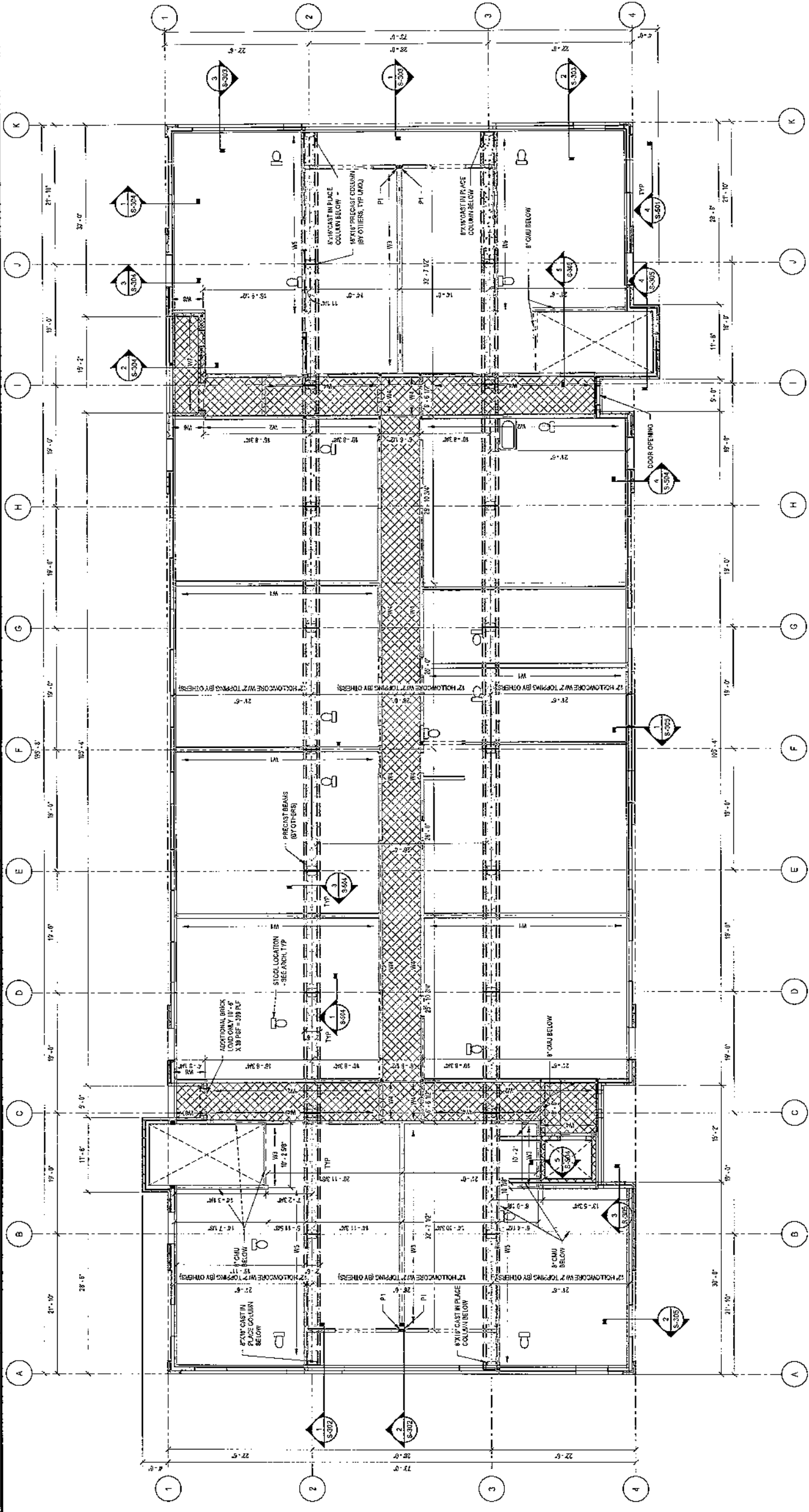
CONTINUOUS WALL FOOTING SCHEDULE	
MARK	THICKNESS
CF1	1'-3"
CF2	1'-3"
CF3	1'-3"



2 ENLARGED ENTRANCE PLAN
SCALE: 1/4" = 1'-0"



3 ENLARGED SOUTH STAIR ENTRANCE
SCALE: 1/4" = 1'-0"



LEGEND

■ = CORRIDOR LIVE LOAD (100 PSF)

PRECAST POINT LOADING (VALUES IN POUNDS)			
MARK	DEAD LOAD	ROOF LIVE LOAD	SNOW LOAD
P1	3000	3000	0

PRECAST WALL LOADING (VALUES IN PLF)			
MARK	DEAD LOAD	ROOF LIVE LOAD	SNOW LOAD
W1	1870	0	2250
W2	1870	0	1800
W3	1870	720	1300
W4	1870	300	390
W5	1200	0	1510
W6	2591	49	1048
W7	1200	163	640
W8	1557	40	50

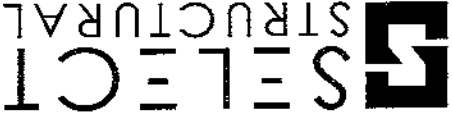
NOTE: OPENINGS IN BEAMS/WALLS PROVIDE A POINT LOAD FROM TRIBUTARY AREA OF THE OPENING. POINT LOADS SHALL HAVE A 2000 LB POINT LOAD ON EACH SIDE.

- NOTE:
- SEE ARCHITECTURAL FOR BRICK LITE LOCATIONS & OPENING SIZES.
 - CONTACT PRECAST PROVIDER PRIOR TO CUTTING OPENINGS IN PRECAST PLANS.
 - SEE 1ST FLOOR FRAMING FOR FOUNDATION HOLD-DOWNS.
 - PRECAST BY OTHERS. SEE PRECAST PLANS FOR COLUMN, BEAM AND PLANK DETAILS.
 - 2" MINIMUM TOPPING THICKNESS AT CENTER OF PRECAST BEAMS AND/OR PLANKS.
 - W/ 3" MINIMUM TOPPING THICKNESS AT PERIMETER TO ACCOUNT FOR CAMBER.

PRECAST STRUCTURE "3HR FIRE RATING".

604 14TH AVE. SW
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319-365-1150

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SUITE 240S
BETHLEHEM, PA 18015
610-866-1117



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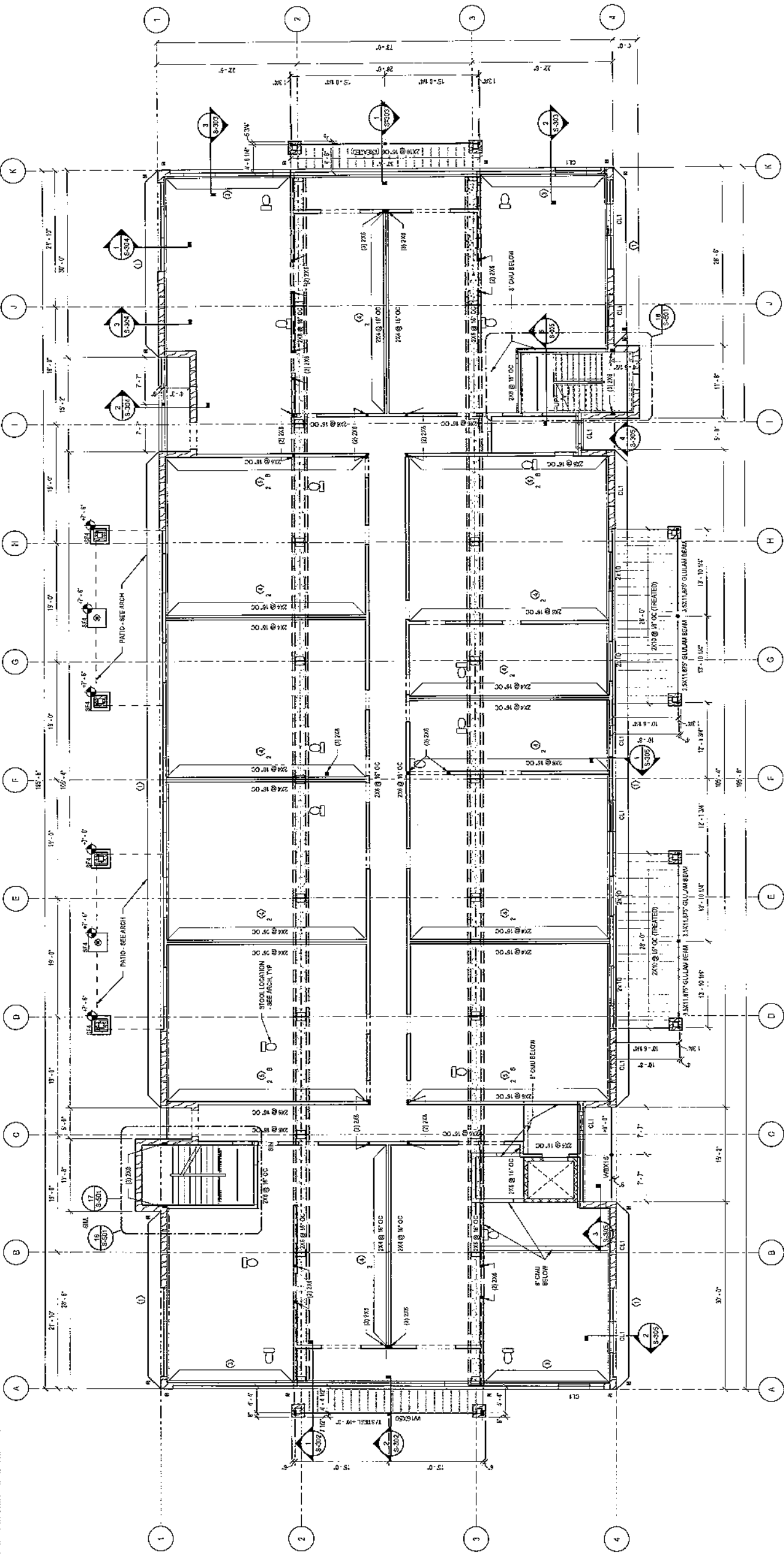
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32-PLEX
2875 SPRING ROSE CIRCLE
CORALVILLE, IA

DRAWN BY: JMR
CHECKED BY: MDM
APPROVED BY: MDM
JOB DATE: 2024.06.18
JOB NO: 24-230

PAGE NO: S-112

ISSUED FOR CONSTRUCTION



1 1ST FLOOR FRAMING PLAN
SCALE: 1/8\"/>

- NOTES:
- ALL BEARING STUDS TO CARRY THROUGH TO FOUNDATION/CAST-IN-PLACE W/ SOLID BLOCKING & VOID.
 - STATIONARY BEARING WALLS: 2x8 @ 16\"/>
 - 2\"/>
 - STEEL STUDS FROM GROUND TO 1ST FLOOR.
 - WOOD STUDS FROM 1ST TO 2ND FLOOR.

NOTE: SEE TYPICAL SHEAR DETAIL ON SHEET S-532.

WOOD SHEAR SCHEDULE	
MARK	SHEATHING
1	1/2\"/>
2	1/2\"/>
3	1/2\"/>
4	1/2\"/>
5	1/2\"/>

KEY:
U = PANEL TO BE LAID HORIZONTALLY
H = PANEL TO BE FULLY TACKED
B = PANEL TO BE FULLY TACKED
D = FULLY TACKED ON BOTH SIDES OF WALL
U = FULLY TACKED ON BOTH SIDES OF WALL

CONCRETE UNTEL SCHEDULE	
CL	UNTEL SCHEDULE
CL1	1\"/>

NOTES:
1. SEE TYPICAL CONCRETE WALL DETAIL ON SHEET S-532.
2. UNLESS NOTED OTHERWISE, ALL UNTELS TO BE SET WITH ARCH.

806 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1130

2405 KIMBERLY RD.
SUITE 2405
DETTENDORF, IA 52722
562-339-3117

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REVISIONS

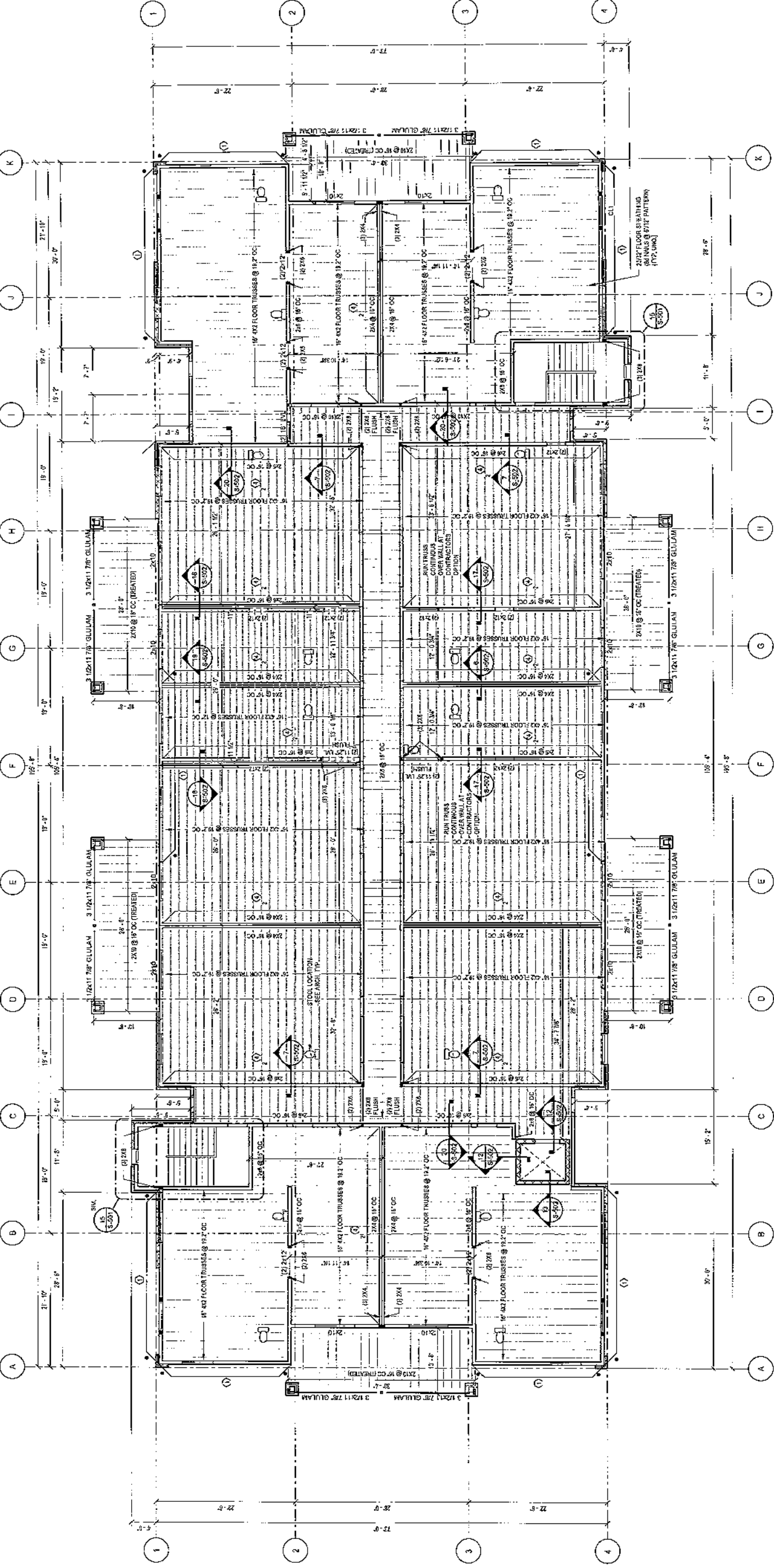
3RD FLOOR FRAMING PLAN

32-PLEX
2875 SPRING ROSE CIRCLE
CORALVILLE, IA

DRAWN BY: JMR
CHECKED BY: NDVA
APPROVED BY: NDVA
JOB DATE: 2024.06.18
JOB NO: 24-230

PAGE NO.
S-114

ISSUED FOR CONSTRUCTION



1 3RD FLOOR FRAMING PLAN



NORTH

SCALE: 1/8" = 1'-0"

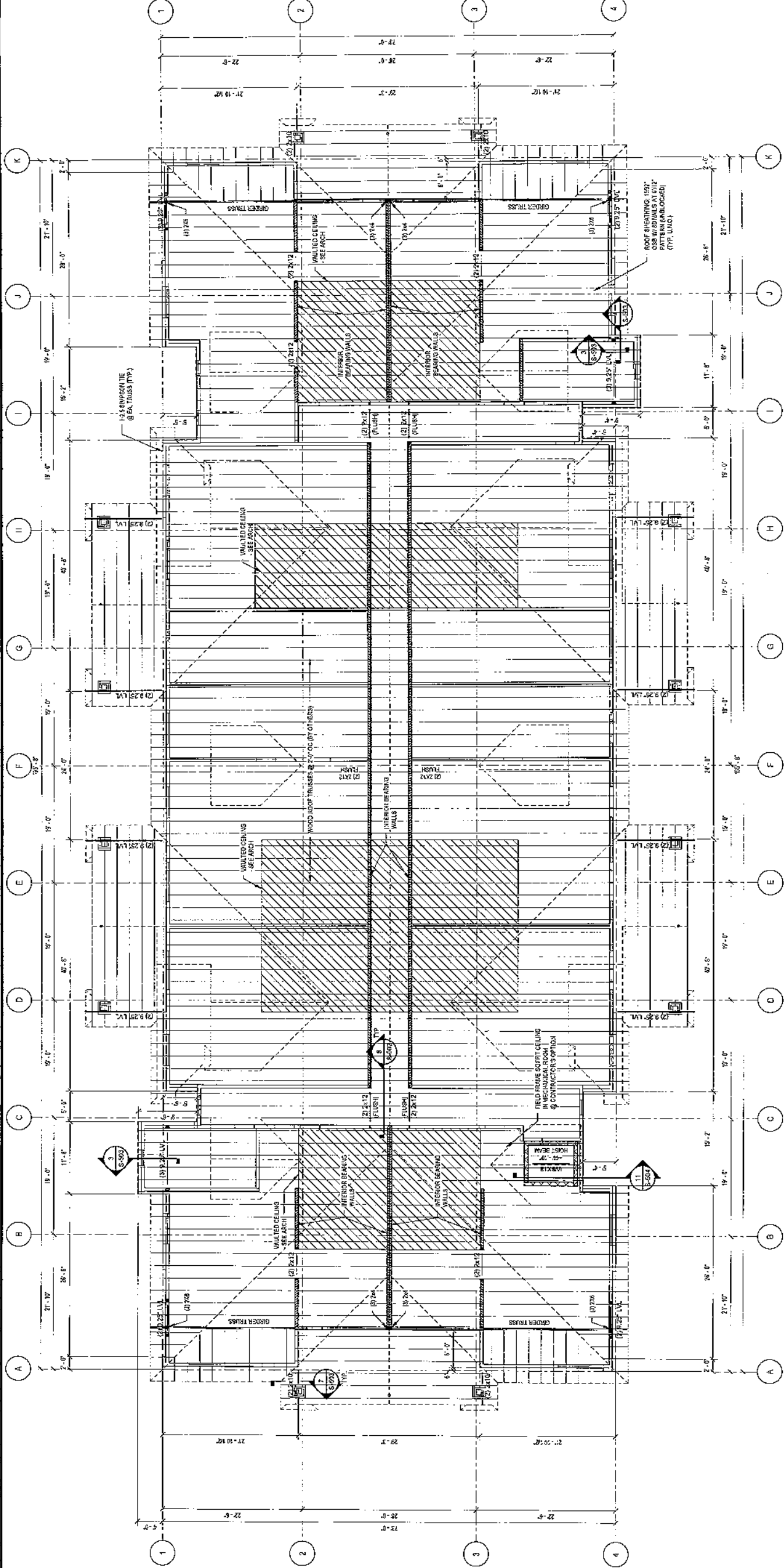
NOTES:

1. EXTERIOR WOOD HEADERS: (1) 2X10, UNO, OR (2) 2X12 (AT CONTRACTOR'S OPTION).
2. ALL JOISTS: 2X10 - (1) 2X10, UNO, EXCEPT @ EXTERIOR = (2) 2X10.
3. INTERIOR HEADERS: (1) 2X8 OR (2) 2X6, MATCH WALL WIDTH, UNO.
4. 2X6 STUDS @ 16" O.C. IN TYP. WALL SHEATHING; UNBLOCKED W/ 6X6 HULLS @ 6'11" PATTERN (TYP.) AT EXTERIOR STUD WALLS, UNO.
5. ALL BEARING STUDS TO CARRY THROUGH TO FOUNDATION; PRECAST W/ SOLID BLOCKING @ JOISTS.
6. PROVIDE 1.5" X 2.5" IS ELOUSE UNITS OVER EXTERIOR BRICK WINDOWS FOR OPENINGS @ MAX.
7. FLOOR SHEATHING 2X12" (6) HULLS @ 6'11" PATTERN, UNO, TYP.
8. WOOD STUDS FROM 18" TO 3RD FLOOR.
9. 1/2" OSB IN BOARD AT ALL DECKS.
10. 2x6 PLYWOOD BOARD TYPICAL FOR FLOOR TRUSSES.

NOTE: SEE TYPICAL SHEATH WALL DETAILS ON SHEET S-203

WOOD SHEATH SCHEDULE	
MARK	DESCRIPTION
1	7/16" OSB
2	7/16" OSB
3	7/16" OSB
4	1/2" GYPSUM
5	1/2" GYPSUM

KEY:
H = PANEL TO BE Laid HORIZONTALLY
V = PANEL TO BE Laid VERTICALLY
Z = SHEATHING TO BE PLACED ON BOTH SIDES OF WALL
U = HOLD DOWN AS NOTED ON JOISTS
HOLD DOWN SCHEDULE:
● = C8X2 W/ (2) 2" STUDS
◻ = 401/2" W/ (2) 2" STUDS
◻ = UNLESS NOTED OTHERWISE



1 ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

NORTH

- NOTES:
1. EXTERIOR WOOD BEAMERS: (1) 2X10 UNO, OR (1) 2X8 AT CONTRACTOR'S OPTION.
2. ALL JAMBS: JACK = (1) 2X8 UNO, EXCEPT 3. BRICK = (1) 2X8 UNO.
3. INTERIOR HEADERS: (1) 2X8 OR (1) 2X6 MATCH WALL WIDTH, UNO.
4. SEE ARCHITECTURAL FOR VAULTED CEILING LOCATIONS.
5. ROOF TRUSS BEARING TO OCCUR ON BOTH CORRIDOR WALLS.
6. PROVIDE (1) 2X8 STUDS @ ALL CORRIDOR TRUSS BEARING LOCATIONS DOWN TO FOUNDATION, UNO.
7. EXTERIOR STUD WALLS: 2X8 @ 16" OC, UNO.
8. ALL BEARING STUDS TO CARRY THROUGH TO FOUNDATION/PRECAST W/ SOLO BLOCKING @ Voids.
9. PROVIDE (1) 1023 1/2"X5 1/2" UNO INTELS OVER EXTERIOR BRICK WINDOWS FOR OPENINGS @ MAX.
- NOTE: SEE ELECTRICAL SHEETS FOR DETAILS ON SHEET S-201.

606 14TH AVE SW
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SUITE 200
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563-395-3117



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REVISIONS

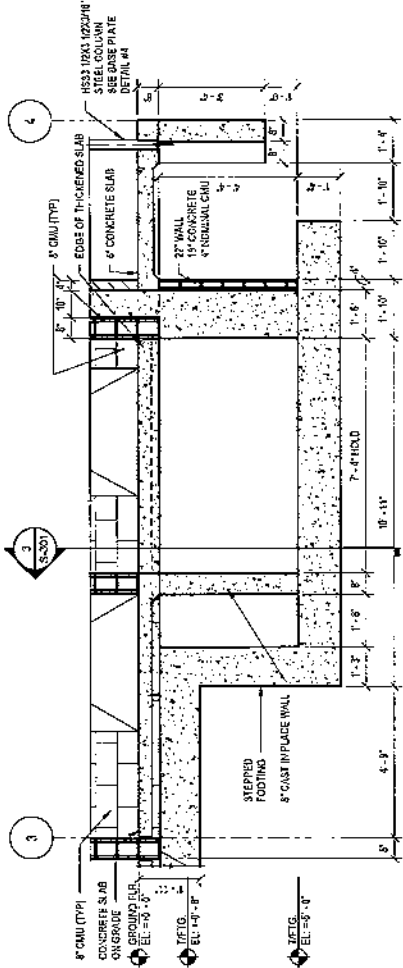
BUILDING SECTIONS

32-PLEX
2875 SPRING ROSE CIRCLE
CORALVILLE, IA
GRAND RAIL DEVELOPMENT

DRAWN BY: JMR
CHECKED BY: MDW
APPROVED BY: MDW
JOB DATE: 2024.06.18
JOB NO: 24-230

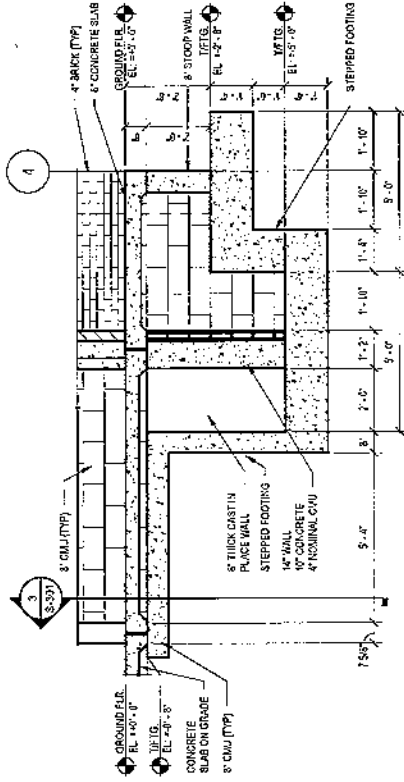
PAGES: 3
S-301

ISSUED FOR CONSTRUCTION



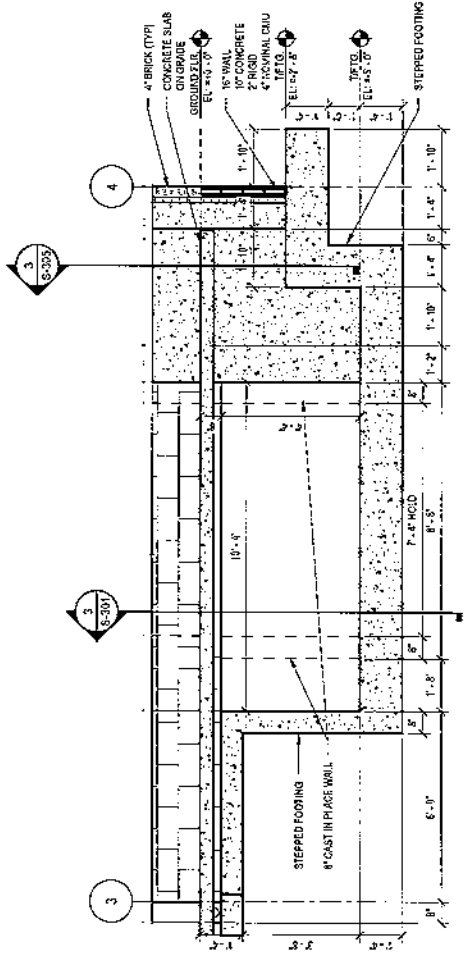
2 SECTION CUT @ ELEVATOR DETAIL 02

SCALE: 3/8\"/>



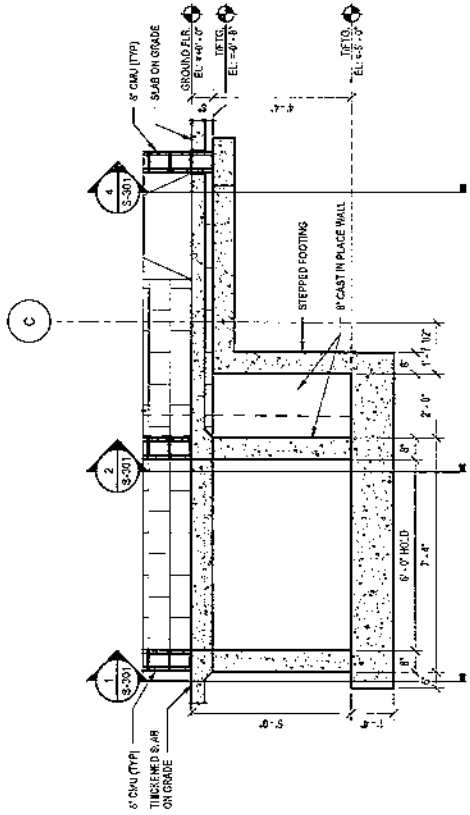
4 SECTION CUT @ ENTRANCE DETAIL 01

SCALE: 3/8\"/>



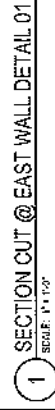
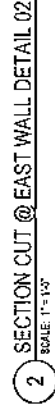
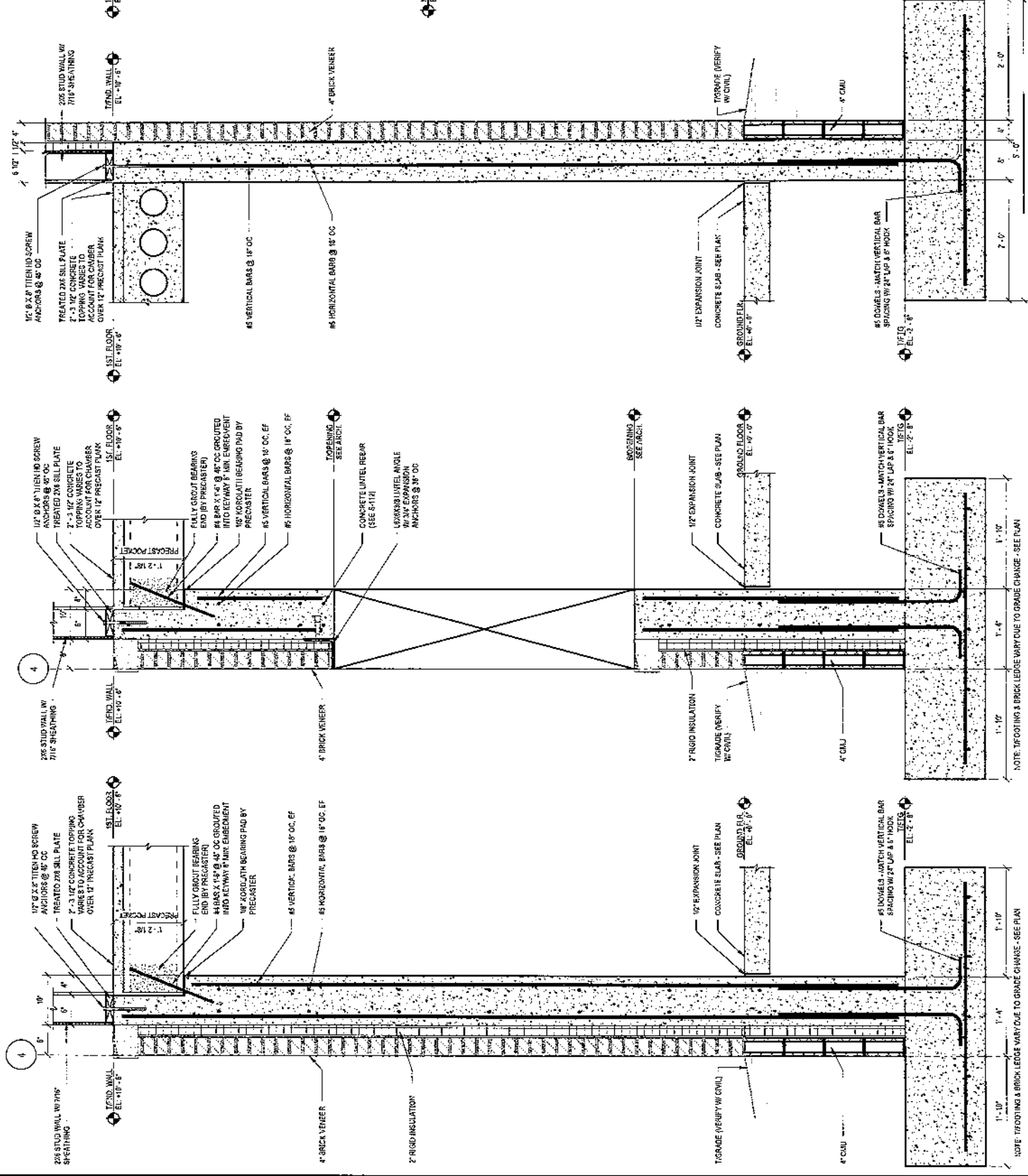
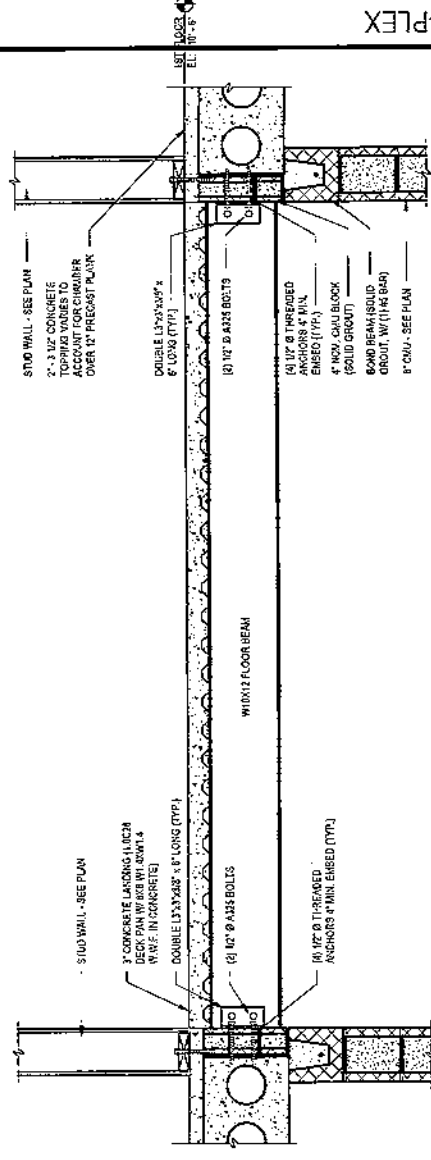
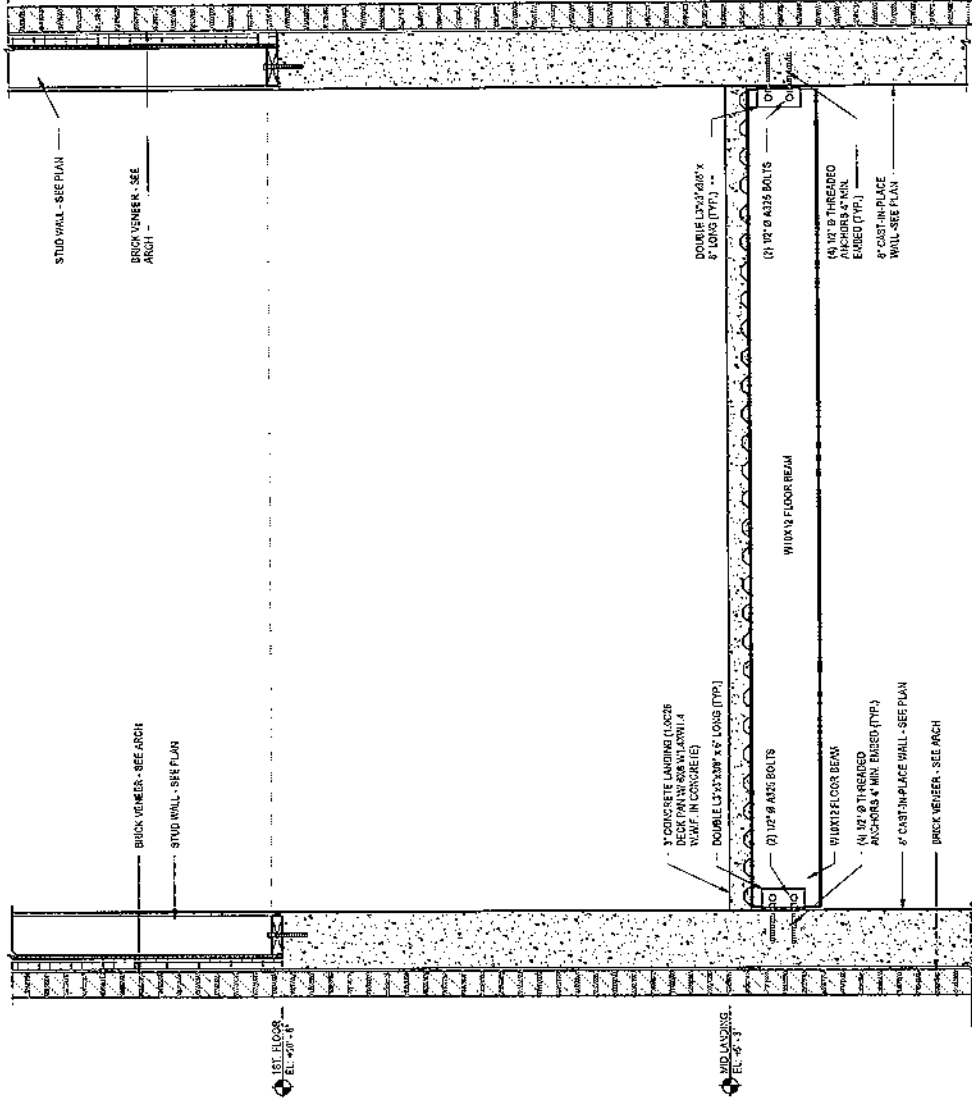
1 SECTION CUT @ ELEVATOR DETAIL 01

SCALE: 3/8\"/>

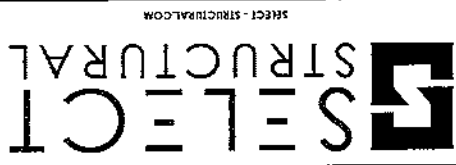


3 SECTION CUT @ ELEVATOR DETAIL 03

SCALE: 3/8\"/>



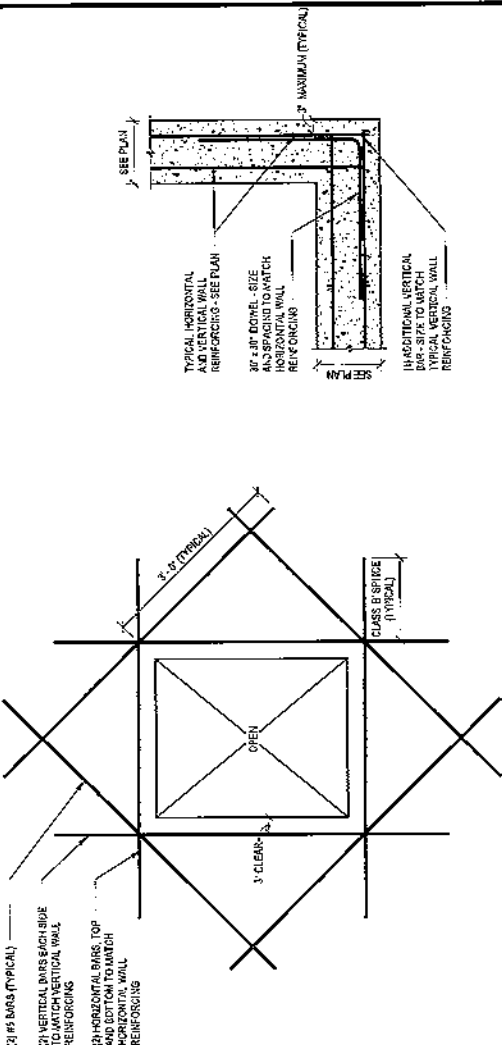
606 14TH AVE. SW
CEDAR RAPIDS, IA 52404
319-365-1150
2435 KIMBERLY RD.
SUITE 200S
BETTENDORF, IA 52722
364-399-3117



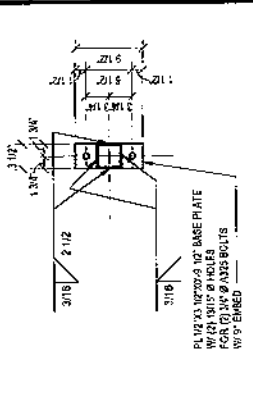
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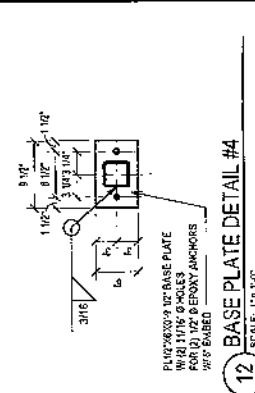
32-PLEX
GRAND RAIL DEVELOPMENT
CORALVILLE, IA
DRAWN BY: JMR
CHECKED BY: JMD
APPROVED BY: JMD
JOB DATE: 2024.06.18
JOB NO: 24-230
PAGE NO: S-501



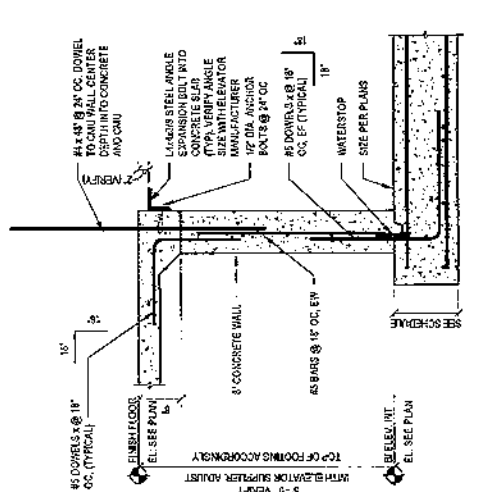
4 TYPICAL CONCRETE WALL OPENING REINFORCING
SCALE: 3/4" = 1'-0"



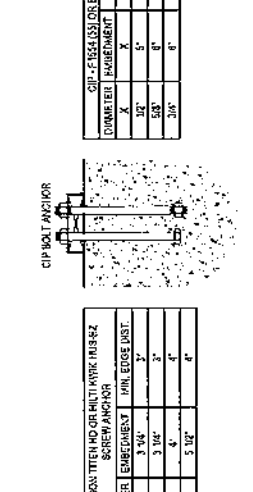
11 BASE PLATE DETAIL #3
SCALE: 1" = 1'-0"



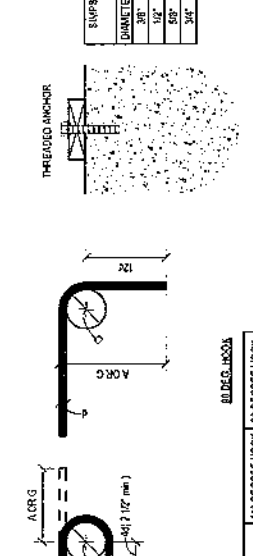
12 BASE PLATE DETAIL #4
SCALE: 1" = 1'-0"



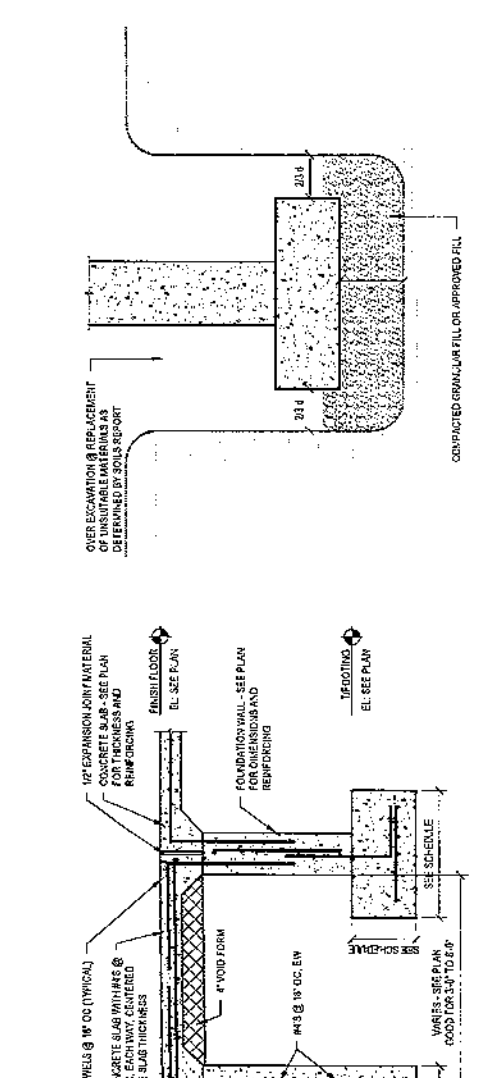
3 TYPICAL ELEVATOR PIT SECTION
SCALE: 3/4" = 1'-0"



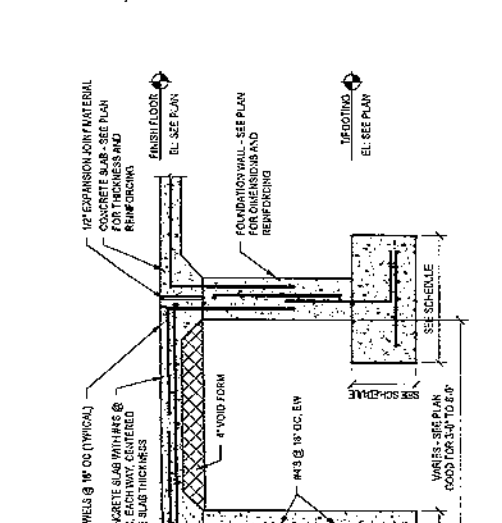
2 TYPICAL OVEREXCAVATION & BACKFILL DETAIL
SCALE: 3/4" = 1'-0"



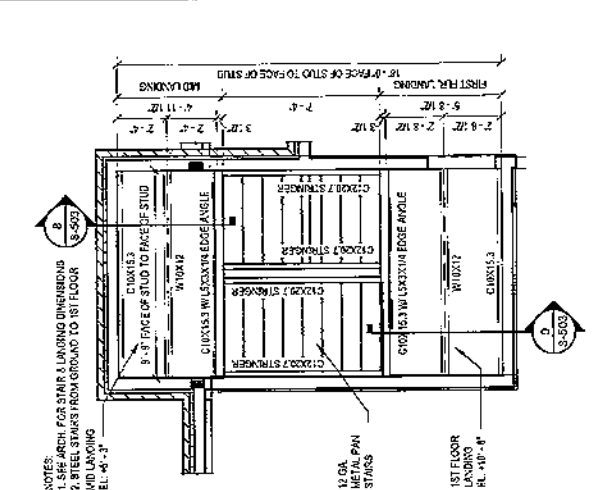
1 TYPICAL STOOP SECTION
SCALE: 3/4" = 1'-0"



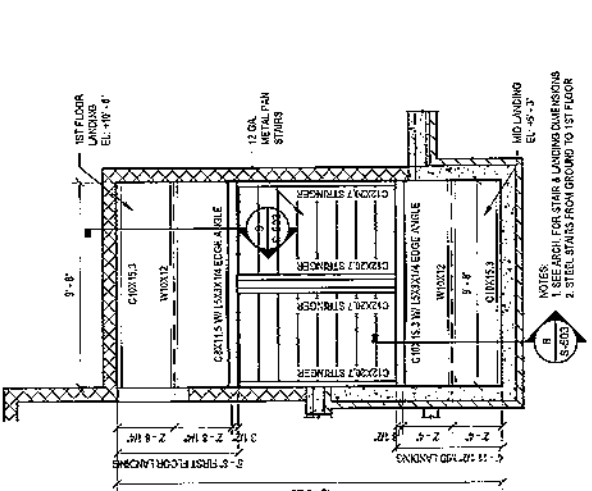
7 STANDARD MASONRY REINFORCING HOOKS
SCALE: 1 1/2" = 1'-0"



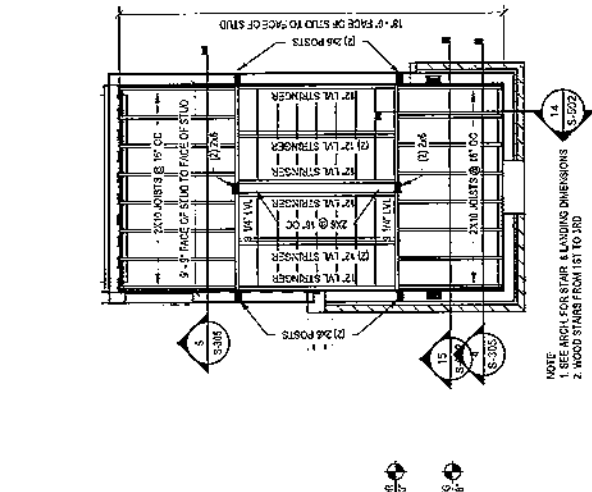
6 STANDARD CONCRETE REINFORCING HOOKS
SCALE: 1 1/2" = 1'-0"



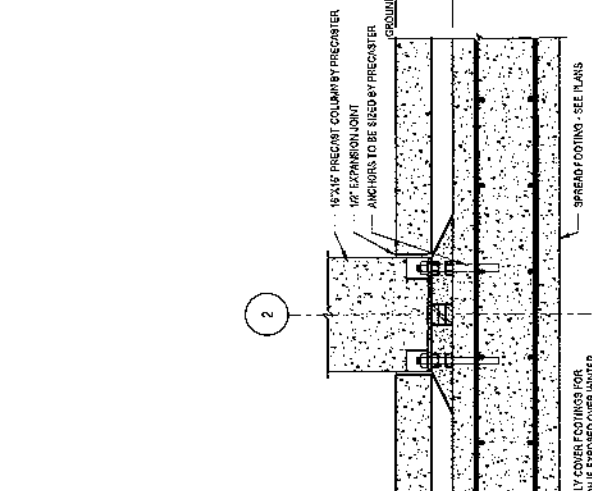
16 NORTH STEEL STAIR FRAMING PLAN
SCALE: 1/4" = 1'-0"



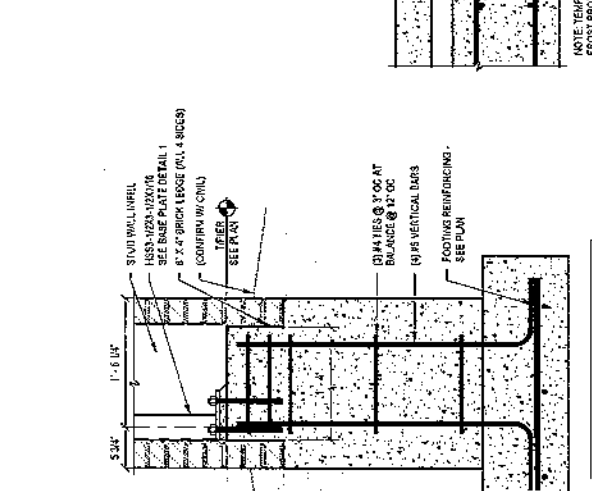
17 SOUTH STEEL STAIR FRAMING PLAN
SCALE: 1/4" = 1'-0"



15 TYPICAL WOOD STAIR FRAMING PLAN
SCALE: 1/4" = 1'-0"



13 SECTION CUT @ CONCRETE FOUNDATION PIER
SCALE: 1" = 1'-0"



14 PRECAST COLUMN TO FOOTING CONNECTION (CONTRACTOR OPTION)
SCALE: 1" = 1'-0"

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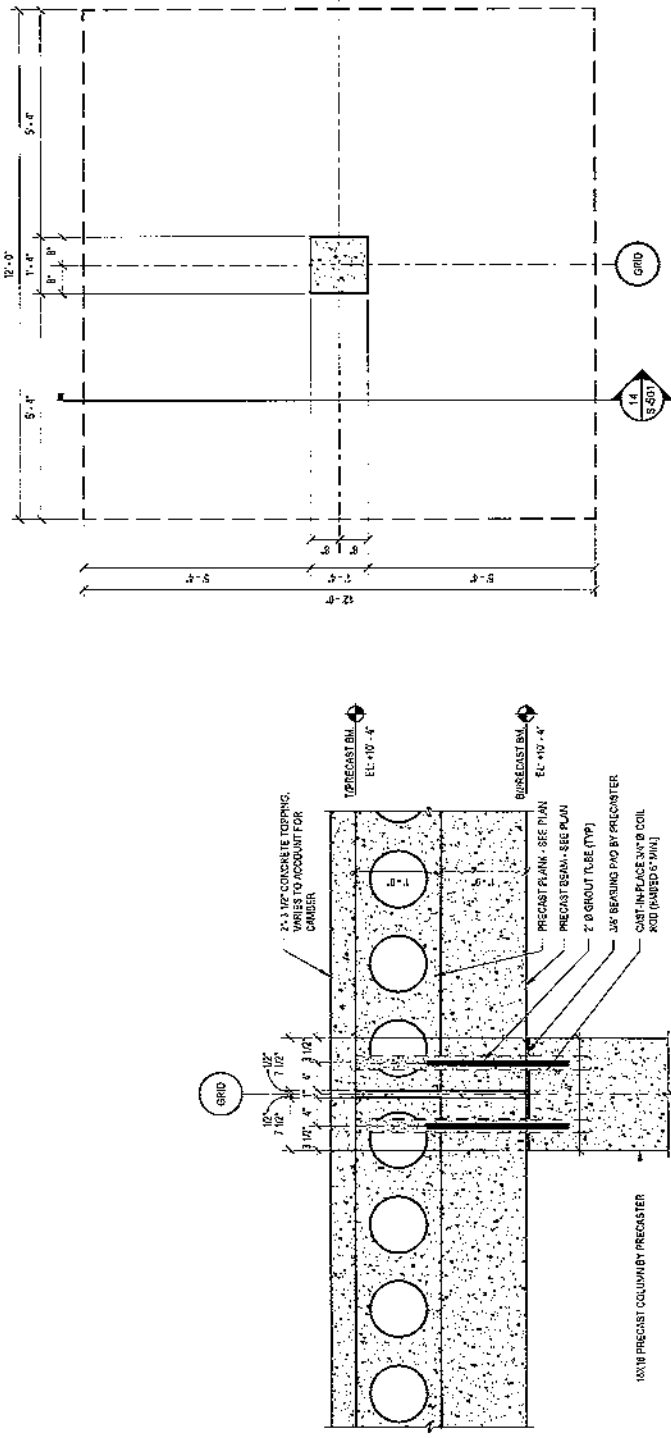
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32-PLEX
2875 SPRING ROSE CIRCLE
CORALVILLE, IA
DRAWN BY: JMR
CHECKED BY: JMD
APPROVED BY: MDN
JOB DATE: 2024.06.18
JOB NO: 24-230

PAGE NO
S-504

ISSUED FOR CONSTRUCTION

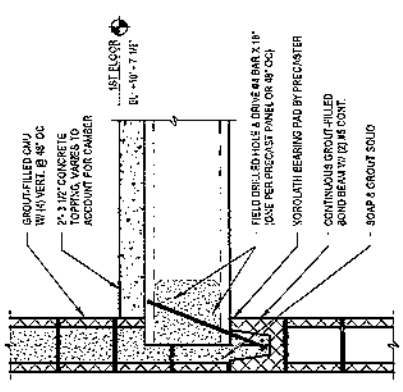


1 PRECAST BEAM BEARING ON PRECAST COLUMN
SCALE: 1" = 1'-0"

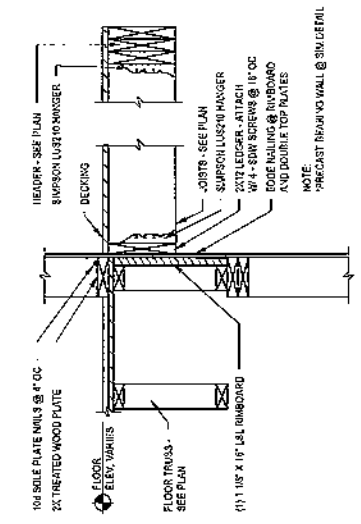
2 ENLARGED FOOTING AND PRECAST COLUMN
SCALE: 1/2" = 1'-0"

3 PRECAST PLANK BEARING ON PRECAST BEAM
SCALE: 1" = 1'-0"

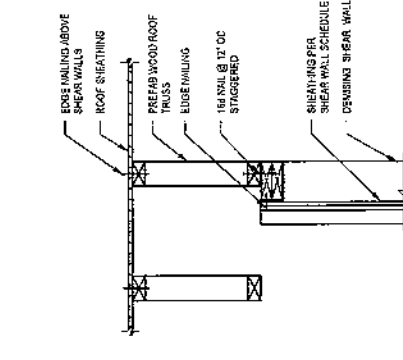
4 PRECAST BEARING ON WALL DETAIL
SCALE: 1" = 1'-0"



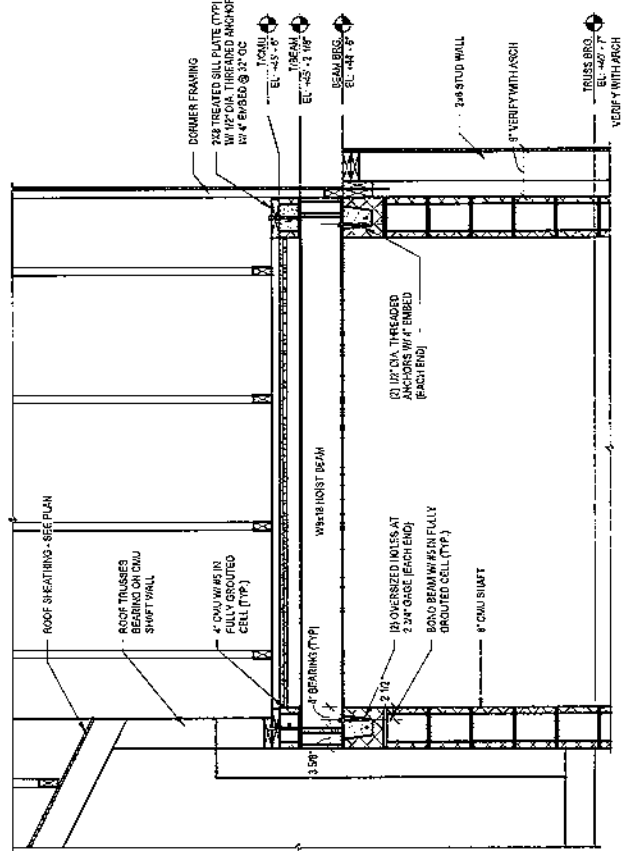
5 PRECAST @ CMU ELEVATOR DETAIL
SCALE: 1" = 1'-0"



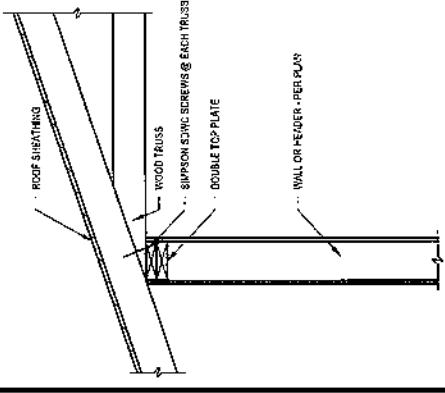
6 BALCONY FRAMING
SCALE: 1" = 1'-0"



7 ROOF TRUSS OVER SHEAR WALL
SCALE: 1" = 1'-0"



11 ELEVATOR SHAFT ROOF FRAMING
SCALE: 3/4" = 1'-0"



10 ROOF TRUSS BEARING
SCALE: 1" = 1'-0"

8 BALCONY HEADER FRAMING DETAIL
SCALE: 1" = 1'-0"

9 HEADER AT DECK
SCALE: 1" = 1'-0"

Prepared by:	Scott B. Pottorff MMS Consultants, Inc.	1917 S. Gilbert Street Iowa City, Iowa 52240	319-351-8282 319-351-8476 facsimile
After recording return to:	Douglas D. Ruppert Leff Law Firm LLP	222 South Linn Street Iowa City, Iowa 52240	319-338-7551 319-338-6902 facsimile

EXHIBIT "F"

**ENGINEER'S CERTIFICATE
OAK RIDGE CONDOMINIUMS
2875 SPRING ROSE CIRCLE (UNITS 101-111; 201-211; 301-310)
(Intends to Construct)**

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

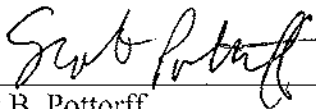
I, Scott B. Pottorff, being duly sworn on oath do depose and state the following:

1. That I am a Professional Engineer authorized and licensed to practice my profession in the State of Iowa.
2. That I am affiliated with MMS Consultants, Inc., the professional engineering consultants which prepared the attached Exhibit "E" -- Site Plan locating the following Units in Oak Ridge Condominiums Building:

<u>Unit #</u>	<u>Street Address</u>	<u>Use</u>	<u>Floor in Building</u>
101	2875 Spring Rose Circle	Residential	1
102	2875 Spring Rose Circle	Residential	1
103	2875 Spring Rose Circle	Residential	1
104	2875 Spring Rose Circle	Residential	1
105	2875 Spring Rose Circle	Residential	1
106	2875 Spring Rose Circle	Residential	1
107	2875 Spring Rose Circle	Residential	1
108	2875 Spring Rose Circle	Residential	1
109	2875 Spring Rose Circle	Residential	1
110	2875 Spring Rose Circle	Residential	1
111	2875 Spring Rose Circle	Residential	1
201	2875 Spring Rose Circle	Residential	2
202	2875 Spring Rose Circle	Residential	2
203	2875 Spring Rose Circle	Residential	2
204	2875 Spring Rose Circle	Residential	2
205	2875 Spring Rose Circle	Residential	2

<u>Unit #</u>	<u>Street Address</u>	<u>Use</u>	<u>Floor in Building</u>
206	2875 Spring Rose Circle	Residential	2
207	2875 Spring Rose Circle	Residential	2
208	2875 Spring Rose Circle	Residential	2
209	2875 Spring Rose Circle	Residential	2
210	2875 Spring Rose Circle	Residential	2
211	2875 Spring Rose Circle	Residential	2
301	2875 Spring Rose Circle	Residential	3
302	2875 Spring Rose Circle	Residential	3
303	2875 Spring Rose Circle	Residential	3
304	2875 Spring Rose Circle	Residential	3
305	2875 Spring Rose Circle	Residential	3
306	2875 Spring Rose Circle	Residential	3
307	2875 Spring Rose Circle	Residential	3
308	2875 Spring Rose Circle	Residential	3
309	2875 Spring Rose Circle	Residential	3
310	2875 Spring Rose Circle	Residential	3

3. I hereby certify that the attached Exhibit "E" – Site Plan locates 2875 Spring Rose Circle (Units 101-111; 201-211; 301-310) of Oak Ridge Condominiums. That as a licensed Professional Engineer, I hereby certify that said Site Plan is sufficient to determine with reasonable certainty the location of 2875 Spring Rose Circle (Units 101-111; 201-211; 301-310) of Oak Ridge Condominiums and hereby certify that said Building and Units, as intended to be constructed, are intended to be located as indicated on said Site Plan. I further certify that I have examined the attached Exhibit "E" Building Plans and said Building Plans diagrammatically represent, insofar as reasonably possible, the Building that the declarant has represented that it intends to construct on the real estate described in the declaration.

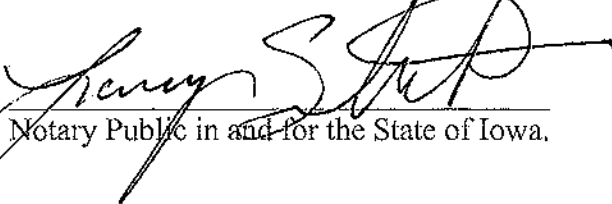


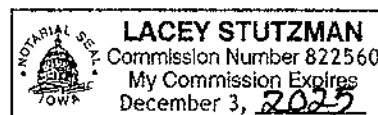
Scott B. Pottorff

Iowa License Number 16932

My biennial license renewal date is December 31, 2025.

Subscribed and sworn to before me by said Scott B. Pottorff this 13th day of December, 2024.


Notary Public in and for the State of Iowa.



BK: 6666 PG: 719
Recorded: 6/24/2025 at 9:45:01.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
Kim Painter RECORDER
Johnson County, Iowa

Prepared by: Douglas D. Ruppert, 222 South Linn Street, Iowa City, IA 52240, (319) 338-7551
Return to: Douglas D. Ruppert, 222 South Linn Street, Iowa City, IA 52240

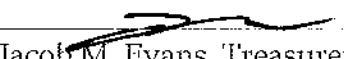
AMENDMENT
TO
OAK RIDGE CONDOMINIUMS DECLARATION

COMES NOW the undersigned, who, pursuant to Article XIV of the Condominium Declaration filed for Oak Ridge Condominiums on January 17, 2025, in Book 6624, Page 758, Miscellaneous Records of Johnson County, Iowa, hereby amends said Declaration as follows:

1. Exhibit "F" is amended to show the as-built Engineer's Certificate regarding Units 301-310.
2. The Building Plans and Specifications for said Units are shown on Exhibits "F" and "E" of the Declaration.
3. The location of said Units is shown on the attached Site Plan - Exhibit "E."
4. Except as amended and revised herein, all other terms, provisions, and exhibits of the Condominium Declaration for Oak Ridge Condominiums remain unchanged.

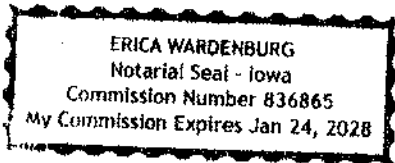
Dated at North Liberty, Iowa, this 24th day of June, 2025.

GRAND RAIL DEVELOPMENT CO., INC.

By: 
Jacob M. Evans, Treasurer

STATE OF IOWA)
) ss:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on June 20th, 2025, by Jacob M. Evans, as Treasurer of Grand Rail Development Co., Inc.



Erica Wardenburg

Notary Public in and for the State of Iowa

Prepared by:	Scott B. Pottorff MMS Consultants, Inc.	222 S Linn Street Iowa City, Iowa 52240	319-351-8282 319-351-8476 facsimile
After recording return to:	Douglas D. Ruppert Leff Law Firm LLP	222 South Linn Street Iowa City, Iowa 52240	319-338-7551 319-338-6902 facsimile

EXHIBIT "F"

**ENGINEER'S CERTIFICATE
OAK RIDGE CONDOMINIUMS
2875 SPRING ROSE CIRCLE (UNITS 301-310)**

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

I, Scott B. Pottorff, being duly sworn on oath do depose and state the following:

1. That I am a Professional Engineer authorized and licensed to practice my profession in the State of Iowa.
2. That I have examined the Building Plans for Oak Ridge Condominiums, 2875 Spring Rose Circle (Units 301-310), labeled as Exhibit "E" as attached to the Declaration of Submission of Property. This certificate is to become an exhibit to the Declaration of Submission of Property to Horizontal Property Regime for Oak Ridge Condominiums as recorded in Book 6624, Page 758, and following, all of the records of the Johnson County Recorder's Office.
3. I hereby certify that I have verified by non-destructive field observations that the above referenced Building Plans diagrammatically represent 2875 Spring Rose Circle (Units 301-310), of Oak Ridge Condominiums, located therein, and the common elements that the Declarant has now constructed on the land shown on the attached Exhibit "E" – Site Plan, insofar as is reasonably possible due to expected carpentry tolerances, except for the following:
 - a. Sheet A-131 -- Enlarged Third Floor Plan (East)
 - 1) In Units 303 and 304, within the Master Bathroom, a two-sink 65" vanity has been installed in lieu of what is shown on the Building Plans.

4. I hereby certify that the attached Exhibit "E" – Site Plan locates 2875 Spring Rose Circle (Units 301-310), of Oak Ridge Condominiums. That as a licensed Professional Engineer, I hereby certify that said Site Plan is sufficient to determine with reasonable certainty the location of 2875 Spring Rose Circle (Units 301-310), of Oak Ridge Condominiums, and hereby certify that said Building and Units, as constructed, are located as indicated on said Site Plan. The Building Plans are sufficient in engineering detail to allow the dwelling structure to be rebuilt in precisely the same location in the event the same is completely destroyed by fire or other casualty.

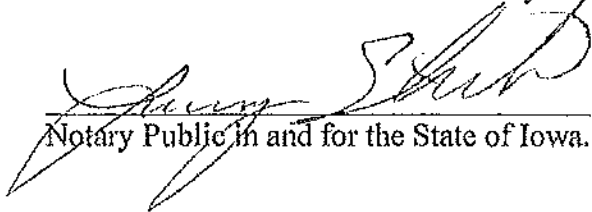


Scott B. Pottorff

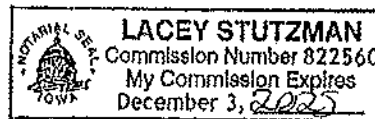
Iowa License Number 16932

My biennial license renewal date is December 31, 2025.

Subscribed and sworn to before me by said Scott B. Pottorff this 18th day of June, 2025.



Notary Public in and for the State of Iowa.



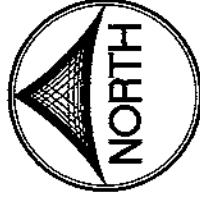
I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

SCOTT B. POTTORFF, P.E. Iowa Lic. No. 16932

My license renewal date is December 31, 2022.

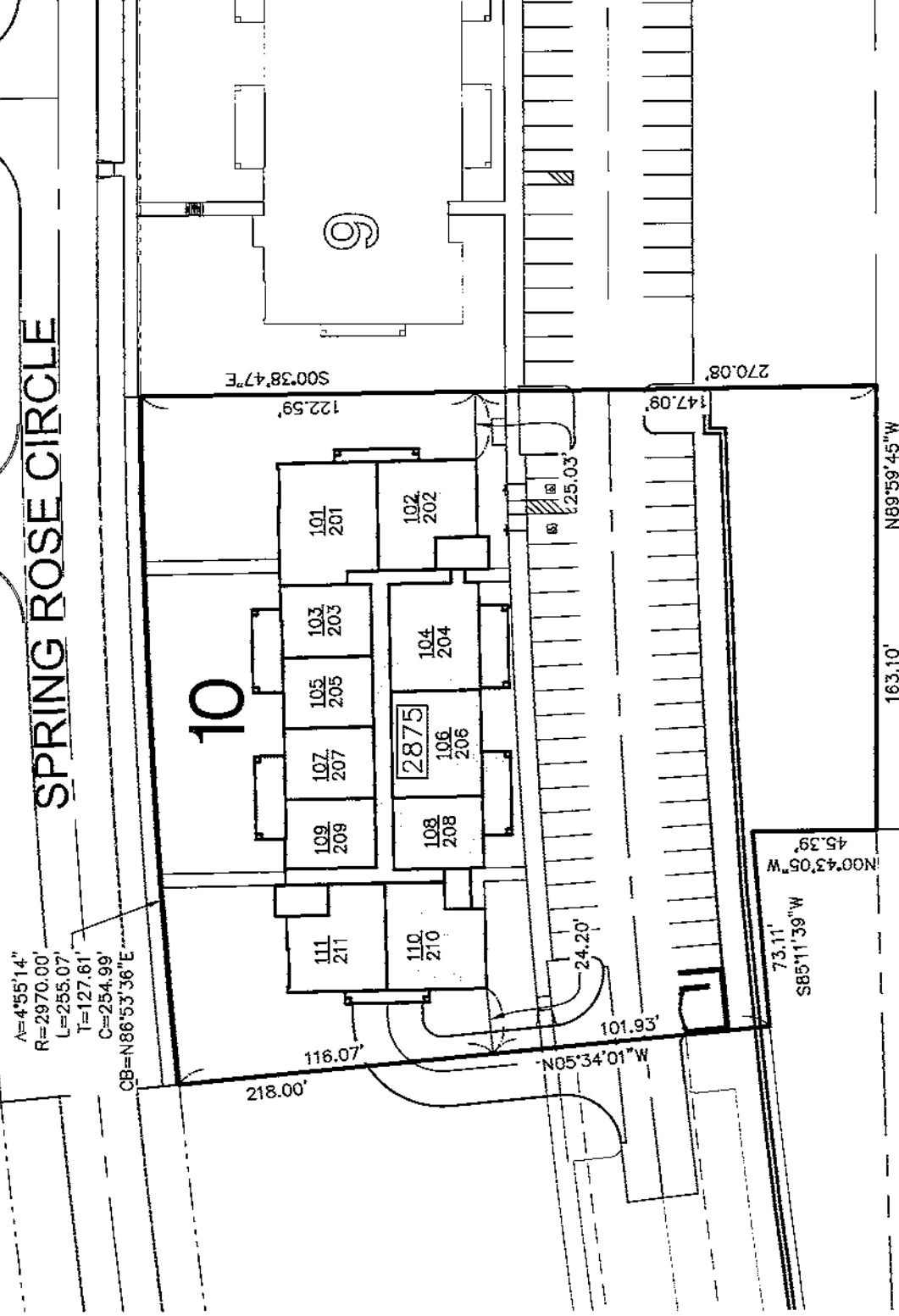
Pages or sheets covered by this seal:

This street on 14



RESIDENTIAL UNITS 1ST AND 2ND FLOOR

SPRING ROSE CIRCLE



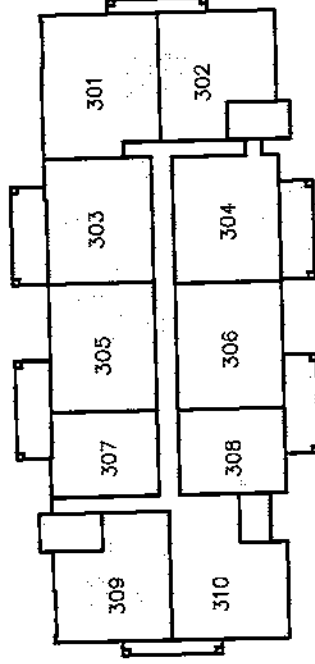
LOT 10, CORAL CROSSING SUBDIVISION - EIGHTH ADDITION,
CORALVILLE JOHNSON COUNTY, IOWA. ACCORDING TO THE PLAT
THEREOF RECORDED IN BOOK 64 PAGE 388 PLAT RECORDS OF
JOHNSON COUNTY, IOWA.

1. ALL MEASUREMENTS FROM PROPERTY LINES TO BUILDINGS ARE PERPENDICULAR AND/OR RADIAL TO SAID PROPERTY LINES.

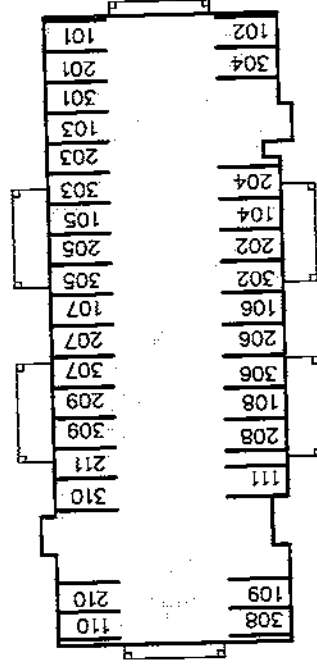
2. THIS DRAWING DEPICTS IMPROVEMENTS COMPLETED AS OF 6/18/2025.
3. REFERENCE BUILDING PLANS, EXHIBIT "E" FOR BUILDING DIMENSIONS.
4. THIS IS A CONDO SURVEY AND NOT A BOUNDARY OR PROPERTY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH. THE PROPERTY BOUNDARIES ARE RECORDED DIMENSIONS AND APPROXIMATE ONLY.

XX - STREET ADDRESS ALONG SPRING ROSE CIRCLE

RESIDENTIAL UNITS 3RD FLOOR



LOWER LEVEL PARKING GARAGE



1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

Date _____ Revision _____

06/18/2025 3RD FLOOR UNITS - LSS

EXHIBIT "E"
- SITE PLAN

OAK RIDGE CONDOMINIUMS

CORALVILLE
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 12/17/2024

Designed by: _____ Field Book No: _____

Drawn by:	Scale:
-----------	--------

Checked by:	Sheet No:
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Project No:

BK: 6672 PG: 442
Recorded: 7/9/2025 at 11:03:42.0 AM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
Kim Painter RECORDER
Johnson County, Iowa

Prepared by: Douglas D. Ruppert, 222 South Linn Street, Iowa City, IA 52240, (319) 338-7551
Return to: Douglas D. Ruppert, 222 South Linn Street, Iowa City, IA 52240

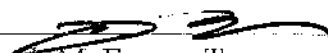
AMENDMENT
TO
OAK RIDGE CONDOMINIUMS DECLARATION

COMES NOW the undersigned, who, pursuant to Article XIV of the Condominium Declaration filed for Oak Ridge Condominiums on January 17, 2025, in Book 6624, Page 758, Miscellaneous Records of Johnson County, Iowa, hereby amends said Declaration as follows:

1. Exhibit "F" is amended to show the as-built Engineer's Certificate regarding Units 201-210.
2. Garage spaces 303 and 208 are relocated pursuant to and as shown on the attached Site Plan - Exhibit "E."
3. The Building Plans and Specifications for said Units are shown on Exhibits "D" and "E" of the Declaration.
4. The location of said Units is shown on the attached Site Plan - Exhibit "E."
5. Except as amended and revised herein, all other terms, provisions, and exhibits of the Condominium Declaration for Oak Ridge Condominiums remain unchanged.

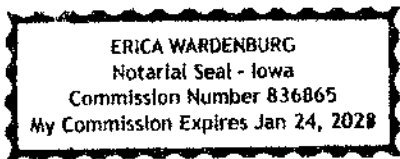
Dated at North Liberty, Iowa, this 8th day of July, 2025.

GRAND RAIL DEVELOPMENT CO., INC.

By: 
Jacob M. Evans, Treasurer

STATE OF IOWA)
) ss:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on July 8th, 2025, by Jacob M. Evans, as Treasurer of Grand Rail Development Co., Inc.



Erica Wardenburg

Notary Public in and for the State of Iowa

Prepared by:	Scott B. Pottorff MMS Consultants, Inc.	222 S Linn Street Iowa City, Iowa 52240	319-351-8282 319-351-8476 facsimile
After recording return to:	Douglas D. Ruppert Leff Law Firm LLP	222 South Linn Street Iowa City, Iowa 52240	319-338-7551 319-338-6902 facsimile

EXHIBIT "F"

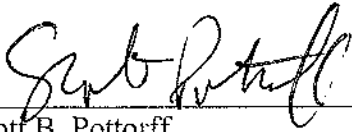
**ENGINEER'S CERTIFICATE
OAK RIDGE CONDOMINIUMS
2875 SPRING ROSE CIRCLE (UNITS 201-210)**

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

I, Scott B. Pottorff, being duly sworn on oath do depose and state the following:

1. That I am a Professional Engineer authorized and licensed to practice my profession in the State of Iowa.
2. That I have examined the Building Plans for Oak Ridge Condominiums, 2875 Spring Rose Circle (Units 201-210), labeled as Exhibit "E" as attached to the Declaration of Submission of Property. This certificate is to become an exhibit to the Declaration of Submission of Property to Horizontal Property Regime for Oak Ridge Condominiums as recorded in Book 6624, Page 758, and following, all of the records of the Johnson County Recorder's Office.
3. I hereby certify that I have verified by non-destructive field observations that the above referenced Building Plans diagrammatically represent 2875 Spring Rose Circle (Units 201-210), of Oak Ridge Condominiums, located therein, and the common elements that the Declarant has now constructed on the land shown on the attached Exhibit "E" – Site Plan, insofar as is reasonably possible due to expected carpentry tolerances, except for the following:
 - a. Sheet A-121 – Enlarged Second Floor Plan (East)
 - 1) In 204, within the door to access the Bedroom Closet has been installed such that it hinges into the Closet in lieu of what is shown on the Building Plans.

4. I hereby certify that the attached Exhibit "E" – Site Plan locates 2875 Spring Rose Circle (Units 201-210), of Oak Ridge Condominiums. That as a licensed Professional Engineer, I hereby certify that said Site Plan is sufficient to determine with reasonable certainty the location of 2875 Spring Rose Circle (Units 201-210), of Oak Ridge Condominiums, and hereby certify that said Building and Units, as constructed, are located as indicated on said Site Plan. The Building Plans are sufficient in engineering detail to allow the dwelling structure to be rebuilt in precisely the same location in the event the same is completely destroyed by fire or other casualty.

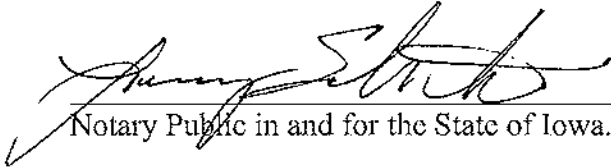


Scott B. Pottorff

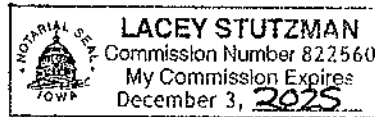
Iowa License Number 16932

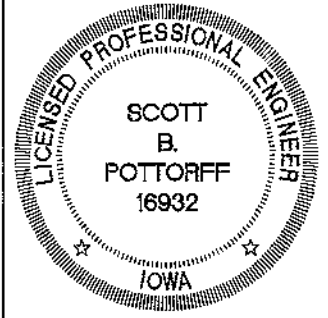
My biennial license renewal date is December 31, 2025.

Subscribed and sworn to before me by said Scott B. Pottorff this 7th day of July, 2025.



Notary Public in and for the State of Iowa.





SEAL

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Scott B. Pottorff 7/7/2025
 SCOTT B. POTTORFF, P.E. Iowa Lic. No. 16932

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal:
This sheet only

EXHIBIT "E"

OAK RIDGE CONDOMINIUMS

CORALVILLE, IOWA



LEGAL DESCRIPTION:
 LOT 10, CORAL CROSSING SUBDIVISION – EIGHTH ADDITION,
 CORALVILLE JOHNSON COUNTY, IOWA. ACCORDING TO THE PLAT
 THEREOF RECORDED IN BOOK 64 PAGE 388 PLAT RECORDS OF
 JOHNSON COUNTY, IOWA.

- NOTES:**
- ALL MEASUREMENTS FROM PROPERTY LINES TO BUILDINGS ARE PERPENDICULAR AND/OR RADIAL TO SAID PROPERTY LINES.
 - THIS DRAWING DEPICTS IMPROVEMENTS COMPLETED AS OF 7/02/2025.
 - REFERENCE BUILDING PLANS, EXHIBIT "E" FOR BUILDING DIMENSIONS.
 - THIS IS A CONDO SURVEY AND NOT A BOUNDARY OR PROPERTY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH. THE PROPERTY BOUNDARIES ARE RECORDED DIMENSIONS AND APPROXIMATE ONLY.

XX – STREET ADDRESS ALONG SPRING ROSE CIRCLE



**CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS**

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282

www.mmsconsultants.net

Date	Revision
06/18/2025	3RD FLOOR UNITS - LSS
07/02/2025	2ND FLOOR UNITS - LSS

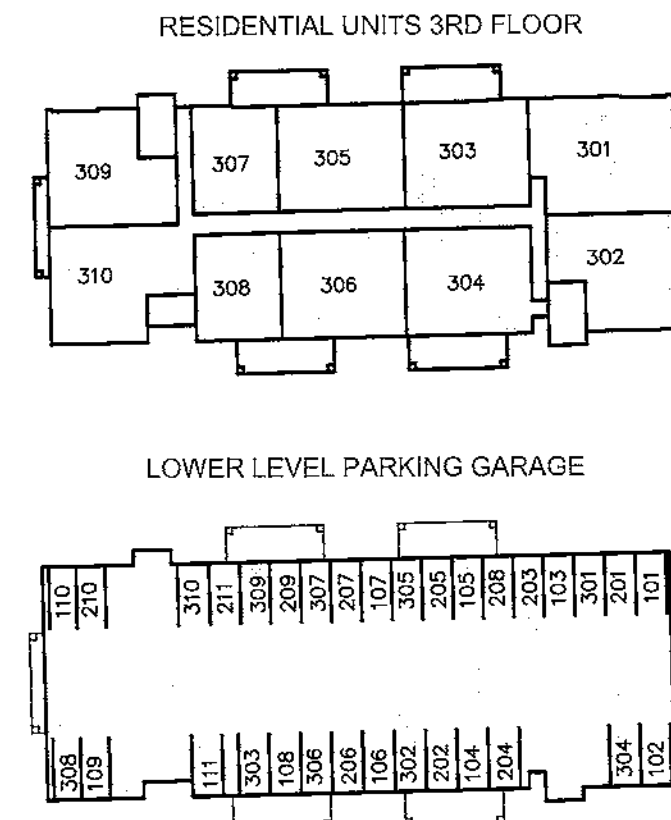
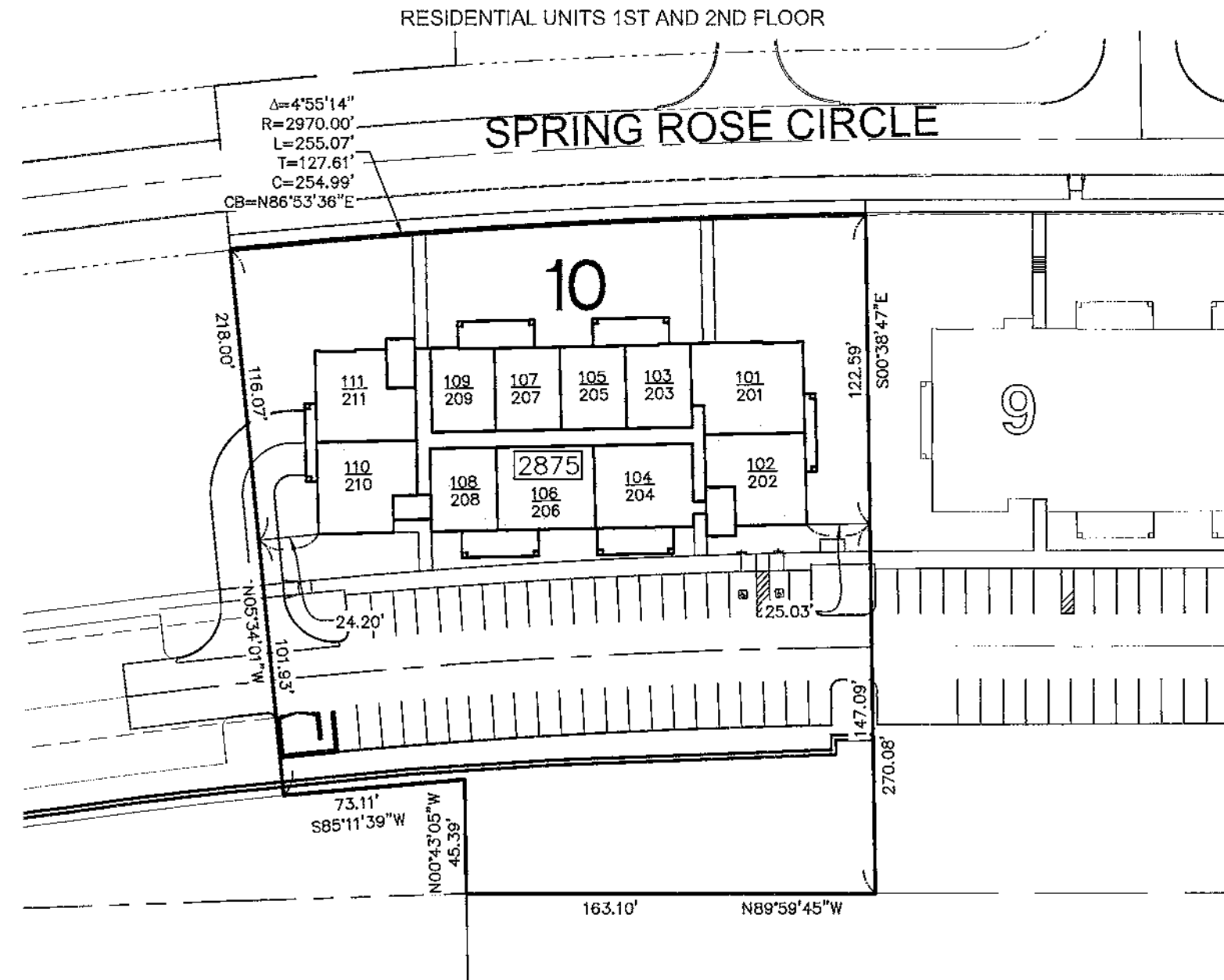
EXHIBIT "E"

- SITE PLAN

OAK RIDGE CONDOMINIUMS
 CORALVILLE
 JOHNSON COUNTY
 IOWA

MMS CONSULTANTS, INC.

Date:	12/17/2024
Designed by:	LSS
Field Book No:	
Drawn by:	LSS
Scale:	1"=60'
Checked by:	SBP
Sheet No:	1
Project No:	1194-209
of:	1



BK: 6686 PG: 637
Recorded: 8/25/2025 at 12:32:09.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
Kim Painter RECORDER
Johnson County, Iowa

Prepared by: Douglas D. Ruppert, 222 South Linn Street, Iowa City, IA 52240, (319) 338-7551
Return to: Douglas D. Ruppert, 222 South Linn Street, Iowa City, IA 52240

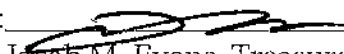
AMENDMENT
TO
OAK RIDGE CONDOMINIUMS DECLARATION

COMES NOW the undersigned, who, pursuant to Article XIV of the Condominium Declaration filed for Oak Ridge Condominiums on January 17, 2025, in Book 6624, Page 758, Miscellaneous Records of Johnson County, Iowa, hereby amends said Declaration as follows:

1. Exhibit "F" is amended to show the as-built Engineer's Certificate regarding Units 101-111 and Unit 211.
2. The Building Plans and Specifications for said Units are shown on Exhibits "D" and "E" of the Declaration.
3. The location of said Units is shown on the attached Site Plan - Exhibit "E."
4. Except as amended and revised herein, all other terms, provisions, and exhibits of the Condominium Declaration for Oak Ridge Condominiums remain unchanged.

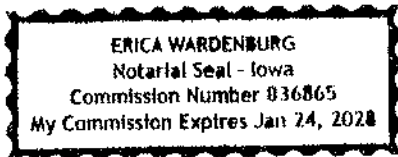
Dated at North Liberty, Iowa, this 22nd day of August, 2025.

GRAND RAIL DEVELOPMENT CO., INC.

By: 
Jacob M. Evans, Treasurer

STATE OF IOWA)
) ss:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on August 22nd, 2025, by Jacob M. Evans, as Treasurer of Grand Rail Development Co., Inc.



Erica Wardenburg

Notary Public in and for the State of Iowa

Prepared by:	Scott B. Pottorff MMS Consultants, Inc.	222 S Linn Street Iowa City, Iowa 52240	319-351-8282 319-351-8476 facsimile
After recording return to:	Douglas D. Ruppert Left Law Firm L.L.P	222 South Linn Street Iowa City, Iowa 52240	319-338-7551 319-338-6902 facsimile

EXHIBIT "F"

**ENGINEER'S CERTIFICATE
OAK RIDGE CONDOMINIUMS
2875 SPRING ROSE CIRCLE (UNITS 101-111 AND 211)**

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

I, Scott B. Pottorff, being duly sworn on oath do depose and state the following:

1. That I am a Professional Engineer authorized and licensed to practice my profession in the State of Iowa.
2. That I have examined the Building Plans for Oak Ridge Condominiums, 2875 Spring Rose Circle (Units 101-111 and 211), labeled as Exhibit "E" as attached to the Declaration of Submission of Property. This certificate is to become an exhibit to the Declaration of Submission of Property to Horizontal Property Regime for Oak Ridge Condominiums as recorded in Book 6624, Page 758, and following, all of the records of the Johnson County Recorder's Office.
3. I hereby certify that I have verified by non-destructive field observations that the above referenced Building Plans diagrammatically represent 2875 Spring Rose Circle (Units 101-111 and 211), of Oak Ridge Condominiums, located therein, and the common elements that the Declarant has now constructed on the land shown on the attached Exhibit "E" – Site Plan, insofar as is reasonably possible due to expected carpentry tolerances, except for the following:
 - a. Sheet A-111 – Enlarged First Floor Plan (East)
 - 1) In 101, within the Bedroom which shares a wall with the East Elevation and the North Elevation, the window on the East Elevation wall has not been installed as

shown on the Building Plans.

4. I hereby certify that the attached Exhibit "E" – Site Plan locates 2875 Spring Rose Circle (Units 101-111 and 211), of Oak Ridge Condominiums. That as a licensed Professional Engineer, I hereby certify that said Site Plan is sufficient to determine with reasonable certainty the location of 2875 Spring Rose Circle (Units 101-111 and 211), of Oak Ridge Condominiums, and hereby certify that said Building and Units, as constructed, are located as indicated on said Site Plan. The Building Plans are sufficient in engineering detail to allow the dwelling structure to be rebuilt in precisely the same location in the event the same is completely destroyed by fire or other casualty.

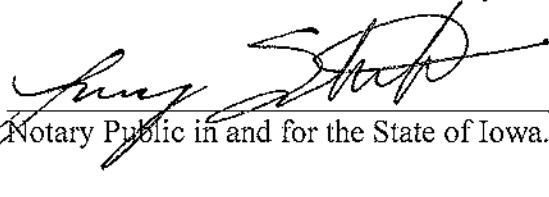
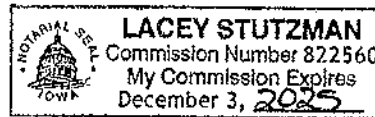


Scott B. Pottorff

Iowa License Number 16932

My biennial license renewal date is December 31, 2025.

Subscribed and sworn to before me by said Scott B. Pottorff this 11th day of July, 2025.


Notary Public in and for the State of Iowa.



Date	Revision
06/18/2025	3RD FLOOR UNITS - LSS
07/02/2025	2ND FLOOR UNITS - LSS
07/09/2025	1ST FLOOR UNITS - LSS

EXHIBIT "E"
- SITE PLAN

**OAK RIDGE
CONDOMINIUMS**
CORALVILLE
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	12/17/2024		
Designed by:	LSS	Field Book No:	
Drawn by:	LSS	Scale:	1"=60'
Checked by:	SBP	Sheet No:	1
Project No:	1194-209		
		of:	1

EXHIBIT "E"
OAK RIDGE CONDOMINIUMS
CORALVILLE, IOWA

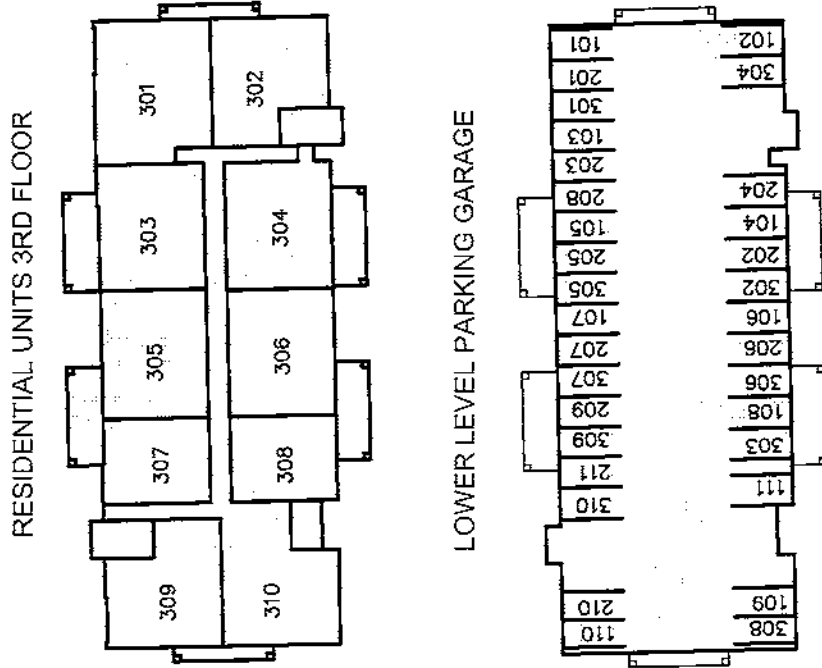
LEGAL DESCRIPTION:

LOT 10, CORAL CROSSING SUBDIVISION -- EIGHTH ADDITION,
CORALVILLE JOHNSON COUNTY, IOWA. ACCORDING TO THE PLAT
THEREOF RECORDED IN BOOK 64 PAGE 388 PLAT RECORDS OF
JOHNSON COUNTY, IOWA.

NOTES:

1. ALL MEASUREMENTS FROM PROPERTY LINES TO BUILDINGS ARE PERPENDICULAR AND/OR RADIAL TO SAID PROPERTY LINES.
2. THIS DRAWING DEPICTS IMPROVEMENTS COMPLETED AS OF 7/09/2025.
3. REFERENCE BUILDING PLANS, EXHIBIT "E" FOR BUILDING DIMENSIONS.
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XX - STREET ADDRESS ALONG SPRING ROSE CIRCLE~



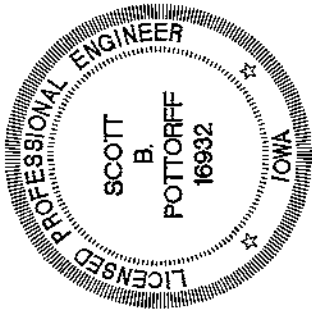
I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

SCOTT B. POTTORFF, P.E. Iowa Lic. No. 16932

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal:

This sheet only



SEAL

RESIDENTIAL UNITS 1ST AND 2ND FLOOR

SPRING ROSE CIRCLE

