

EXHIBIT "F"

(Updated October 7, 2023)

RULES AND REGULATIONS FOR GRANT VIEW ESTATE TOWNHOMES

PART THREE, OWNER'S ASSOCIATION

The following rules and regulations shall be binding on the unit Owners of Grant View Estates Townhomes, Part Three Owner's Association until modified or amended by the Board of Directors of Grant View Estates Townhomes, Part Three Owner's Association as provided in the Declaration for Grant View Estates Townhomes, Part Three Owner's Association:

- 1 The Board of Directors shall be authorized to regulate guest parking within the condominium Regime including the right to designate guest parking spaces, restrict guest parking from any other spaces, and limit the amount of time that guest parking is allowed.
- 2 No motor vehicles may be parked, except in an individual garage, on the condominium property for more than two weeks without having been moved.
- 3 No motor vehicles that are not in good working condition shall be kept in any parking spaces throughout the condominium Regime.
- 4 Each unit Owner shall be allowed to keep no more than (2) motor vehicles within the condominium Regime.
- 5 No boats, motor homes or other recreational vehicles may be parked, except in an individual garage, on the condominium property for more than twenty-four (24) hours.
- 6 The Board of Directors is empowered to regulate and restrict the use and keeping of oversized motor vehicles on the condominium property.
- 7 Each unit Owner shall be required to keep their respective garage door closed at any time except when entering and exiting the garage or when present in the garage using it for purposes incidental to vehicle storage and the like.
- 8 Any toys or lawn furniture that may be placed in the common areas must be picked up by the respective unit Owner each evening.
- 9 The Board of Directors may regulate and control the use of patios, decks, and yards to maintain the aesthetic appearance of the Condominium Regime as a whole, including the right to restrict storage or use in said areas.
- 10 Grills other than electric may not be used or stored in/on porches or decks.
- 11 The Board has the sole and absolute discretion to prohibit an Owner from leasing a Unit if in the sole discretion of the Board, said lease would not further the objective of Grant View Estates Townhomes, Part Three being owner-occupied condominiums (Resolution 20221010)

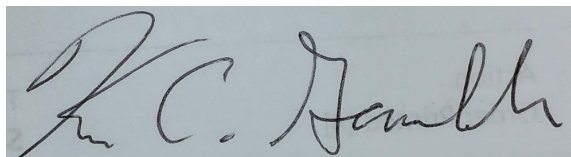
- 12 No signs other than realty "For Sales" signs are to be placed on the common areas of our HOA without the approval of the HOA Board. This motion noted the exception of utility markers and fertilizer notification as they pertain to the whole HOA. It was further noted that Owners may post signs inside their windows as desired. (September 14, 2021)
- 13 Statement of Understanding (SOU): a, b, c, d.
To ensure owners are aware of current events and future board actions, a Statement of Understanding (SOU) will be added to the Rules and Regulations (EXHIPIT F). This statement will be reviewed and updated at least annually and presented at the Annual Owners Meeting.
- a. Email Communication: The preferred form of communication between the Board of Directors and owners is email. Though other forms of communication can be utilized, it is the responsibility of the owner to ensure they have a functioning email and check it frequently for any important information (recommend at least weekly).
 - b. Weather Template: The Board of Directors and/or an appointed Weather Committee will utilize a Weather Template to help decide if/when snow removal and/or the application of ice melt is needed. The decision for non-action will be shared with the owners.
 - c. Window, door replacement, and requested outside maintenance:
Going forward, owners will get at least two quotes for the Board of Directors to compare and approve for action/payment.
 - d. Trees planting, shrub, horticulture replacement:
Requests for tree planting or replacement have to be approved by the Board of Directors. The HOA will provide up to \$500 to help cover the cost of tree purchase to include planting. The reimbursement value may be adjusted for unforeseen circumstances.

The Board of Directors may amend, modify, or expand these rules and regulations from time to time by majority vote of the Board and by giving Unit Owners fifteen (15) days written notice of any changes or additions.

In addition to, and not by way of limitation of, any enforcement rights presently contained in the Condominium Documents, 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. (Doc ID: 03219005003)

Certification of Secretary:

Dated this 27th day of October, 2023.

A handwritten signature in black ink, appearing to read "Kevin Gamble", is written over a light blue rectangular background.

Kevin Gamble, Secretary

Copies to individual owners.

Attachments:

- 2004 Declaration Of Submission (Covenants)
- 2018 Amendment to Declaration (Lease)
- 2018 Supplemental Rules and Regulations (Lease)
- 2023 Amendment to Declaration (Violation)

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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 established by Chapter 499B, The Code of Iowa, is made and executed in Iowa City, Johnson County, Iowa this ____ day of December, 2004, by Gary Werle Construction Company, an Iowa corporation, hereafter jointly referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the Owner of certain real property located in Coralville, Iowa, and more particularly described as follow:

Lots 49, 50 and 51, Dovetail Estates, Part Four to Coralville, Johnson County, Iowa, according to the plat thereof, recorded in Book 45, Page 217, Plat Records of Johnson County, Iowa.

and;

WHEREAS, Declarant is the Owner of several multi-family buildings and other improvements built, or to be built, upon the real property described above and it is the desire and the intention of the Declarant to divide the project into condominiums and to sell and convey the condominium Units to various purchasers pursuant to the provisions of the Horizontal Property Act, and to impose upon said property mutually beneficial restrictions, covenants, and conditions, and;

WHEREAS, Declarant desires and intends to submit all of the above described property and buildings and improvements constructed or to be constructed thereon, together with all appurtenances, to the provisions of the Horizontal Property Act as a condominium project,

NOW, THEREFORE, Declarant hereby publishes and declares 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 the Declarant, its successors and assigns and any person acquiring or owning an interest in the real property and improvements, its grantees, successors, heirs, executors, administrators, devisees and assigns.

ARTICLE I
A. Definitions

1. **Declarant.** The term "Declarant" shall mean Gary Werle Construction Company, the maker of this Declaration, and its successor or assigns.
2. **Declaration.** The term "Declaration" shall mean this instrument, by which Grant View Estates Townhomes, Part Three is established pursuant to the Horizontal Property Act.
3. **Project.** The term "Project" shall mean the entire parcel of real property, including all structures thereon, which is hereby divided into condominiums, and is synonymous with the word "Regime."
4. **Unit.** The term "Unit" shall mean one or more rooms, occupying all or part of a floor or floors, which are intended for use as a residence and which are not owned in common with 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 four buildings with four (4) Units in Buildings K, L & O and six (6) units in Buildings M and N.
5. **General Common Elements.** The term "general common elements" shall have the meaning as defined in Article IV of this Declaration.
6. **Limited Common Elements.** The term "limited common elements" shall have the meaning as defined in Article V of this Declaration.
7. **Building.** The term "building" shall mean the structural improvements located on the land, forming part of the real estate and containing Units as more particularly described on Exhibit "B" and in paragraph 2 of Article II of this Declaration.
8. **Garage.** The term "garage" means a structure abutting a driveway and intended for, but not limited to, the storage of an automobile.
9. **Condominium.** The term "condominium" means the entire estate in the real property owned by an 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. **Council of Co-Owners.** The term "council of co-Owners" means all the co-Owners of the building and is otherwise known and synonymous with the term "association" and/or "HomeOwner's Association."

12. Association. The term "association" means the same as the "council of co-Owners" as defined in Paragraph 11 hereof and refers to Grant View Estates Townhomes, Part Three Owner's Association and its successors.

13. Condominium Documents. The term "condominium documents" means this Declaration and all exhibits attached hereto, including the Bylaws of the Association.

14. Plural and Gender. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, or neuter, according to the context.

15. 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.

16. 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.

B. Development Phases

1. General. The project is being developed in several phases as follows: Buildings K and L, both of which are 4-Unit buildings, are substantially completed at the time of this Declaration. The remaining three buildings may be constructed periodically hereafter. Nonetheless, this Declaration shall apply to and be binding upon all five (5) buildings and all twenty-four (24) Units subject to the special provisions in this Article.

As each building is constructed, the Declarant shall construct the land improvements including, but not limited to, sidewalks, driveways, parking areas, signage, mailboxes, and landscaping as may be required by the City of Coralville, Iowa, for obtaining a certificate of occupancy for each building as it is constructed and completed.

The Declarant, or its successor or assigns, shall have the perpetual right to construct the additional buildings and improvements as described in this Declaration.

2. Special Provisions.

- (a) Until such time that any building has been fully constructed and a certificate of occupancy issued by the City of Coralville, Iowa, no assessments for maintenance or any association expenses shall be chargeable by the Association for any said building or shall be made against any Units in said building. Until such time as the certificate of occupancy is issued, the Declarant shall retain sole responsibility for all expenses associated with incomplete Units and the limited common elements adjacent thereto. After the certificate of occupancy is issued for a building, the Board of Directors for the Association shall assess and collect fees from the Owners of the Units in said building with all such Owners in completed buildings sharing the common expenses on a prorata basis. However, even if any Units in this condominium Regime are not complete or no certificate of

occupancy has been issued, assessments shall be made against all said Units effective September 1, 2015.

- (b) Buildings K and L shall be constructed substantially in the same manner as shown by the building plans marked Exhibit "B" and incorporated herein. However, Declarant reserves the right to file amended building plans for said buildings in the event that the actual construction deviates from the Declarant's intentions. Declarant also reserves the right to file an amended Exhibit "C" to show the correct location of said building and such amended exhibits need not be approved by the Owners of any condominium Units within the Regime.
- (c) Further, because none of the buildings have been completed and occupancy certificates issued at the time of the filing of this Declaration, the Declarant reserves the right to complete all buildings in the Regime according to the plans marked Exhibit "B" and may deviate from the plans as long as each condominium Unit is substantially the quality as the Units shown on Exhibit "B" herein. Declarant reserves the right to construct up to a total of twenty-four (24) Units within the Grant View Estates Townhomes, Part Three and may file amended plans (Exhibit "B") after construction of each respective building has been completed, all without obtaining the approval of any Owners of Units in this condominium Regime. In the same regard, Declarant reserves the right to file an amended Exhibit "C" to show correct locations of any new buildings and other improvements as they are constructed.
- (d) Further, because at the time of the filing of this Declaration, the additional buildings and/or improvements have not yet been fully planned or constructed, the Declarant reserves the right to construct said building and/or improvements in a location and manner consistent with the overall appearance and integrity of the Project. The Declarant shall have the right to construct such buildings and improvements without obtaining the approval of the Owners of Units in the Regime.

ARTICLE II

Description of Land, Buildings and Units

1. Description of Land. The land submitted to this Regime is located in Coralville, Johnson County, Iowa, and is legally described as follows:

Lots 49, 50 and 51, Dovetail Estates, Part Four to Coralville, Johnson County, Iowa, according to the plat thereof, recorded in Book 45, Page 217, Plat Records of Johnson County, Iowa

2. Description of Buildings. The Condominium Regime consists of five (5) buildings, with Buildings K, L and O containing four (4) Units each and Buildings M and N containing six (6) Units each. The buildings have been or will be constructed to the following

general specifications, although the specifications for Buildings M, N and O may be modified slightly by amendment to this Declaration as said buildings are constructed;

(a) **General Construction**

- Poured 8" x 8" concrete walls
- Waterproofing applied below finish grade
- ADS drain tile around exterior of building and under concrete floor
- ½" OSB Roof Sheathing
- Ceiling Insulation R-38 blown in
- Low E glass white vinyl single hung windows
- 2" x 4" framed exterior walls
- Sound insulated common walls
- House Wrap
- R-13 fiberglass wall insulation
- TJI Silent floor system

(b) **Exterior Finish**

- Professional Landscaping for front elevations
- 16'-foot wide driveways and 4'-wide walkways
- Vinyl siding
- Aluminum Fascia and Soffit
- Seamless aluminum gutters
- Brick veneer per plan
- Steel insulated exterior entry doors with sidelights
- 25-year Shingles

(c) **Interior Finish**

- Ceiling finish – knock down texture, egg-shell latex paint
- Interior wall finish – round corner bead, orange peel texture, white semi-gloss paint
- Quality interior and exterior locks with deadbolts on front entry
- Flooring-selected options for finished levels of home
 - Carpet
 - Vinyl
 - Tile or hardwood
- Fireplace – gas, direct vent –
 - Oak surround
 - Tile surround-one row of selected tile 4 sides
- Custom cabinet – oak with square raised panel doors or white laminated
- Painted six panel hollow core interior doors
- Oak colonial style casing and base trim
- Oak handrail at stairway

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- Closet shelving – white vinyl wrapped, upgrade options available
 - Countertops:
 - Kitchen: laminate choice (if not already installed) or Corian
 - Bath: cultured marble
 - Bath accessories: towel bar, toilette paper holder & mirror
- (c) Heating and Air Conditioning
- 92% High efficient forced air gas furnace
 - 13 seer air conditioner
 - Programmable thermostat
- (d) Plumbing
- 50 gallon water heater
 - Fiberglass tub and shower Units
 - Delta faucets – chrome finish
 - Gerber toilets in white
 - Garbage disposal
- (e) Electrical
- White toggle switches
 - TV cable jacks
 - Telephone jacks
 - Outlets and Smoke detectors per code
- (f) Appliances
- Range – electric
 - Dishwasher
 - Refrigerator
 - Microwave – built-in
- (g) Garage Finish
- R-11 Wall Insulation
 - Sheet-rocked walls and painted ceilings
 - 16' x 8' steel insulated overhead door
 - Automatic ½ HP opener with 2 remotes and key pad

Reasonable Deviations: Declarant shall have the right, without approval of any other Owners, to make reasonable deviations from the specifications provided herein as long as such deviations are equal in value to these specifications. Any deviations required by state, federal or local Codes shall be allowed.

3. Description of the Units. Annexed hereto and made a part hereof as Exhibit "A" is a list of all Units in the buildings, showing their Unit designation, percentage interest in the common elements, number of votes in the association, and pro rata share of common expenses. Annexed hereto and made a part hereof as Exhibit "B" are the building plans for the buildings, which together with the definition of the term "Unit" in Article I, show the dimensions of each Unit. Annexed hereto and made a part hereof as Exhibit "C" is a site plan showing the location of the buildings and the limited common elements to which each Unit has immediate access.

ARTICLE III Ownership Interests

1. Exclusive Ownership and Possession by Owner. Each Owner shall be entitled to exclusive Ownership and possession of his Unit. Each Owner shall be entitled to an undivided interest in the Common Elements, equal to the fractional interest expressed in Exhibit "A" of this Declaration. The fractional interest of each Owner in the Common Elements as expressed in Exhibit "A" shall have a permanent character and shall not be altered without the consent of all Owners expressed in an amended declaration duly recorded. The fractional 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 it is 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/her Unit, nor shall the Owner be deemed to own the utilities running through his/her Unit which are utilized for, or serve more than one Unit, except as a fractional interest in the Common Elements. An Owner, however, shall have the exclusive right to paint, re-paint, tile, wax, paper or otherwise refinish and decorate the interior surfaces of the walls, floors, ceilings, windows and doors bounding his/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 and 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 is that fraction as set forth in Exhibit "A."

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 or Units 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 Grant View Estates Townhomes, Part Three Owner's Association, including one vote in the affairs of the association and of the Regime. However, such voting and membership rights shall be subject to the applicable provisions of the 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 on which the building is erected.
- (b) The foundations, basements, floors, exterior walls of each Unit and of the buildings, ceilings, and roofs, communication ways, and in general all devices or installations existing for common use, except as limited in the next Article.

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- (c) Installations for public utilities, including electric, gas and cold water for common use.
- (d) Recreational greens, plantings, and walks.
- (e) Front, side, and rear yards and open parking spaces.

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 or more Units by this Article and amendments hereto and such reservations shall be to the exclusion of all other Units.

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 segregating 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) The patio, screened porch, or deck (sometimes referred to as a balcony herein or on the Exhibits) if any, adjoining a Unit. Such patio or deck shall be reserved for the use of the adjoining Unit.
- (c) Mailboxes and storage areas, if any, designated to a particular Unit.
- (d) The portion 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.
- (e) The immediate hallways and entrance leading to each Unit are reserved for that Unit.
- (e) The air conditioner pads, compressors and equipment appurtenant to each Unit.
- (f) The driveway designated for and leading into each Unit.

3. **Exception.** Notwithstanding the reservations made by this Article, the design of the buildings, 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. Rights 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. Notwithstanding any use, restriction, or other provision hereof to the contrary, Declarant is irrevocably and perpetually empowered 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, to use common elements (general and limited), and to show Units. All signs and all items and equipment pertaining to sales or rentals or construction in any Unit furnished by the Declarant for sales purposes shall not be considered common elements and shall remain Declarant's 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 Grant View Estates Townhomes, Part Three Owner's Association until the first annual members' meeting of said Association which shall be held as provided for in the By-Laws. Thereafter, the Board of Directors shall be selected in the manner specified in the By-Laws of the Association.

4. Declarant's Right to Amend. The Declarant shall have the right, without the consent of the other Units Owners, to amend this Declaration for the following purposes:

- (a) To modify the plans and specifications for the interior of any Unit which has not been sold or transferred by the Declarant to another party, firm, or corporation;
- (b) To modify the precise location of any building not yet constructed and to attach the site plan, building plans, and specifications for each building after construction thereon, commences; and
- (c) To file by amendment the Engineer's Certificate certifying the completion of each building or specified Units in said building as construction is completed.

ARTICLE VII
Management of The Regime

1. **Association; Council of Co-Owners.** The operation of the condominium shall be by a non-profit membership corporation organized and existing under Chapter 504A, Code of Iowa. The name of the Association shall be Grant View Estates Townhomes, Part Three Owner's Association. Copies of its Articles of Incorporation and By-Laws are attached hereto as Exhibits "D" and "E", 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 Council of Co-Owners whenever such action is permitted or required herein or by Chapter 499B of the Code of Iowa.

2. **Compliance.** All Owners, tenants, families, guests 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 Owner as applicable and any mandatory or other injunctive relief without waiving either remedy.

3. **Power of Association.** Each Owner agrees that the Association has and shall exercise all powers, rights and authority granted unto it, the Council of Co-Owners and the Owners as a group by Chapters 499B and 504A of the Code of Iowa, 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 acquiring a Unit at foreclosure sale and holding, leasing, mortgaging or conveying the same. Each Owner hereby waives any rights to delay or prevent such foreclosure by the Association which he/she may have by reason of a homestead exemption.

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. The membership of the prior Owner shall be thereby terminated. The members of the Association shall be entitled to cast one vote for each Unit owned by such member.

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 Unit.

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7. Board of Directors. The affairs of the Association shall be conducted by a Board of Directors who shall be designated in the manner provided in the By-Laws. The Board may employ a manager or managerial service company and delegate various responsibilities to such person as more particularly described in the By-Laws. The management fee shall be a common expense.

8. Discharge of Liability. All Owners shall promptly discharge any lien which may hereafter be filed against their condominium Unit.

9. Limitation of Association's Liability. The Association shall not be liable for any injury or damage to property whatsoever 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 government 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 legal fees, reasonably incurred by or imposed upon him/her in connection with any proceeding to which he/she may be a party, or in which he/she may become involved, by reason of his/her being or having been a director or officer of the Association, or any settlement thereof, whether or not he/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/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 for 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 as agent to receive service of process upon the Association:

<u>Name</u>	<u>Address</u>
Gary W. Werle	2000 James Street Suite 109 Coralville, IA 52241

ARTICLE VIII Maintenance, Alteration and Improvement

1. Definitions. Certain terms used in this Article shall have a meaning as follows:

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- (a) "Maintenance" or "repair" shall mean the act of maintaining, restoration, renovation, reconstruction, replacement, rebuilding and any similar work necessary to preserve a Unit or property in its original completed condition.
- (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.
- (c) Any dispute over the characterization of work within Section (a) or (b) above shall be conclusively decided by the Board of Directors of the Association.

2. Maintenance by Association.

- (a) The Association shall maintain all common elements, whether limited or general, and shall make assessments therefore 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 during or as a result of maintenance by the Association and shall assess the cost thereof as a common expense.
- (c) If a Unit Owner defaults on his/her responsibilities of maintenance, the Association shall assume such responsibilities and shall assess the costs 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, re-building, conservation, restoration or similar work to more than one Unit and the costs 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/her own expense shall maintain the interior, including the boundary surfaces, of such Unit and its equipment; shall keep the 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/her Unit; and shall be responsible for the maintenance and replacement of all fixtures and personalty including carpets, other floor coverings, furnishings, equipment, electrical and plumbing fixtures and the like, and appliances within such Unit.
- (b) The Owner of each Unit shall be responsible for maintaining and replacing the plumbing fixtures; the furnace and air conditioning Unit, including the heating ducts; the electrical fixtures or portions thereof; and any and all utilities located

within the boundaries of his/her Unit. In addition, the Owner of each Unit shall be responsible for maintaining that portion of the HVAC Unit serving that Unit that may be located outside of his/her Unit.

- (c) The Owner shall also, at his/her own expense, keep in a clean and sanitary condition his/her Unit, and any patio, balcony, or deck which is for the exclusive use of his/her Unit. Neither the Association nor the Regime shall be liable or responsible for any loss or damage caused by theft or otherwise of articles stored by the Owner on such patio or deck. Any required maintenance or repair of any patio or deck shall be done by the Association but the cost thereof assessed to the Unit Owner to which the patio or deck is adjacent.
- (d) The Unit Owner shall maintain, at his/her expense, any improvement or alteration made by him/her.
- (e) 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 the building without first obtaining written consent of the Board of Directors of the Association (which consent may be given by general rule or regulation). Prior to giving such consent, the Board shall determine the proper insurance of such improvement or other alteration, consider the affect of such improvement or alteration on insurance of other property of the Regime, and shall arrange for the payment of the cost of any additional insurance thereby required with such Unit Owner. 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. Unit Owners shall do no act or work which will impair the structural soundness or integrity of the building, endanger the 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. In the judgment of the Board of Directors of the Association, whenever the common elements shall require additions, alterations, or improvements costing in excess of Ten Thousand Dollars (\$10,000.00) and the making of such additions, alterations or improvements shall have been approved by a majority of the Unit Owners, the Board of Directors shall proceed with such additions, alterations or improvements and shall assess all Unit Owners for the costs thereof as a common charge. Any additions, alterations or improvements costing Ten Thousand Dollars (\$10,000.00) or less may be made by the Board of Directors without approval of Unit Owners, and the costs thereof shall constitute part of the common expenses.

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 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.

In addition thereto, the Board of Directors of the Association shall have the right to implement rules and regulations regarding the use of the common property within the condominium Regime and may change those rules and regulations upon thirty (30) days notice to each respective Unit Owner. Initial rules and regulations are marked Exhibit "F" and attached hereto.

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

- (a) A Unit shall be used or occupied for single family dwelling purposes only except that the Board of Directors may allow and designate one or more Units as management offices or rental offices for the condominium Regime.
- (b) A condominium may be rented or leased by the Owner or his lessee provided the entire Unit is rented, the occupancy is only by the lessee and his family or sublessee and his family, and the period of rental is at least one month unless some other period is established in the regulations or Bylaws of the Association. No lease shall relieve the Owner of any responsibility or liability imposed by the condominium documents as against the Association and other Owners.
- (c) 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.
- (d) 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 Unit, garage 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.

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- (e) No Unit Owner shall be permitted to erect a TV antenna, satellite dish, or any other fixture, item or appurtenance on any building roof, balcony, exterior wall or the like.
- (f) 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 and licensees. Initial rules and regulations are marked Exhibit "F" and attached to this Declaration.
- (g) No parking of any vehicles shall be allowed except on designated driveways, parking areas, and garages. In addition, no Unit Owner, guest, or invitee thereof shall block vehicular access to each Unit's garage by parking vehicles or placing objects within that portion of the common driveway which abuts the Unit's garage door and which provides direct access to the garage from the public street right-of-way. Each Unit Owner's guest or invitees will park their own vehicles only on the portion of the driveway in front of the Unit's garage door, doing the same in such a manner as to not violate the provisions of this said paragraph. Garage doors, while not being used, shall be kept closed.
- (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, providing 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/her Unit other than permitted mortgages, taxes and association assessments, and of any suit or other proceeding which may affect the title to his/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/her act, neglect, or carelessness, or by that of his/her family, guests, employees, agents or lessees which liability shall include any increase in insurance rates resulting therefrom.

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 By-Laws 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

1. **Insurance Policies.** The Board shall purchase comprehensive general liability, property damage, fire, and other hazard insurance as promptly as possible following its election. The Board shall thereafter maintain such policies in force at all times and shall pay the premiums

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thereon from monthly association fees. Prior to the organizational meeting of the Board, such insurance shall be procured and maintained by the Declarant.

The insurance shall be carried with reputable companies authorized to do business in Iowa in such amounts as the Board may determine. The policies shall name as insured the Association, individually, and as agent for the Unit Owners, without naming them, and as agent for their mortgagees. Declarant shall be named as an additional insured on such policies until such time as Declarant shall have conveyed all of the condominiums in the project. The policies shall also provide for the issuance of certificates or such endorsement evidencing the insurance as may be required by the respective mortgagees.

2. Coverage. 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. The policy or policies shall also insure against loss from perils therein covered to all of the improvements in the project. Such policy or policies shall contain extended coverage, vandalism, and malicious mischief endorsements. The improvements 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 also cover personal property owned in common and shall further contain waiver of subrogation rights by the carrier as to negligent Owners. *

3. Individual Owner Insurance Coverage. An Owner may obtain coverage at his or her own expense for his or her personal property and other risks, as he/she may desire. However, 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 clause 1. 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. Additional Coverage. The Board may purchase and maintain in force at the expense of the common maintenance fund, debris removal insurance, loss of rent coverage, fidelity bonds, and other insurance and/or bonds that it deems necessary. The Board shall purchase and maintain worker's compensation insurance to the extent that the same shall be required by law respecting employees of the Association. The Board shall also maintain "all risk" insurance coverage on the project to insure against water damage and like kind of casualties, if such insurance would be reasonably available.

5. Loss Adjustment. The Board is hereby appointed as the attorney-in-fact for all Owners and mortgagees to adjust all claims arising under the insurance policies purchased by the Association and to execute and deliver all releases upon payment of claims.

6. 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, including any proceeds payable under any loss of rents coverage, 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 respective 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 re-build the damaged portion of the common elements 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 buildings in the Regime and the costs of repairing or re-buildings said damaged area does not exceed the amount of available insurance proceeds for said loss by more than \$20,000.00, the Board of Directors of the Association shall immediately contract to repair or re-build 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 re-build exceeds available insurance by \$20,000.00, then 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 buildings in the Regime 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 by re-build 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 re-build, 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, 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 as follows: First to the record Owner of the 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 paragraphs (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 re-building the common area, the Board shall levy a special assessment against each Owner in proportion to his/her fractional interest 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 VII 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/her determination an award for costs and/or attorney fees against any one or more parties to the arbitration.

7. 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.

8. 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
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 buildings 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.
 - (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. It shall be the duty of every Unit Owner and his respective lien holder to execute and deliver such instrument and to perform all acts as in manner and form 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 fractional 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 the 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 fractional interest owned by each Owner in the common elements after first paying out of the

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respective shares of the Owners, to the extent sufficient, all liens on the undivided interest in the property owned by each Owner.

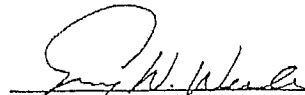
ARTICLE XII
Amendments and Miscellaneous Provisions

1. **Procedure.** Except as otherwise provided in this Declaration, 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 to be 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. Except as provided elsewhere, the resolution must be adopted by a vote of not less than 66 2/3% of all Owners present and entitled to vote, in person or by proxy; provided, however, no amendment effecting a substantial change in this Declaration or the Bylaws of the Association shall affect the rights of the holder of any such mortgage recorded prior to the recording of such amendment who does not join in the execution thereof and who does not approve said amendment in writing.
 - (c) **Bylaws.** In an amendment to this Declaration is made by amending the Bylaws of the Association, then the amendment shall be made 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 recording 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 fractional interest 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 and all record Owners of mortgages thereon shall affirmatively join in the adoption of such amendment.

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

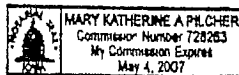
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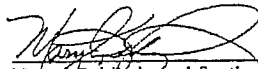
GARY WERLE CONSTRUCTION COMPANY


By: Gary W. Werle, President

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

On this 14 day of Dec., 2004, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Gary W. Werle to me personally known, who being by me duly sworn, did say that he is the President, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Gary W. Werle as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by him voluntarily executed.




Notary Public in and for the State of Iowa.

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EXHIBIT "A"
DESCRIPTION OF LAND, UNITS,
AND OWNERSHIP INTEREST IN COMMON ELEMENTS

1. Description of Land. The real estate submitted to the Horizontal Property Regime is described as follows:

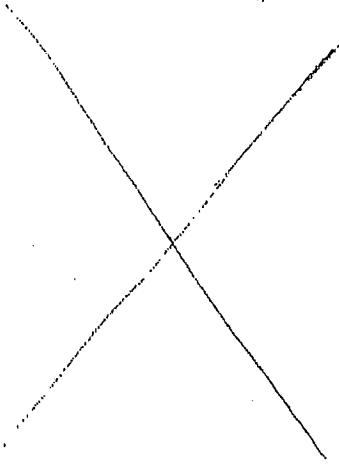
Lots 49, 50 and 51, Dovetail Estates, Part Four to Coralville, Johnson County, Iowa, according to the plat thereof, recorded in Book 45, Page 217, Plat Records of Johnson County, Iowa.

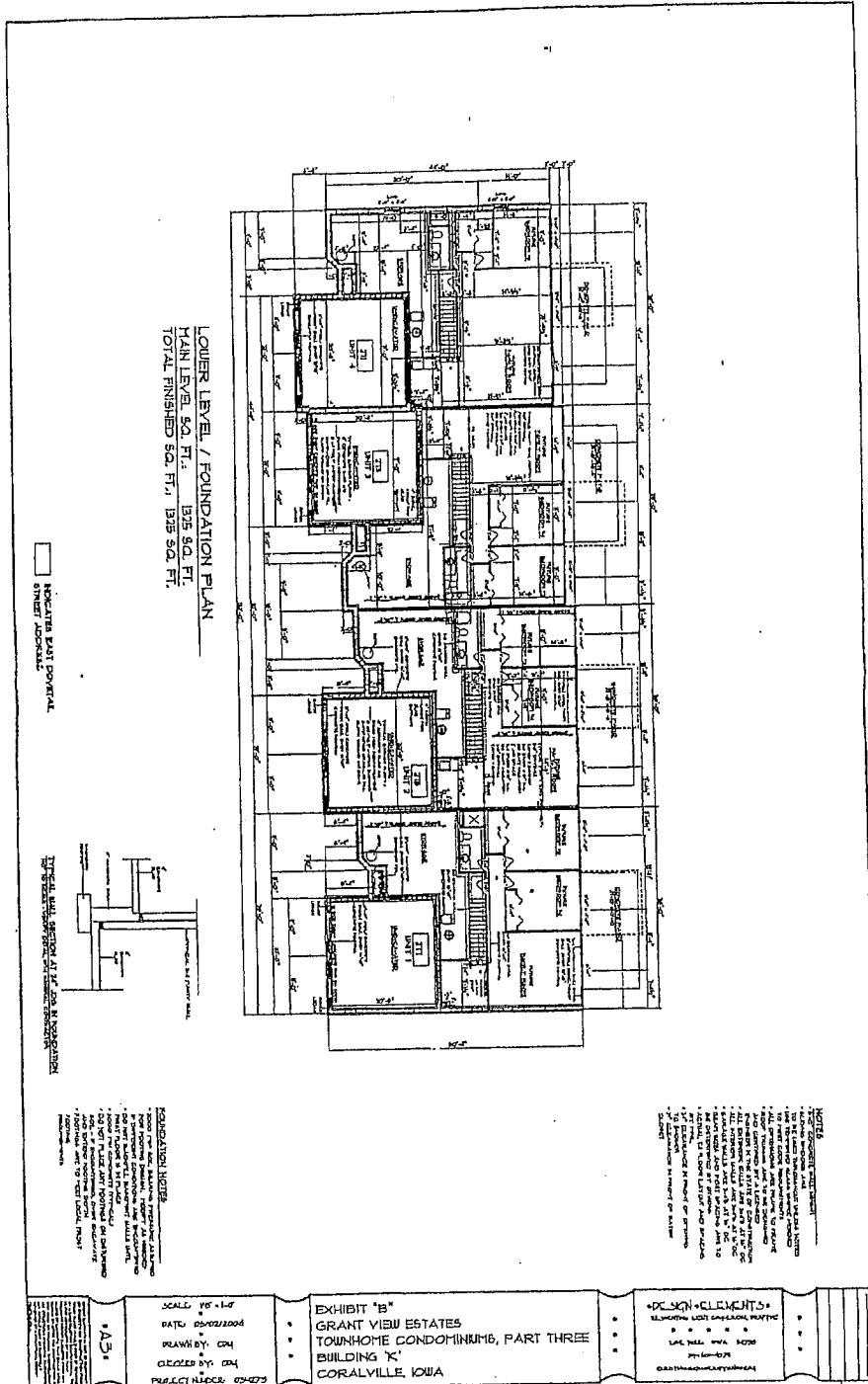
2. Description of Units and Ownership Interest. The Ownership interest in the Common Elements, Voting Rights, and Unit designation for each Unit in the Regime is set forth below:

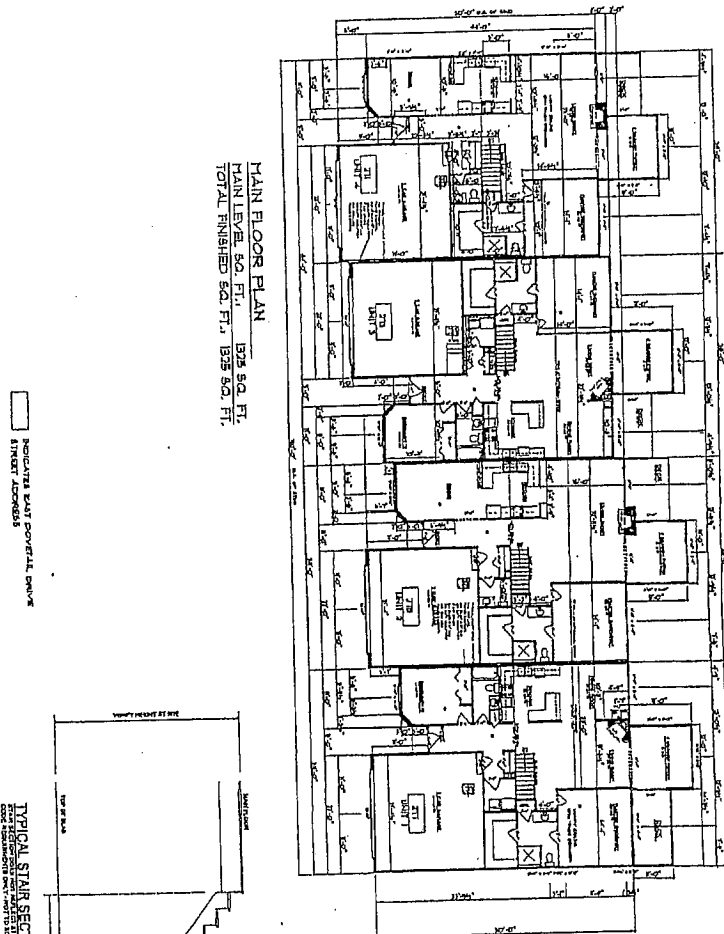
BUILDING	UNIT	ADDRESS	% OWNERSHIP INTEREST IN COMMON ELEMENTS	VOTES IN ASSOCIATION
K	1	277 E. Dovetail Drive	12.5%	1
K	2	275 E. Dovetail Drive	12.5%	1
K	3	273 E. Dovetail Drive	12.5%	1
K	4	271 E. Dovetail Drive	12.5%	1
L	1	285 E. Dovetail Drive	12.5%	1
L	2	283 E. Dovetail Drive	12.5%	1
L	3	281 E. Dovetail Drive	12.5%	1
L	4	279 E. Dovetail Drive	12.5%	1
M	1	2239 E. Grantview Drive	-	1
M	2	2241 E. Grantview Drive	-	1
M	3	2243 E. Grantview Drive	-	1
M	4	2245 E. Grantview Drive	-	1
M	5	2247 E. Grantview Drive	-	1
M	6	2249 E. Grantview Drive	-	1
N	1	2240 E. Grantview Drive	-	1
N	2	2242 E. Grantview Drive	-	1
N	3	2244 E. Grantview Drive	-	1
N	4	2246 E. Grantview Drive	-	1
N	5	2248 E. Grantview Drive	-	1
N	6	2250 E. Grantview Drive	-	1
O	1	2232 E. Grantview Drive	-	1
O	2	2234 E. Grantview Drive	-	1
O	3	2236 E. Grantview Drive	-	1
O	4	2238 E. Grantview Drive	-	1

3. Location of Each Unit. The location of each unit and the number of rooms therein, and the immediate common area to which each unit has access is shown on the building plans, Exhibit "B" attached hereto and incorporated herein. The patio and deck appurtenant to

any Unit and parking space designated for a particular Unit is designated as Limited Common Elements for that Unit.

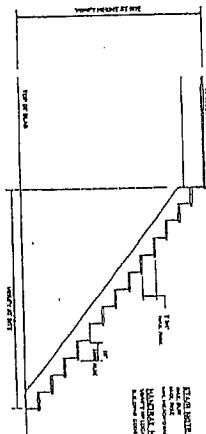






☐ INDICATES EAST COAST AREA DRIVE
STREET ADDRESS

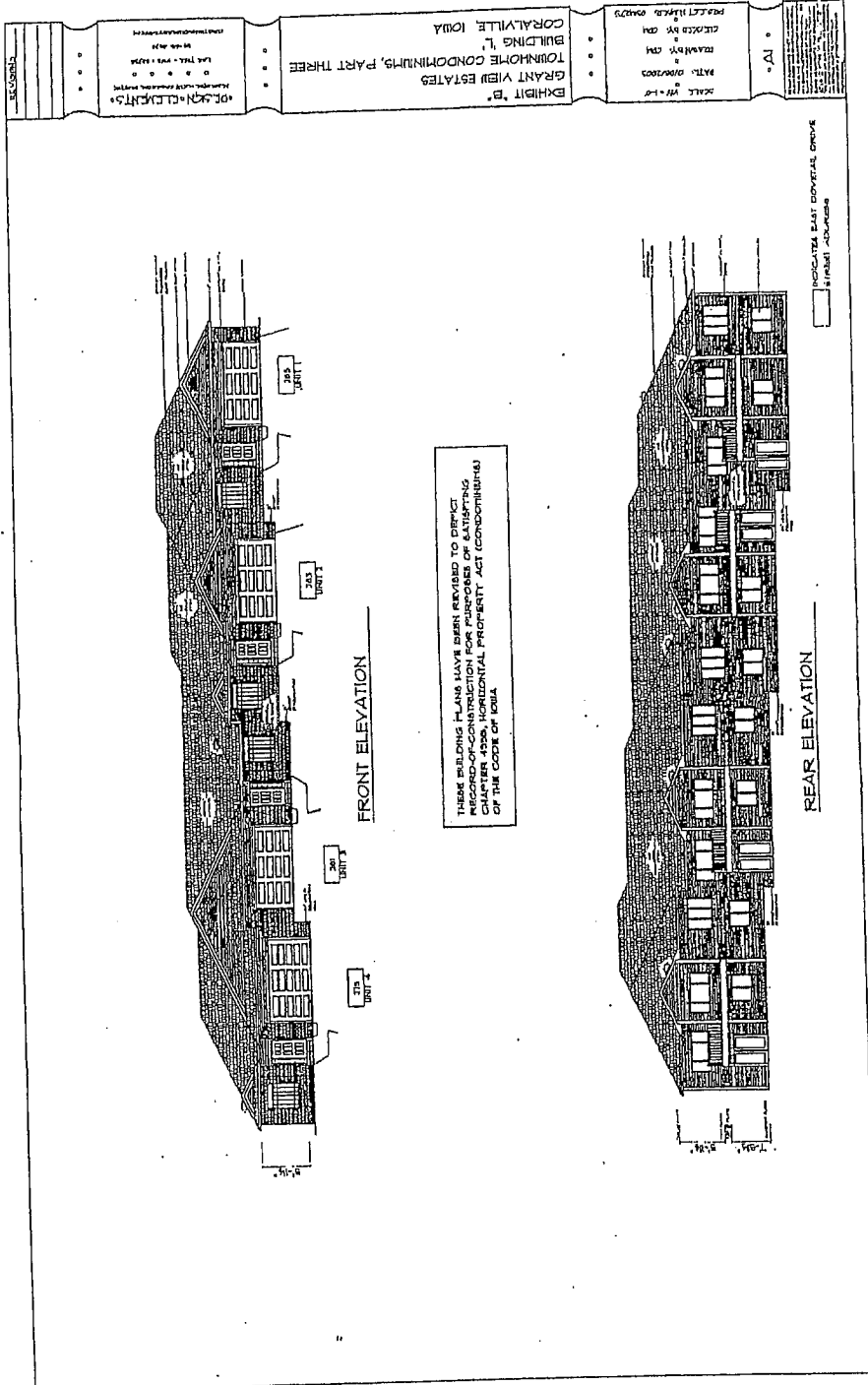
TYPICAL STAIR SECTION
STAIR SECTION DOES NOT INCLUDE STAIR FOR BALCONY - FOR
GOOD & BEHUNNORTH BMT - PROJECT SCALE

[illegible]

SCALE: 1"=1'-0"
DATE: 03/02/2008
DRAWN BY: CM
CHECKED BY: CM
PROJECT NUMBER: 034779

EXHIBIT "B"
GRANT VIEW ESTATES
TOWNHOME CONDOMINIUMS, PART THREE
BUILDING "K"
CORALVILLE, IOWA

DESIGN ELEMENTS
RELOCATION UIC CARACOM MAPS
1 2 3 4 5
LOC TEL: WVA 2677
26-60-0378
UIC: 26-60-0378



[illegible]

SOURCE NOTES

LOWER LEVEL / FOUNDATION PLAN

INDICATES EAST DOVETAIL DRIVE
STREET ADDRESS

1
TYPICAL WALL SECTION AT 21" JOG IN FOUNDATION

EXHIBIT B
GRANT VIEW ESTATES
TOWNHOME CONDOMINIUMS, PART THREE
BUILDING 7,
CORALVILLE, IOWA

SCALE: 100-100000
DATE: 05/05/2005
DRAWN BY: CAY
PROJECT NUMBER: 050775

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EXHIBIT "D"

ARTICLES OF INCORPORATION
OF
GRANT VIEW ESTATES TOWNHOMES, PART THREE
OWNER'S ASSOCIATION

TO THE SECRETARY OF STATE OF THE STATE OF IOWA:

Pursuant to Iowa Code Section 504A.29, the undersigned corporation adopts the following Articles of Incorporation:

ARTICLE I
Name and Principal Office

The corporation shall be known as Grant View Estates Townhomes, Part Three Owner's Association and its principal offices shall be located in Coralville, Johnson County, 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 provision of Chapter 499B of the Code of Iowa, as amended, known as Grant View Estates Townhomes, Part Three Owner's Association and to be located on all or certain portions of real estate situated in Coralville, Johnson County, Iowa.

The corporation shall have all powers and purposes granted or implied to a council of co-Owners under the provision of Chapter 499B of the Code of Iowa, as amended, and as are granted or implied by 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.

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(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 Iowa Nonprofit Corporation Act.

ARTICLE IV
Registered Office and Agent

The address of the initial registered office of the corporation is 2000 James Street, Suite 109, Coralville, Iowa, 52241, and the name of its initial registered agent at such address is Gary W. Werle.

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 person who is to serve as the initial director is:

<u>Name</u>	<u>Address</u>
Gary W. Werle	2000 James Street Suite 109 Coralville, IA 52241

The initial Board of Directors shall be subject to removal only by the Declarant until their term expires 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 by the Bylaws.

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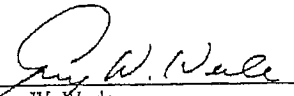
ARTICLE VIII
Distribution of Assets Upon Liquidation

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

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.

DATED this ____ day of _____, 2004.



Gary W. Werle

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EXHIBIT "E"

BYLAWS
OF
GRANT VIEW ESTATES TOWNHOMES, PART THREE OWNER'S ASSOCIATION

These are the Bylaws of GRANT VIEW ESTATES TOWNHOMES, PART THREE OWNER'S ASSOCIATION (hereinafter referred to as "Association"), a corporation organized pursuant to Chapter 504A of the Code of Iowa, for the purpose of administering GRANT VIEW ESTATES TOWNHOMES, PART THREE OWNER'S ASSOCIATION, a horizontal property Regime (condominium) established pursuant to Chapter 499B of the Code of Iowa, located on the following-described real estate in Johnson County, Iowa:

Lots 49, 50 and 51, Dovetail Estates, Part Four to Coralville, Johnson County, Iowa, according to the plat thereof, recorded in Book 45, Page 217, 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 Ownership interests. Declarant shall be and have the rights of a member with respect to unsold units. Whenever only one spouse is a record titleholder, the other spouse shall be considered an Owner for purposes 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 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 Ownership obligations. A fiduciary or other official acting in the representative capacity shall exercise all membership rights and privileges of the Owner which he represents.

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 Board of Directors 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 Board

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of Directors, such membership shall not be in good standing and the vote 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 Owners 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 Code of Iowa, 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 annual and any special meetings shall be held at a time and at a place within Coralville, Johnson County, 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 absence or disability, the Vice President, or by a majority of the Board of Directors. Such a meeting must be called by such officers or directors upon receipt of a written request from members representing one-fourth of the voting membership.

3. The Secretary or his designate shall give written notice of the annual meeting to each member. The person or persons calling a special meeting pursuant to Paragraph 2 hereof shall be given like written notice of such special meeting. Notice 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) days, 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 unit within the Regime, unless at the time of giving such notice such member has given written direction, delivered to an officer or member of the Board of Directors 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 given in accordance with this Paragraph to the person named in the certificate filed with the Board of Directors 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 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,

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in his 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 any membership meeting, a person holding a member's proxy to vote shall be permitted to participate in such meeting and shall be permitted to cast such member's vote on all questions properly coming before such meeting, provided such proxy is in writing and signed by a member or other person entitled to cast votes. Said proxy shall also set forth the unit with respect to which such rights are pertinent, and the period 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 members.

7. At all meetings, the order of business shall consist of the following:

- A. Election of Chairman, if required.
- B. Calling roll and certification of proxies.
- 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 person as the Declarant may appoint pursuant to the Declaration and need not be a member of the Association. The initial Board shall serve until the first annual members' meeting. From and after the first annual meeting of members, the Board members shall be selected from the members of the Association, except as provided in Paragraph 2 below. An officer of a corporation owning a unit, a partner of a partnership owning a unit, or a designated agent of such officer or partner shall qualify to serve as a Director.

2. At the first annual members' meeting and at each annual meeting thereafter, three (3) directors shall be elected. Following the first annual members' meeting, the term of one board member so elected shall be two (2) years, and the term of the remaining two board members shall be one (1) year. Thereafter, the term of each board member shall be two (2) years and the term of office of each director shall extend until such time as his or her successor is duly elected and qualified, or until he or she is removed in the manner as is elsewhere provided. For so long as Declarant owns twenty-five percent (25%) 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 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 elected by a separate ballot unless provided otherwise by unanimous consent of the members.

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

5. The initial Director shall be subject to removal only by the Declarant. Thereafter, a Director may be removed by concurrence of seventy-five percent (75%) of the members 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 the same meeting.

6. The initial Director, 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 is 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 organizational meeting shall be necessary. An organizational meeting of the Association to elect successors to the initial Board of Directors of the Association shall be held not later than thirty (30) days following the sale of ninety percent (90%) of all the units in the Regime.

8. A majority of the Board may, by resolution, set the time and place for regular meetings of the Board and no notice thereof shall be required until such resolution is modified and rescinded. Special meetings of the Directors may be called by the President, Vice President, or any two Directors provided not less than two days' notice is given, personally or by mail, telephone, or telegraph, which notice shall state the time, place and purpose of the meeting.

9. A quorum at the 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.

10. The presiding officer of a Director's meeting shall be the President, or in his 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. In addition to those powers elsewhere provided, the Director's powers shall include but not be limited to the following:

1. To collect assessments against members for all common expenses.
2. To use the proceeds of assessments in the exercise of its powers and duties.
3. To perform the maintenance, repair, replacement and operation of the Regime property including all common 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 therefore.
4. To perform the reconstruction, repair, restoration, or rebuilding 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. To enforcement by legal means the provisions of the Horizontal Property Act, the Articles of Incorporation, Bylaws of the Association, Declaration, and the 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 any 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 to renew such loan and give additional security.

12. 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.

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 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 first annual membership meeting. 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 the officers shall be 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 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. The Vice President shall also 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, 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. Additionally, as Treasurer, said officer shall 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 from contracting with a Director for management of the Regime.

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 expenses 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. 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 (12) equal installments, each installment being due and payable the first day of each order of such fiscal year. In the event notice of such assessment is not timely given, the 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 not less than thirty (30) days from the date of such notice was mailed or delivered. In the event the annual 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 vote of a majority 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.

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 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 expenditures 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 therefore, 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 therefore 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, which shall be not less than ten (10) days after delivery thereof to such Owner either personally or by registered or certified mail. Interest shall be computed on balances due under this paragraph but unpaid 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 nonperformance of a mortgagor's obligations under these Bylaws, the Declaration or other condominium documents, which is not cured within thirty (30) days.

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 a 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 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 or purchaser or 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 therefore. 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 moneys of the Association shall be deposited. Withdrawal of moneys from the accounts shall only be by checks signed by such persons as are authorized by the Directors.

VII. AMENDMENTS

1. These Bylaws may be amended, altered or repealed or new Bylaws adopted by the members at a regular or special meeting of the members upon the affirmative vote of 66 2/3% of all votes entitled to be cast. No amendment affecting a substantial change in these Bylaws, however, shall affect the rights of the holder of any mortgage recorded prior to recordation of such amendment who does not join in the execution thereof and who does not approve said amendment in writing.

2. No amendment may be adopted at either a special or regular membership meeting if said amendment was not included in the notice thereof. If notice of the proposed amendment has been given, however, 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. Furthermore, 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 fifty (50) 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 in Section 499B.14 of the Code of Iowa, no modification or 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.

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 and 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 a common expense of the Association.

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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 a member as are imposed on him 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 except as the same may attach only against his interest therein.

7. The Board of Directors may, in its discretion, issue written evidence of membership. Said document shall be evidence thereof only and shall not be transferable or negotiable. 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.

8. No provision or restriction otherwise void by reason of application of the Rule Against Perpetuities or Section 558.68 of the Code of Iowa shall continue for a period longer than the life of the last to survive of the Owners or partners of the Declarant, and his children in being, at the time of the initial recording of the Declaration of Condominium and twenty-one (21) years thereafter.

9. Each Owner or lessee of his 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.

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.

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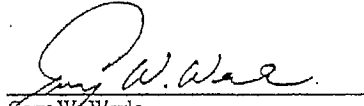
2. Owner. The term "Owner" for purposes of these Bylaws shall mean any person who owns an interest in one or more units in the Regime. The holder of a leasehold interest in a unit shall not be an Owner but the holder of an equitable interest shall be an Owner.

3. Unit. The term "unit" means each unit subjected to the Regime and consisting 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.

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.



Gary W. Werle

EXHIBIT "F"

RULES AND REGULATIONS FOR GRANT VIEW ESTATE TOWNHOMES,
PART THREE, OWNER'S ASSOCIATION

The following rules and regulations shall be binding on the unit Owners of Grant View Estates Townhomes, Part Three Owner's Association until modified or amended by the Board of Directors of Grant View Estates Townhomes, Part Three Owner's Association as provided in the Declaration for Grant View Estates Townhomes, Part Three Owner's Association:

1. The Board of Directors shall be authorized to regulate guest parking within the condominium Regime including the right to designate guest parking spaces, restrict guest parking from any other spaces, and limit the amount of time that guest parking is allowed.
2. No motor vehicles may be parked, except in an individual garage, on the condominium property for more than two weeks without having been moved.
3. No motor vehicles that are not in good working condition shall be kept in any parking spaces throughout the condominium Regime.
4. Each unit Owner shall be allowed to keep no more than two (2) motor vehicles within the condominium Regime.
5. No boats, motor homes or other recreational vehicles may be parked, except in an individual garage, on the condominium property for more than twenty-four (24) hours.
6. The Board of Directors is empowered to regulate and restrict the use and keeping of oversized motor vehicles on the condominium property.
7. Each unit Owner shall be required to keep their respective garage door closed at any time except when entering and exiting the garage or when present in the garage using it for purposes incidental to vehicle storage and the like.
8. Any toys or lawn furniture that may be placed in the common areas must be picked up by the respective unit Owner each evening.
9. The Board of Directors may regulate and control the use of patios, decks, and yards to maintain the aesthetic appearance of the Condominium Regime as a whole, including the right to restrict storage or use in said areas.
10. Grills other than electric may not be used or stored in/on porches or decks.

The Board of Directors may amend, modify, or expand these rules and regulations from time to time by majority vote of the Board and by giving Unit Owners fifteen (15) days written notice of any changes or additions.

K125 Grant View Estates, Part Three Condominium Declaration

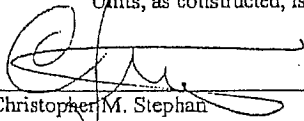
EXHIBIT "G"
to the
Declaration of Submission of Property to Horizontal Property Regime
for
Grant View Estates Townhomes, Part Three

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

I, Christopher M. Stephan, being first duly sworn on oath do depose and state the following:

1. That I am a licensed Professional Engineer duly authorized and licensed to practice my profession in the State of Iowa.
2. That I have examined the Building Plans identified as Grant View Estates Townhomes, Part Three, Building "K", Units 1, 2, 3 and 4 (277, 275, 273 and 271 East Dovetail Drive, respectively), attached hereto as Exhibit "B". This certificate is to become Exhibit "G" to the Declaration of Submission of Property to Horizontal Property Regime for Grant View Estates Townhomes, Part Three (the Declaration).
3. That I hereby certify that said Building Plans diagrammatically represent, insofar as is reasonably possible to determine by use of nondestructive measurement techniques, for Building "K", Units 1, 2, 3 and 4 (277, 275, 273 and 271 East Dovetail Drive, respectively), all in Grant View Estates Townhomes, Part Three, and the common elements that the Declarant has constructed on the real estate described in the Declaration, except for the following:
 - a. Sheet A4, MAIN FLOOR PLAN:
 - 1) The small closet in the "Master Bedroom" bathroom, located above the stairs leading to the lower level, in Unit 2 and Unit 4, has a stacked washer/dryer unit. The door on this closet measures 3'-0" x 6'-8".

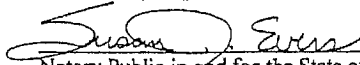
4. That I am affiliated with MMS Consultants Inc., the professional engineering consultant which prepared the attached Site Plan – Exhibit "C" locating Building "K", Units 1, 2, 3 and 4 (277, 275, 273 and 271 East Dovetail Drive, respectively), in Grant View Estates Townhomes, Part Three. That as a licensed Professional Engineer, I hereby certify that said Site Plan is sufficient to determine with reasonable certainty the location of Building "K", Units 1, 2, 3 and 4 (277, 275, 273 and 271 East Dovetail Drive, respectively), in Grant View Estates Townhomes, Part Three, and hereby certify that the Building and Units, as constructed, is located as indicated on said Site Plan.


Christopher M. Stephan

Iowa License Number 7059

My biennial license renewal date is December 31, 2004.

Subscribed and sworn to before me by said Christopher M. Stephan on this 7th
day of December, 2004.


Notary Public in and for the State of Iowa.

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EXHIBIT "G"
to the
Declaration of Submission of Property to Horizontal Property Regime
for
Grant View Estates Townhomes, Part Three

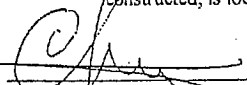
STATE OF IOWA)
) ss:
JOHNSON COUNTY)

I, Christopher M. Stephan, being first duly sworn on oath do depose and state the following:

1. That I am a licensed Professional Engineer duly authorized and licensed to practice my profession in the State of Iowa.
2. That I have examined the Building Plans identified as Grant View Estates Townhomes, Part Three, Building "L", Units 1, 2, 3 and 4 (285, 283, 281 and 279 East Dovetail Drive, respectively), attached hereto as Exhibit "B". This certificate is to become Exhibit "G" to the Declaration of Submission of Property to Horizontal Property Regime for Grant View Estates Townhomes, Part Three (the Declaration).
3. That I hereby certify that said Building Plans diagrammatically represent, insofar as is reasonably possible to determine by use of nondestructive measurement techniques, for Building "L", Units 1, 2, 3 and 4 (285, 283, 281 and 279 East Dovetail Drive, respectively), all in Grant View Estates Townhomes, Part Three, and the common elements that the Declarant has constructed on the real estate described in the Declaration, except for the following:

NONE

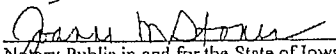
4. That I am affiliated with MMS Consultants Inc., the professional engineering consultant which prepared the attached Site Plan - Exhibit "C" locating Building "L", Units 1, 2, 3 and 4 (285, 283, 281 and 279 East Dovetail Drive, respectively), in Grant View Estates Townhomes, Part Three. That as a licensed Professional Engineer, I hereby certify that said Site Plan is sufficient to determine with reasonable certainty the location of Building "L", Units 1, 2, 3 and 4 (285, 283, 281 and 279 East Dovetail Drive, respectively), in Grant View Estates Townhomes, Part Three, and hereby certify that the Building and Units, as constructed, is located as indicated on said Site Plan.

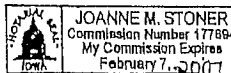

Christopher M. Stephan

Iowa License Number 7059

My biennial license renewal date is December 31, 2004.

Subscribed and sworn to before me by said Christopher M. Stephan on this
December, 2004.


Notary Public in and for the State of Iowa.



2400.2442.244203.B.g1

RECEIVED
JAN 10 2005
STATE OF IOWA
DEPT. OF REVENUE
JAN 10 2005

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 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.

In addition thereto, the Board of Directors of the Association shall have the right to implement rules and regulations regarding the use of the common property within the condominium Regime and may change those rules and regulations upon thirty (30) days notice to each respective Unit Owner. Initial rules and regulations are marked Exhibit "F" and attached hereto.

2. **Use of Property.** The use of the property shall be in accordance with and subject to the following provisions:

- (a) A Unit shall be used or occupied for single family dwelling purposes only except that the Board of Directors may allow and designate one or more Units as management offices or rental offices for the condominium Regime.
- (b) A condominium may be rented or leased by the Owner or his lessee provided the entire Unit is rented, the occupancy is only by the lessee and his family or sublessee and his family, and the period of rental is at least one month unless some other period is established in the regulations or Bylaws of the Association. No lease shall relieve the Owner of any responsibility or liability imposed by the condominium documents as against the Association and other Owners.
- (c) 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.
- (d) 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 Unit, garage 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.

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- (e) No Unit Owner shall be permitted to erect a TV antenna, satellite dish, or any other fixture, item or appurtenance on any building roof, balcony, exterior wall or the like.
- (f) 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 and licensees. Initial rules and regulations are marked Exhibit "F" and attached to this Declaration.
- (g) No parking of any vehicles shall be allowed except on designated driveways, parking areas, and garages. In addition, no Unit Owner, guest, or invitee thereof shall block vehicular access to each Unit's garage by parking vehicles or placing objects within that portion of the common driveway which abuts the Unit's garage door and which provides direct access to the garage from the public street right-of-way. Each Unit Owner's guest or invitees will park their own vehicles only on the portion of the driveway in front of the Unit's garage door, doing the same in such a manner as to not violate the provisions of this said paragraph. Garage doors, while not being used, shall be kept closed.
- (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, providing 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/her Unit other than permitted mortgages, taxes and association assessments, and of any suit or other proceeding which may affect the title to his/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/her act, neglect, or carelessness, or by that of his/her family, guests, employees, agents or lessees which liability shall include any increase in insurance rates resulting therefrom.

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 By-Laws 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

1. **Insurance Policies.** The Board shall purchase comprehensive general liability, property damage, fire, and other hazard insurance as promptly as possible following its election. The Board shall thereafter maintain such policies in force at all times and shall pay the premiums

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EXHIBIT "F"**RULES AND REGULATIONS FOR GRANT VIEW ESTATE TOWNHOMES,
PART THREE, OWNER'S ASSOCIATION**

The following rules and regulations shall be binding on the unit Owners of Grant View Estates Townhomes, Part Three Owner's Association until modified or amended by the Board of Directors of Grant View Estates Townhomes, Part Three Owner's Association as provided in the Declaration for Grant View Estates Townhomes, Part Three Owner's Association:

1. The Board of Directors shall be authorized to regulate guest parking within the condominium Regime including the right to designate guest parking spaces, restrict guest parking from any other spaces, and limit the amount of time that guest parking is allowed.
2. No motor vehicles may be parked, except in an individual garage, on the condominium property for more than two weeks without having been moved.
3. No motor vehicles that are not in good working condition shall be kept in any parking spaces throughout the condominium Regime.
4. Each unit Owner shall be allowed to keep no more than two (2) motor vehicles within the condominium Regime.
5. No boats, motor homes or other recreational vehicles may be parked, except in an individual garage, on the condominium property for more than twenty-four (24) hours.
6. The Board of Directors is empowered to regulate and restrict the use and keeping of oversized motor vehicles on the condominium property.
7. Each unit Owner shall be required to keep their respective garage door closed at any time except when entering and exiting the garage or when present in the garage using it for purposes incidental to vehicle storage and the like.
8. Any toys or lawn furniture that may be placed in the common areas must be picked up by the respective unit Owner each evening.
9. The Board of Directors may regulate and control the use of patios, decks, and yards to maintain the aesthetic appearance of the Condominium Regime as a whole, including the right to restrict storage or use in said areas.
10. Grills other than electric may not be used or stored in/on porches or decks.

The Board of Directors may amend, modify, or expand these rules and regulations from time to time by majority vote of the Board and by giving Unit Owners fifteen (15) days written notice of any changes or additions.

K25\Grant View Estates, Part Three Condominium Declaration

**AMENDMENT TO DECLARATION OF SUBMISSION TO HORIZONTAL PROPERTY
REGIME FOR GRANT VIEW ESTATES TOWNHOMES, PART THREE**

RECORDER'S COVER SHEET

NAME: Amendment to Declaration of Submission to Horizontal
Property Regime for Grant View Estates Townhomes, Part
Three

DECLARANT: Grant View Estates Townhomes, Part Three Owner's
Association

DATE OF DECLARATION: 5th day of November, 2018

LEGAL COUNSEL: Meardon, Sueppel & Downer, P.L.C.
Attention Sean W. Wandro
122 S. Linn Street
Iowa City, IA 52240

RETURN ADDRESS: Meardon, Sueppel & Downer, P.L.C.
Attention Sean W. Wandro
122 S. Linn Street
Iowa City, IA 52240

**AMENDMENT TO DECLARATION OF SUBMISSION TO HORIZONTAL
PROPERTY REGIME FOR GRANT VIEW ESTATES TOWNHOMES, PART THREE**

COMES NOW, the Grant View Estates Townhomes, Part Three Owner's Association, and hereby states as follows:

WHEREAS, Notice of a Special Meeting of the Grant View Estates Townhomes, Part Three Owner's Association to be held on the 3rd day of November, 2018 was given on the 19th day of October, 2018 in accordance with the provisions of the Declaration of Submission to Horizontal Property Regime, (the "Declaration") and the Bylaws of the Grant View Estates Townhomes, Part Three Owner's Association; and

WHEREAS, said Notice indicated that a purpose of the Special Meeting was to consider a possible amendment to the Declaration, a copy of which proposed amendment was provided with said Notice; and

WHEREAS, following discussion, said proposed amendment was approved and ratified by a vote of 17 to 5, said vote being more than 66 2/3% of all unit-owners, in accordance with the procedure required to amend the Declaration, according to its terms.

NOW THEREFORE, Grant View Estates Townhomes, Part Three Owner's Association hereby amends the original Declaration of Submission of Property to Horizontal Regime pursuant to Chapter 499B of the Code of Iowa for Grant View Estates Townhomes, Part Three, which was recorded December 15, 2004 in Book 4028, Page 388 of the Records of Johnson County, as amended by that certain Amendment to the Declaration of Submission of Property to Horizontal Regime recorded January 31, 2007 in Book 4125, Page 281 of the Records of Johnson County, Iowa; and as amended by that certain Amendment to the Declaration of Submission of Property to Horizontal Regime recorded May 10, 2007 in Book 4157, Page 945 of the Records of Johnson County, Iowa; and as amended by that certain Amendment to the Declaration of Submission of Property to Horizontal Regime recorded April 1, 2008 in Book 4280, Page 675 of the Records of Johnson County, Iowa; and as supplemented by that certain Supplement to the Declaration of Submission of Property to Horizontal Regime recorded October 1, 2009 in Book 4511, Page 594 of the Records of Johnson County, Iowa; and as supplemented by that certain Supplement to the Declaration of Submission of Property to Horizontal Regime recorded February 24, 2010 in Book 4559, Page 632 of the Records of Johnson County, Iowa in the following particulars:

1. Declaration Article IX, section 2, subsection (b) is hereby deleted in its entirety and replaced with the following:

Unless otherwise provided pursuant to this Subparagraph, all Condominiums are required to be owner-occupied Units. Rental of any Unit requires that the Owner or agent of the Owner must first petition the Board of Directors to approve the rental prior to finalization of the lease for rental occupancy of the Unit to a non-owner. The Board of Directors may, in its sole and absolute

discretion, refuse to permit any non-owner occupancy rental of Units. Any rental must be approved by the Board of Directors before leased occupancy of a Unit is permitted by the Owner or the Owner's agent. Each lease must be resubmitted for approval on an annual basis. Merely because the lease and its terms were approved in a prior year does not require the Board of Directors to approve the lease in a subsequent year or require the Board of Directors to continue approval of terms of the lease or prohibit imposition of additional terms. The Board of Directors will develop procedures for processing requests for rental, which will include, but is not limited to, notice to all Owners of the rental request, notice of the existing number of rental requests then approved and the procedure by which the Board will review and determine whether to approve a rental request. No lease shall relieve the Owner as against the Association and other owners from any responsibility or liability imposed by the Condominium Documents.

2. The following shall be added to the end of Declaration Article VII, Section 2:

In any court action at law or equity that is brought by the Association or an Owner to enforce or interpret any provision of the Condominium Documents, the prevailing party will be entitled to reasonable attorneys' fees, in addition to any other relief to which that party may be entitled.

3. Except as expressly modified herein, the Condominium Declaration as previously amended/supplemented is hereby ratified and affirmed by the Grant View Estates Townhomes, Part Three Owner's Association.

DATED this 5th day of November, 2018.

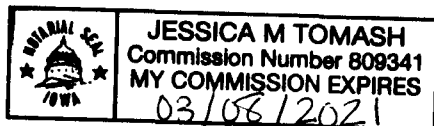
Grant View Estates Townhomes, Part Three Owner's Association

BY: Loras Neuroth, President

BY: Kyle Nicholson, Secretary

STATE OF IOWA)
JOHNSON COUNTY) ss:

This instrument was acknowledged before me on this 5th day of November, 2018 by Loras Neuroth as President, and Kyle Nicholson as Secretary of Grant View Estates Townhomes, Part Three Owner's Association



Notary Public in and for the State of Iowa

GRANT VIEW ESTATES TOWNHOMES, PART THREE

Supplemented Rules and Regulations

WHEREAS, Grant View Estates Townhomes, Part Three Owner's Association (hereafter, "Association") is an owner-occupied group of condominiums; and

WHEREAS, Grant View Estates Townhomes, Part Three Owner's Association Board of Directors (hereafter "Board") is vested with a duty of determining whether or not to approve any lease of any unit in Grant View Estates Townhomes, Part Three; and

WHEREAS, the Board has the sole and absolute discretion to prohibit an Owner from leasing a Unit if in the sole discretion of the Board, said lease would not further the objective of Grant View Estates Townhomes, Part Three being owner-occupied condominiums; and

WHEREAS, the Board desires to establish guidelines for its review of any lease, the Board therefore adopts the following guidelines for review of any lease presented for Board approval:

1. The factors considered by the Board in determining whether or not to approve a lease are not exclusive or limited by this policy resolution. The Board has full and unrestricted discretion as to whether or not to approve a lease on any Unit within the Association and may deny a request to lease even if said request comports with the requirements established herein.
2. Any lease entered into without prior Board approval will not be subsequently approved by the Board.
3. In connection with any lease for which approval is sought from the Board, the Owner of said Unit shall provide evidence of the following prior to receiving Board approval:
 - i) Proof of any rental permit required by the City of Coralville, Iowa,
 - ii) Certificate of Insurance from the Unit Owner showing a certificate of general liability with minimum coverage of \$500,000 per occurrence.
 - iii) Letter of approval from any mortgage holder which consents to the Unit being used as a non-owner occupied Unit.
4. No lease will exceed a term of one year and no lease will be subject to automatic renewal under terms of the lease. Any renewal of a lease will be treated as if it were an original request for approval of a lease. The lease will not be subleased by the Tenant and a sublease

will not be allowed by the Landlord. The Board's approval of a one-year lease does not imply or represent in any way that a subsequent lease of the same unit will be approved.

5. No Unit shall be listed or advertised as being available for short term subletting or rental or occupancy on Airbnb.com or similar internet websites.

6. No lease shall relieve the Owner as against the Association and other owners from any responsibility or liability imposed by the condominium documents.

7. Any lease approved by the Board must include the lease addendum attached hereto and by this reference incorporated herein. A complete executed copy of the lease agreement, including the lease addendum, shall be provided to the Board within seven (7) days of the lease's execution.

8. Tenant or Owner shall be required to produce within ten (10) days from the lease commencement date, a certificate of insurance from the Tenant providing renter's liability insurance coverage in a minimum amount of \$500,000.00 per occurrence.

9. The Board shall limit the rental of any Unit to the lessee and his or her family.

10. The lease will designate by its terms who is the landlord or the representative of the landlord responsible for enforcing the lease, the bylaws, the policies and practices of Grant View Estates Townhomes, Part Three Owner's Association.

This resolution shall apply to the leasing of any Unit which is entered into or renewed between an Owner and prospective tenant on or after the effective date of this agreement. Capitalized terms herein that are not otherwise defined shall have the meanings ascribed to them under the original Declaration of Submission of Property to Horizontal Regime pursuant to Chapter 499B of the Code of Iowa for Grant View Estates Townhomes, Part Three, which was recorded December 15, 2004 in Book 4028, Page 388 of the Records of Johnson County, as amended. All other rules and regulations of the Association, including but not by way of limitation, the rules and regulations identified as Exhibit "F" to the original Declaration shall remain in full force and effect.

Certification of Secretary

The foregoing resolution was adopted by the Board of Directors on the Grant View Estates Townhomes, Part Three Owner's Association on the 3rd day of November, 2018 at which 3 members of the Board of Directors attended and the resolution passed with 3 ayes and 0 nays.

Dated this 5th day of November, 2018.

A handwritten signature in black ink, appearing to read 'Kyle Nicholson', is written over a horizontal line.

Kyle Nicholson , Secretary,
Grant View Estates Townhomes,
Part Three Owner's Association

Original filed in the permanent records of the Grant View Estates Townhomes, Part Three Owner's Association

Copies to individual owners.

**GRANT VIEW ESTATES TOWNHOMES, PART THREE
LEASE ADDENDUM**

- A. Tenant and Landlord acknowledge that this lease is for a unit within Grant View Estates Townhomes, Part Three which is designated under the Declaration of Submission of Property to Horizontal Regime pursuant to Chapter 499B of the Code of Iowa for Grant View Estates Townhomes, Part Three, which was recorded December 15, 2004 in Book 4028, Page 388 of the Records of Johnson County, as amended, to be an owner-occupied unit. This lease cannot be effective until approved by the Board of Directors for Grant View Estates Townhomes, Part Three Owner's Association as an exception to the owner/occupancy character of Grant View Estates Townhomes, Part Three. The Board requires a minimum of ten business days before approving or not approving a lease submitted for approval.
- B. The Tenant and the Landlord are bound by the bylaws, policies and practices of the Grant View Estates Townhomes, Part Three Owner's Association to do all things necessary to maintain these lease units as responsible as if they were responsible owner-occupied units. Any violation of the bylaws or policies of Grant View Estates Townhomes, Part Three Owner's Association will be sufficient grounds to cancel this lease for cause and Landlord will proceed accordingly to terminate the leased tenancy.
- C. This lease will not automatically renew either under its term or allow the continuation of any tenancy of any kind after expiration of the lease. Any tenancy after expiration of this lease must require subsequent Board approval and prompt execution of a new lease after Board approval.
- D. Approval by the Grant View Estates Townhomes, Part Three Owner's Association Board of Directors is without warranty or representation or liability of any kind; such approval is required only to maintain the owner-occupied character of Grant View Estates Townhomes, Part Three. Grant View Estates Townhomes, Part Three Owner's Association does not assume any responsibility in relation to the lease so approved.
- E. The terms of the lease shall be in compliance with all applicable local, state and federal law including, but not limited to, any limit imposed by Coralville City Code on the number of unrelated tenants in the same dwelling.
- F. The Tenant will not alter the exterior or common elements of Grant View Estates Townhomes, Part Three in any way.

- G. The Tenant will not engage in any activity within the unit which could be characterized as business activity, hazardous activity or activity otherwise incompatible with the owner-occupied character of Grant View Estates Townhomes, Part Three.
- H. Landlord has provided Tenant a copy of the Condominium Declaration for Grant View Estates Townhomes, Part Three, as amended, as well as all resolutions duly adopted by Grant View Estates Townhomes, Part Three Owner's Association Board of Directors. Tenant acknowledges receipt of same and agrees to be bound by the terms thereof.
- I. Tenant shall not list or advertise the Unit as being available for short-term subletting or rental or occupancy by others on Airbnb.com or similar internet websites. Tenant's listing or advertising the dwelling on Airbnb.com or similar internet websites shall be a violation and breach of the lease.

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Kind: CONDOMINIUM AMEND
Recorded: 11/01/2023 at 03:36:49 PM
Fee Amt: \$17.00 Page 1 of 3
Johnson County Iowa
Kim Painter County Recorder
BK 6526 PG 547-549

OK # 95145

THIS INSTRUMENT PREPARED BY/RETURN TO:

Sean W. Wandro, Meardon, Sueppel & Downer PLC, 122 S. Linn Street, Iowa City, IA 52240 (319)338-9222

**AMENDMENT TO DECLARATION OF SUBMISSION TO HORIZONTAL
PROPERTY REGIME FOR GRANT VIEW ESTATES TOWNHOMES, PART THREE**

WHEREAS, A Notice of a Regular Meeting of the Grant View Estates Townhomes, Part Three Owner's Association to be held on the 7th day of October, 2023 was given in accordance with the provisions of the Declaration of Submission to Horizontal Property Regime, (the "Declaration") and the Bylaws of the Grant View Estates Townhomes, Part Three Owner's Association; and

WHEREAS, said Notice indicated one matter to be addressed during the Regular Meeting was a proposed amendment to the Declaration, with a copy of the proposed amendment provided with said Notice; and

WHEREAS, during said Regular Meeting and following discussion, said proposed Amendment to Declaration was approved and ratified by a vote of the requisite percentage required by the Declaration.

NOW THEREFORE, Grant View Estates Townhomes, Part Three Owner's Association hereby amends the original Declaration of Submission of Property to Horizontal Regime pursuant to Chapter 499B of the Code of Iowa for Grant View Estates Townhomes, Part Three, which was recorded December 15, 2004 in Book ~~4028~~, Page ~~388~~ of the Records of Johnson County, and as subsequently amended in the following particulars: *Book 3825 Page 688

1. The Declaration is hereby amended to include the addition of, Sub-article IX(4), titled "Enforcement":

4. **Enforcement:** In addition to, and not by way of limitation of, any enforcement rights presently contained in the Condominium Documents, 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. The procedure for levying fines shall be as follows:

- (a) 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 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) 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) 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) 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.*

- (e) 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.
- (f) An electronic communication shall be deemed written notice for purposes of this Section 16 if sent to the electronic mail address specified by the receiving party under separate cover. Electronic Notice shall be deemed received at the time the party sending Electronic Notice receives verification of receipt by the receiving party. Any party receiving Electronic Notice may request and shall be entitled to receive the notice on paper, in a nonelectronic form ("Nonelectronic Notice") which shall be sent to the requesting party within ten (10) days of receipt of the written request for Nonelectronic Notice.

2. Except as expressly modified herein, the Condominium Declaration as previously amended/supplemented is hereby ratified and affirmed by the Grant View Estates Townhomes, Part Three Owner's Association. This Amendment shall take effect when filed in the Office of the Recorder of Johnson County, Iowa.

DATED this 27 day of Oct. 2023.

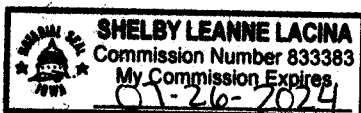
Grant View Estates Townhomes, Part Three Owner's Association

Jeff Westberg
BY: Jeff Westberg, President

Kevin Gamble
BY: Kevin Gamble, Secretary

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

This instrument was acknowledged before me on this 27 day of October 2023 by Jeff Westberg as President, and Kevin Gamble as Secretary of Grant View Estates Townhomes, Part Three Owner's Association



Shelby L. Lacina
Notary Public in and for the State of Iowa