

**Bramblewood Second Addition to Johnson County, IA (BWII) Road Association
Statement for Hickory Heights South Subdivision Part 2 (HHS), Lot-10, Zone AR aka
single family, residential, non-industrial address 1792 Thorncrest Ct, Solon, IA 52333.**

Beit known that HHS Lot-10 is a member of the BWII Road Association (herein road-association). Note that said road-association is not a home-owners association. Purview of said road-association is restricted to maintaining the BWII Outlot-A, roadway to provide member ingress and egress and semi-public utility right away easements to its members.

The roadway is private property, members are responsible for their guests, trespassing is not tolerated and will be prosecuted. See BWII Plat Map recorded in Johnson County, IA for roadway and member lot details.

The BWII Articles of Incorporation and Restrictive Covenants that were recorded by Johnson County, IA (circa 1979) were not renewed and have since sunset per the IA Code 2026 Section 614.24 21-year Reversion rule, so are no longer applicable.

However, BWII Road Association remains a registered non-profit corporation with the state of Iowa per IA Code 2018 Section 504.1613 effective May 31, 1979, Business Number 95450, Chapter Code 504. In lieu of, the BWII Road Association Board adopted bylaws, effective April 6, 2018, to guide its business affairs.

The road-association does not own nor is it a party to any member wells, septic-sewer systems, buildings or fences or any related member associations therein and it's the responsibility of members to ensure their respective land and property use does not deleteriously affect, infringe or impede the BWII Outlot-A roadway in any manner.

Members voluntarily pay garbage and recycling fees to the road-association as a separate charge from routine and special assessment road maintenance fees. The garbage and recycling fees are escrowed and tracked separately from road fees and are paid on behalf of the members to the waste collection service contracted by the road-association board.

Members are required to pay routine and special assessment road fees which includes fees to pay for snow removal, road repairs and maintenance, and streetlights and signs.

Like the waste disposal service, the road-association board contracts snow removal and roadway work and pays the respective contractors on behalf of its members.

Members that do not pay their respective bills on time will be assessed cumulative ten (\$10.00) late fees and may be litigated until outstanding payments are reconciled.

The unanimously approved speed limit is **20 MPH** for all members and guests and is less when in proximity to pedestrians and pets due to the restricted width of the roadway.

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Name of Association:

Bramblewood Second Addition to Johnson County, IA Road Association

Property Address:

1792 Thorncrest Court
Solon, IA 52333

According to our road-association records as of this date:

The association fees for John and Allison Lorenzon at said property address have been paid through September 30, 2026.

2026 quarter four statements have been mailed and a routine road-association fee of \$128.60 is due for said property by Dec 15, 2026.

For said property,

- The current routine road-association fees are \$128.60 per calendar quarter.
- The routine road-association fees may vary due to changes in contractor rates.
- There are no zero (\$0.00) outstanding special assessment road-association fees.
- There are no zero (\$0.00) road-association start-up fees.
- The road-association is not a party to any known litigation.

Report prepared by:

Randy Dick
BWII Road Association Treasurer

Report date:

October 18, 2026

Mail payments due to prior to or in conjunction with property closing date:

BWII Road Association Treasurer
c/o Randy Dick
3151 Ravenwood Dr NE
Solon, IA 52333

Please direct any questions to the following BWII Road Association board members:

- Karen Sherman, President, mobile 319-270-4775, email urangokid@aol.com
- Randy Dick, Treasurer, mobile 319-360-7570, email rddick@southslope.net

See attachments,

- Minutes from our last annual road-association meeting dated February 18, 2026
- 2026 Quarter-4 Treasurer Report provided to members with the quarter billings
- HHS Lot-10 Quarter-4 dues & fees billing and current lot account balance