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DECLARATION

OF

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

NAME: Central Park Condominiums

DECLARANT: Hochstedler Building & Development, LLC
Kevin Hochstedler
1434 Compton Place
Iowa City, IA 52245

DATE OF DECLARATION: June 15, 2018.

LEGAL COUNSEL: Mark C. Danielson
LEFF LAW FIRM, L.L.P.
222 South Linn Street
Iowa City, Iowa 52240
(319) 338-7551

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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 Regime is made and executed in Iowa City, Iowa, the ____ day of June, 2018, by Hochstedler Building & Development, LLC, hereinafter referred to as "DECLARANT", pursuant to the provisions of the Horizontal Property Act, Chapter 499B, Code of Iowa, as amended.

W I T N E S S E T H:

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

> Lots 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 27, 28 and 29 Reeves Addition, Part Two, Tiffin, Johnson County, Iowa, in accordance with the Plat thereof recorded in Plat Book 37, at Page 43, in the records of the Johnson County Recorder's office.

and;

WHEREAS, DECLARANT is the owner of the above-described real estate and buildings and other improvements to be constructed upon said real estate and it is the desire and the intention of the DECLARANT to divide the Project into Condominiums and to sell and convey the same to various purchasers, pursuant to the provisions of the aforesaid Horizontal Property Act, and to impose upon said property mutually beneficial restrictions, covenants, and conditions;

and;

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

NOW, THEREFORE, the DECLARANT does hereby publish and declare that all property described above is held and shall be held and conveyed subject to the following covenants, conditions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the improvement of said property and the division thereof into condominiums and shall be deemed to run with the land and shall be a burden and a benefit to DECLARANT, its successors and assigns and any person acquiring or owning an interest in the real property and improvements, their grantees, successors, heirs, executors, administrators, devisees and assigns.

ARTICLE I.

DEFINITIONS.

1. **DECLARANT.** The term "DECLARANT" shall mean Hochstedler Building & Development, LLC which has made and executed this Declaration.

2. **DECLARATION.** The term "DECLARATION" shall mean this instrument by which Central Park Condominiums is established as provided under the Horizontal Property Act.

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

4. **UNIT.** The term "UNIT" shall mean one or more rooms occupying all or part of a floor intended for use as a residence and not owned in common with the other owners in the Regime. The boundary lines of each Unit are the interior surfaces of its perimeter walls, bearing walls, floors, ceilings, windows and window frames, doors and door frames, and trim, and includes the portions of the Building so described and the air space so encompassed. The Regime will consist of six (6) Buildings, containing twenty (20) Units.

5. **GENERAL COMMON ELEMENTS**. The term "GENERAL COMMON ELEMENTS" shall have the meaning as defined in Article IV.

6. **LIMITED COMMON ELEMENTS**. The term "LIMITED COMMON ELEMENTS" shall have the meaning as defined in Article V.

7. **BUILDING**. The term "BUILDING" shall mean and include each dwelling structure constructed on the real estate described herein, constituting the six (6) Buildings which are included in this Condominium Regime.

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

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

10. **ASSOCIATION**. The term "ASSOCIATION" means Central Park Condominiums Owners Association and its successors. The term "Association" shall be used interchangeably with the term "Council of Co-Owners" herein.

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

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

13. **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.

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

ARTICLE II.

DESCRIPTION OF LAND, BUILDING AND UNITS

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

> Lots 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 27, 28 and 29 Reeves Addition, Part Two, Tiffin, Johnson County, Iowa, in accordance with the Plat thereof recorded in Plat Book 37, at Page 43, in the records of the Johnson County Recorder's office.

2. **Description of Building.** The Condominium Regime will consist of six (6) Buildings each containing twenty (20) dwelling Units with attached garages, which Buildings will be constructed to the following general specifications attached hereto as a part of Exhibit "B".

3. **Description of the Units.** The Condominium Regime consists of a total of twenty (20) Units, designated as 463, 465-474 and 476 Potter Street; and 470-477 Iris Court. Each Unit contains 5% of the Limited Common Elements, each unit shall pay 5% of the Common Expenses, and each unit shall be entitled to one (1) vote in the Association. Attached hereto as part of Exhibit "C" is a site plan showing the location of the Buildings, the Units within such Buildings, and the Common Elements to which each has immediate access. Also attached hereto as part of Exhibit "C" is the floor plan for the Buildings, and for the Units located within said Buildings, which together with the Definition of the term Unit in Article I, show the dimensions of each Unit.

ARTICLE III.

OWNERSHIP INTERESTS

1. **Exclusive Ownership and Possession by Owner.** Each Owner shall be entitled to exclusive ownership and possession of his or her Unit. Each Owner shall be entitled to an undivided 5% interest in the Common Elements. Said percentage of the undivided interest of each Owner in the Common Elements shall have a permanent character and shall not be altered without the consent of all Owners expressed in an amended Declaration duly

recorded. The percentage of the undivided interest in the Common Elements shall not be separated from the Unit to which it appertains and shall be deemed to be conveyed or encumbered or released from liens with the Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument. Each Owner may use the Common Elements in accordance with the purpose for which they are intended, without hindering or encroaching upon the lawful rights of the other Owners.

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

2. **Appurtenances**. There shall pass with the ownership of each Unit as a part thereof, whether or not separately described, all appurtenances to such Unit 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 five percent (5%).

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

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

6. **Association Membership and Voting Rights**. Appurtenant to each Unit shall be membership in Central Park Condominiums Owners Association and one (1) vote in the affairs of the Association and of the Regime; provided, however, that the exercise of such voting and membership rights shall be subject to the applicable provisions of the Articles and Bylaws of the Association and of the other Condominium Documents. The action of such Association shall be deemed the action of the Owners; and such action, when taken in accordance with the Bylaws of the Association and this Declaration shall be final and conclusive upon all Unit Owners.

7. **Cross-Easements**. Appurtenant to each Unit shall be easements from each Unit Owner to each other Unit Owner and to the Association, and from the Association to the respective Unit Owners as follows:

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

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

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

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

ARTICLE IV.

GENERAL COMMON ELEMENTS

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

(a) The land on which the Buildings are erected.

(b) The foundations, floors, exterior walls of each Unit and of the Building, ceilings and roofs, and entrances and exits or communication ways, and in general all devices or installations existing for common use, except as limited in the next Article.

(c) Installations for public utilities, including electric, cable TV, gas and cold water for common use.

(d) Front, side, and rear yards; plantings, driveways, walks, and open parking spaces.

(e) Monument Sign.

(f) Retaining Walls.

(g) Playground to be constructed between Buildings Two and Three.

(h) The two (2) common mailbox clusters adjacent to Potter Street and Iris Court as shown on the Condominium Site Plan set forth on Exhibit "C".

(i) All fencing installed by the Declarant.

2. **Amend and Modify**. Declarant reserves the right without the consent of Unit Owners to amend or modify the Declaration for the following purposes:

(a) To add building plans and specifications as Buildings are constructed.

(b) To add engineer's certificates indicating that Buildings have been completed and constructed according to the plans and specifications which are a part of this Declaration.

(c) To revise the legal description, site plan, building plans or specifications, or any other portion of this Declaration in order to correct scriveners or other non-material errors that do not affect any Owners interest in his or her Unit or any appurtenance thereto.

ARTICLE V.

LIMITED COMMON ELEMENTS

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

2. **Reservation**. The following Common Elements are reserved and shall constitute the Limited Common Elements:

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

(b) The immediate hallways and entrances leading to each Unit are reserved for those Units.

(c) Air conditioning pads outside all units.

(d) Decks, patios and concrete patios as shown on the plans in Exhibit "C".

(e) Attached garages.

3. **Exception**. Notwithstanding the reservations made by this Article, the integrity and appearance of the Regime as a whole are the common interests of all Owners and, as such, shall remain a part of the General Common Elements.

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

ARTICLE VI.

DECLARANT'S RESERVED RIGHTS AND POWERS

1. **Declarant's Activities.** Declarant is irrevocably and perpetually empowered, notwithstanding any use, restriction or other provision hereof to the contrary, to sell, lease or rent Units to any person and shall have the right to transact on the Condominium property any business relating to construction, repair, remodeling, sale, lease or rental of Units, including but not limited to, the right to maintain signs, employees, independent contractors and equipment and materials on the premises, and to use Common Elements (General and Limited) to show Units. All signs and all items and equipment pertaining to sales or rentals or construction and any Unit furnished by the Declarant for sales purposes shall not be considered Common Elements and shall remain its 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 Central Park Condominiums Owners Association until the first annual members' meeting of said Association which shall be held as provided for in the Bylaws. Thereafter the Board of Directors shall be selected in the manner specified in the Bylaws of the Association.

ARTICLE VII.

MANAGEMENT OF THE REGIME

1. **Association; Council of Co-owners.** The operation of the Condominium shall be by a nonprofit membership corporation organized and existing under Chapter 504, Code of Iowa, as amended. The name of the Association shall be "Central Park Condominiums Owners Association". Copies of its Articles of Incorporation and of its Bylaws are attached hereto as Exhibit "A" and Exhibit "B", respectively. Whenever a vote or other

action of Unit owners as a group is required the mechanics of conducting such a vote or taking such action shall be under the control and supervision of the Association. The action of the Association shall constitute the action of the Owners or the 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, or injunctive relief without waiving either remedy.

3. **Powers of Association**. Each Owner agrees that the Association has and shall exercise all powers, rights and authority granted unto it, the Council of Co-owners, and the Owners as a group by Chapters 504 and 499B of the Code of Iowa as amended, and such as are more particularly set forth in the Condominium Documents, including but not limited to the making of assessments chargeable to Owners and the creation of a lien on Units thereof, and to acquire a Unit at foreclosure sale and to hold, lease, mortgage or convey the same. Each Owner hereby waives any rights to delay or prevent such foreclosure by the Association which he or she may have by reason of a homestead exemption.

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

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

shall be thereby terminated. The members of the Association shall be entitled to cast one (1) 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 or her Unit.

7. **Board of Directors**. Declarant shall be the sole member of the Board of Directors of Central Park Condominiums Owners Association until 75% of the Units in said Association are sold. Thereafter, the affairs of the Association shall be conducted by a Board of Three (3) Directors who shall be designated in the manner provided in the Bylaws.

8. **Discharge of Liability**. All Owners shall promptly discharge any lien which may hereafter be filed against his or her Condominium.

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

10. **Indemnification of Directors and Officers**. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him or her in connection with any proceeding to which he or she may be a party, or in which he or she may become involved, by reason of his or her being or having been a director or officer of the Association, or any settlement thereof, whether or not he or she is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided

that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

11. Agent to Receive Service of Process. The following person, who is a resident of the State of Iowa, is designated as agent to receive service of process upon the Association:

NAME	ADDRESS
Kevin Hochstedler	1434 Compton Place Iowa City, IA 52245

ARTICLE VIII.

MAINTENANCE, ALTERATION AND IMPROVEMENT

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

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

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

2. Maintenance by Association.

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

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

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

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

(e) Each Unit owner shall be allowed to fence in that portion of the rear yard designated as part of the general common elements with a 4 foot high black vinyl-coated chain link fence with an 8-foot wide gate at the rear to allow access by the Association for mowing. Any fencing at the rear of the property shall be 10 feet from the rear property line.

(f) No unit owner shall be allowed to install additional parking slabs on any part of the property, nor shall parking of any vehicle be allowed except on designated driveways and in garages.

3. Maintenance by Owner.

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

(b) The Owner of each Unit shall be responsible for maintaining the plumbing fixtures within the Unit and heating and air conditioning unit serving such Unit and all other utilities or portions thereof located within the boundaries of his or her Unit. The Owner shall also, at his

or her own expense, keep his or her Unit in a clean and sanitary condition.

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

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

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

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

ARTICLE IX.

CONDITIONS OF AND RESTRICTIONS ON OWNERSHIP, USE, AND ENJOYMENT

1. Subjection of the Property to Certain Provisions. The ownership, use, occupation, and enjoyment of each Unit and of the

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

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

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

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

(c) Nothing shall be altered in, constructed in, or removed from, the Common Elements, Limited or General, a fence as designated in Article VIII(2)(e) except upon written consent of the Board of Directors of the Association, which may be given through regulations of the Association, and further provided that any holder of a first mortgage which acquires possession of a Unit by foreclosure or by deed in lieu of foreclosure shall have the right to post signs for the sale or rental of such Unit until such Unit is sold or a lease is entered into.

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

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

(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 invitees.

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

(h) A Unit Owner shall give notice to the Association of every lien against his or her Unit other than permitted mortgages, taxes, and Association assessments, and of any suit or other proceeding which may affect the title to his or her Unit, within ten (10) days after the lien attaches or the Owner receives notice of such suit.

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

3. No Waiver. Failure of the Association or any Owner to enforce any covenant, condition, restriction or other provision of Chapter 499B of the Code of Iowa, this Declaration, the Articles of Incorporation or Bylaws of the Association, or the rules and regulations adopted pursuant thereto, shall not constitute a waiver of the right to enforce the same thereafter.

ARTICLE X.

INSURANCE AND CASUALTY

1. General Liability and Property Damage. Comprehensive general liability and property damage insurance shall be purchased by the Board as promptly as possible following its

election, and shall be maintained in force at all times, the premiums thereon to be paid by assessments. Prior to the organizational meeting, such insurance shall be procured by Declarant. The insurance shall be carried with reputable companies authorized to do business in the State of Iowa in such amounts as the Board may determine. The policy or policies shall name as insured all the Owners and the Association. Declarant shall be named as an additional insured on such policy or policies until such time as Declarant shall have conveyed all of the Condominium Units in the Project. The policy or policies shall insure against loss arising from perils in both the common areas and the Units and shall include contractual liability coverage to protect against such liabilities as may arise under the contractual exposures of the Association, and/or the Board.

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

Unit. The policy or policies shall also cover personal property owned in common, and shall further contain waiver of subrogation rights by the carrier as to negligent owners.

3. **Fire and Casualty on Individual Units**. Except as expressly provided in this clause and in clause 4, 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 2. Should any Owner violate this provision, any diminution in insurance proceeds resulting from the existence of such other insurance, shall be chargeable to the Owner who acquired such other insurance, who shall be liable to the Association to the extent of any such diminution and/or loss of proceeds.

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

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

6. **Loss Adjustment**. The Board is hereby appointed the attorney-in-fact for all Owners to negotiate loss adjustment on the policy or policies carried under clauses 1, 2, 3, and 5 above.

7. **Association as Trustee for Proceeds**. In the event of damage or destruction by fire or other casualty affecting a Unit or Units, and/or if any portion of the common area is damaged or

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

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

(b) Partial Destruction of Units and Common Elements. In the event of damage to, or destruction of, any Unit or Units with accompanying damage to the Common Elements but the total destruction or damage does not represent sixty percent (60%) or more of the Building and the cost of repairing or rebuilding said damaged area does not exceed the amount of available insurance proceeds for said loss by more than $5,000.00, the Board of Directors of the Association shall immediately contract to repair or rebuild the damaged portion of the Unit or Units and the Common Elements substantially in accordance with the original plans and specifications. If the cost to repair or rebuild exceeds available insurance by $5,000.00, then Owners of the individual Units, by a unanimous vote of those present and entitled to vote, in person or by proxy, at a duly constituted Owners' meeting held within thirty (30) days from the date of such damage or destruction, shall determine whether the Board of Directors shall be authorized to proceed with repair or reconstruction.

(c) Total Destruction. In the event of sixty percent (60%) or more damage to, or destruction of, the Building by fire or other casualty, the Owners of the individual Units, by a unanimous vote of those present and entitled to vote, in person or by proxy, at a duly constituted Owners' meeting held within thirty (30) days from the date of such damage or destruction, shall determine whether the Board of Directors shall be authorized to proceed with repair or reconstruction, or whether said Project shall be sold; provided, however, that such determination shall be subject

to the express written approval of all record owners of mortgages upon any part of the Regime.

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

In the event of a determination not to rebuild, the Board shall offer the Project for sale forthwith, at the highest and best price obtainable, either in its damaged condition, or after damaged structures have been razed, the net proceeds of such sale, and the proceeds, if any, of insurance carried by the Association, and/or by the Owners as a whole on the Project, including coverage on the Units and the common area, except for Unit coverages under Clause 4 of this Article XI, shall be distributed proportionately to the Unit Owners in the same proportion that the Unit in which they have an interest shares in the Common Elements, except that where there is a mortgage of record or other valid encumbrance on any one Unit then, and in that event, with respect to said Unit the Association will distribute said proceeds which would otherwise have been distributable to such Unit Owner as follows: first to the record owner of mortgages upon Units and Common Elements in the Regime in satisfaction of the balance currently due on said encumbrances and then the remaining proceeds, if any, to the Unit Owner of record.

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

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

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

ARTICLE XI.

TERMINATION

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

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

(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 or her

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 percentage of undivided interest previously owned by such Owner in the common area and facilities.

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

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

ARTICLE XII.

AMENDMENTS AND MISCELLANEOUS

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 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 unanimous vote of all Owners 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 recordation of such amendment who does not join in the execution thereof and who does not approve said amendment in writing.

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

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

2. **Amendment of Ownership Interest.** No amendment shall change the percentage of ownership in the Common Elements appurtenant to a Unit, nor increase the Owner's share of the common expenses unless the record Owner of the Unit concerned 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.

HOCHSTEDLER BUILDING & DEVELOPMENT, LLC

By: _____
Kevin Hochstedler, Manager

STATE OF IOWA)
)SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on June 15, 2018 by Kevin Hochstedler as Manager of Hochstedler Building & Development, LLC.

_____
Notary Public in and for
the State of Iowa

JULIE B. LYNCH
Commission Number 114588
My Commission Expires
6-14-20

EXHIBIT "A"
ARTICLES OF INCORPORATION

OF

Central Park Condominiums Owners Association

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

ARTICLE I.

Name and Principal Office

The corporation shall be known as Central Park Condominiums Owners Association and its principal offices shall be located in Tiffin, 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 provisions of Chapter 499B of the Code of Iowa, as amended, known as Central Park Condominiums and to be located on certain portions of real estate situated in Tiffin, Iowa, Johnson County, Iowa. The corporation shall have all powers and purposes granted or implied to a council of co-owners under the provisions of Chapter 499B of the 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.

(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 Non-profit Corporation Act (Chapter 504 of the Code of Iowa, as amended).

ARTICLE IV.

Registered Office and Agent

The address of the initial registered office of the corporation is 1434 Compton Place, Iowa City, Iowa 52245 and the name of its initial registered agent at such address is Kevin Hochstedler.

ARTICLE V.

Board of Directors

The number of directors constituting the initial Board of Directors of the corporation is one (1), and the names and addresses of the person who is to serve as the initial director is:

NAME	ADDRESS
Kevin Hochstedler	1434 Compton Place Iowa City, IA 52245

The initial Board of Directors shall be subject to removal only by the Declarant, until his 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 in the Bylaws.

ARTICLE VIII.

Distribution of Assets Upon Liquidation

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

ARTICLE IX.

Amendment

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

ARTICLE X.

Incorporator

The name and address of the incorporator is:

Kevin Hochstedler
1434 Compton Place
Iowa City, IA 52245

Kevin Hochstedler, Incorporator.

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on the 15 day of June, 2018, by Kevin Hochstedler.

Notary Public in and for
State of Iowa

JULIE B. LYNCH
Commission Number 114588
My Commission Expires
6-14-20

EXHIBIT "B"
BYLAWS
CENTRAL PARK CONDOMINIUMS
OWNERS ASSOCIATION

These are the Bylaws of Central Park Condominiums Owners Association (hereinafter referred to as "ASSOCIATION"), an unincorporated council of co-owners created for the purpose of administering Central Park Condominiums, a Horizontal Property Regime (Condominium) established pursuant to Chapter 499B of the Code of Iowa, as amended, located on certain portions of the following land in the City of Tiffin, Johnson County, Iowa:

Lots 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 27, 28 and 29 Reeves Addition, Part Two, Tiffin, Johnson County, Iowa, in accordance with the Plat thereof recorded in Plat Book 37, at Page 43, in the records of the Johnson County Recorder's office.

I. MEMBERS AND VOTING RIGHTS

1. The owners of each condominium unit shall constitute the members of the association and membership shall automatically cease upon termination of all interests which constitute a person an owner. Declarant shall be and have the rights of members with respect to unsold units. Whenever only one spouse is a record titleholder, the other spouse shall be considered an owner for the purpose of membership, and shall be bound by the provisions of all condominium documents including that provision in relation to the homestead exemption contained in Article VII of the declaration.

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

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

4. The owner of each unit shall be entitled to one vote on all matters to be determined by the members of the Association either as owners or as units or as contemplated by Chapter 499B of the Code of Iowa, as amended, pursuant to the declaration, including any supplements or amendments thereto, submitting the property to the regime. Votes of a single unit may not be divided.

II. COUNCIL OF CO-OWNERS

The affairs of the Association shall be managed by the Council of Co-owners (Council). The Council shall consist of all members of the Association. An officer or designated agent of a partnership or corporate member shall qualify to serve on the Council.

III. POWERS AND DUTIES OF THE COUNCIL OF CO-OWNERS.

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

1. The enforcement by legal means of the provisions of the Horizontal Property Regime, the 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.

2. To carry insurance on the property committed to the Regime, if any, and insurance for the protection of unit Owners, and occupants and the Association, if authorized by the members.

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

4. 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.

IV. OFFICERS.

1. The offices of the Association shall be the President a Vice President, and a Treasurer and Secretary which offices may be filled by one person. All such officers shall be elected annually by the Council from the members of the Association. 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 specific grant from the Council, but subject at all time to the provisions of the Bylaws and to the control of the Council.

2. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Council 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 Council meetings in the absence or disability of the President, and shall otherwise exercise the powers and duties of the President in the event of the absence or disability of the President and shall generally assist the President and exercise such other powers and duties as are prescribed by the Council.

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

5. 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 Council or in such manner as the Council may otherwise direct.

V. AMENDMENT

1. These Bylaws may be amended, altered, repealed or new Bylaws adopted by the members at a regular or special meeting of the members upon the affirmative vote of 60% of all votes entitled to be cast; provided, however, no amendment effecting a substantial change in these Bylaws 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. To the extent provided by Section 499B.14 of the 2013 Code of Iowa, as amended, no modification nor amendment to these Bylaws shall be effective unless set forth in an amendment to the Declaration of Condominium executed and recorded in the manner set forth in the Declaration. 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.

VI. 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 promulgate such Rules and Regulations as it deems to be in the best interest of all owners within the Regime.

3. The Council may, in its discretion, issue written evidence of membership, but the same shall be evidence thereof only and in no manner shall be transferable or negotiable, and the share of the member in the assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as appurtenant to such assignment, hypothecation or transfer of the Unit.

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

VII. MEMBERS MEETINGS.

1. Meetings of the members of the condominium homeowners association may be called for any purpose by a unit owner.

2. Written or printed notice stating the place, day and hour of the meeting and the purpose for which said meeting is called, shall be delivered not less than 5 or more than 60 days before the date of the meeting; either personally or by mail, by or at the direction of any officer or any Unit Owner. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, addressed to the member at his or her last known address. This notice requirement may be waived, in writing, by a Unit Owner representing each Unit.

3. A quorum at a members' meeting shall consist of a representative, either in person or by proxy, representing each Unit.

VIII. DEFINTIONS

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 legal entity or its representative.

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

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

HOCHSTEDLER BUILDING & DEVELOPMENT, LLC

By: _____
Kevin Hochstedler, Manager

NOTES:

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

2. THIS DRAWING DEPICTS IMPROVEMENTS COMPLETED AS OF XX/XX/XX

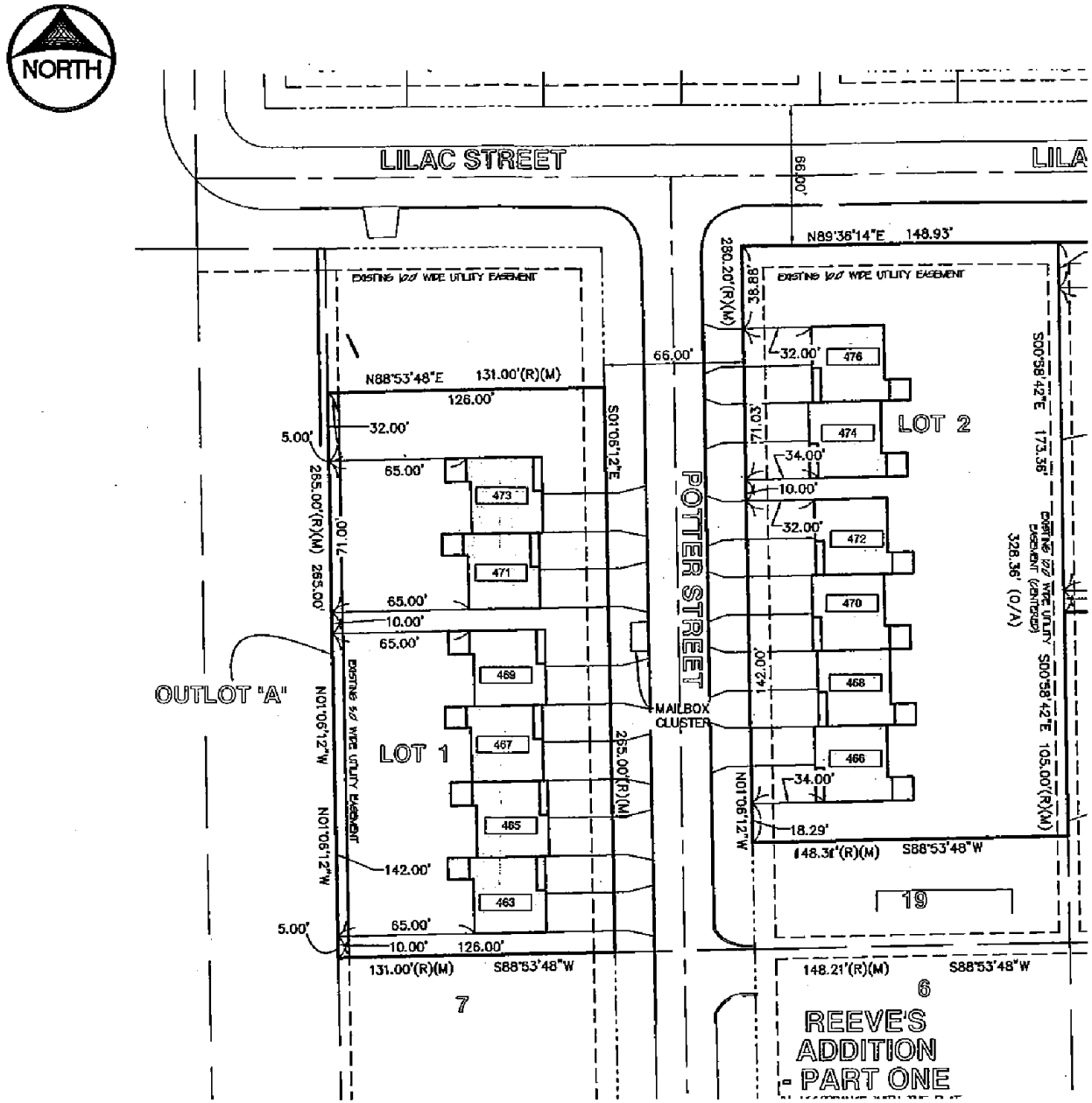
3. REFERENCE BUILDING PLANS, EXHIBIT "C" FOR BUILDING DIMENSIONS.

4. THIS IS A CONDO SURVEY AND NOT A BOUNDARY OR PROPERTY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH. THE PROPERTY BOUNDARIES ARE RECORD DIMENSIONS AND APPROXIMATE ONLY.

[XXX] – INDICATES UNIT NUMBER FOR POTTER STREET

(XXX) – INDICATES UNIT NUMBER FOR IRIS COURT

EXHIBIT "C"



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Book: 5798 Page: 180 Seq: 38/74

Date	Revision

EXHIBIT 'C' -SITE PLAN

CENTRAL PARK CONDOMINIUMS

TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05-01-2018	
Designed by: JDM	Field Book No.
Drawn by: KLE	Scale: 1"=50'
Checked by: KJB	Sheet No.: 2
Project No: IC 9027100	of: 2

EXHIBIT "C" - SITE PLAN
CENTRAL PARK CONDOMINIUMS
TIFFIN, IOWA

NOTES:

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

2. THIS DRAWING DEPICTS IMPROVEMENTS COMPLETED AS OF XX/XX/XX

3. REFERENCE BUILDING PLANS, EXHIBIT "C" FOR BUILDING DIMENSIONS.

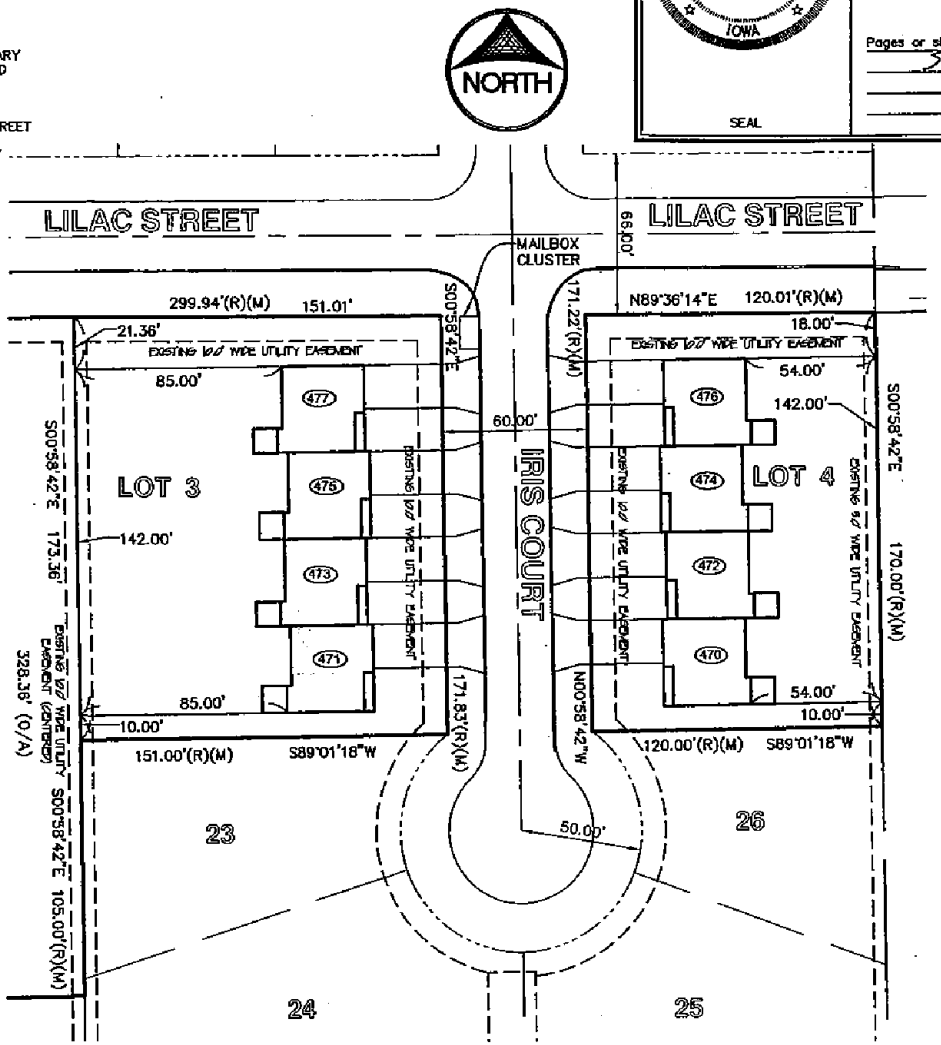
4. THIS IS A CONDO SURVEY AND NOT A BOUNDARY OR PROPERTY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH. THE PROPERTY BOUNDARIES ARE RECORD DIMENSIONS AND APPROXIMATE ONLY.

[XXX] – INDICATES UNIT NUMBER FOR POTTER STREET

(XXX) – INDICATES UNIT NUMBER FOR IRIS COURT

LEGAL DESCRIPTION

LOT 1, LOT 2, LOT 3, LOT4 AND OUTLOT "A", OF CENTRAL PARK CONDOMINIUMS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 61, PAGE 286, PLAT RECORDS OF JOHNSON COUNTY, IOWA.



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

5/22/2018

KELLY J. BECKLER, P.E. Iowa Lic. No. 14624

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:
SHEETS 1-2 OF 2

SEAL

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision

EXHIBIT 'C' -SITE PLAN

CENTRAL PARK CONDOMINIUMS
TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05-01-2018	
Designed by: JDM	Field Book No.
Drawn by: KLE	Scale: 1"=50'
Checked by: KJB	Sheet No: 1
Project No: IC 9027100	of: 2

EXHIBIT "C"

Book: 5798 Page: 180 Seq: 35

EXHIBIT "C"

Hochstedler
Building & Development

P.O. Box 1208, Iowa City, IA Phone: 319-631-8072 www.builtbyhbd.com kevin@builtbyhbd.com

Central Park Condominiums 4 Plex
Walkout Lower Level
Tiffin, IA

463 Potter St.	
Upper Level:	952
Main Floor:	716
Total Sq. Ft.:	1,668
Unfinished LL:	*683*

465 Potter St.	
Upper Level:	952
Main Floor:	714
Total Sq. Ft.:	1,666
Unfinished LL:	*683*

467 Potter St.	
Upper Level:	952
Main Floor:	716
Total Sq. Ft.:	1,668
Unfinished LL:	*683*

469 Potter St.	
Upper Level:	952
Main Floor:	714
Total Sq. Ft.:	1,666
Unfinished LL:	*674*

Features Included Per Unit:

Two Story Plan with Three Bedrooms
Unfinished lower level w/bedroom, rec room and bathroom
Two-Stall Garage
Pantry
Gas Fireplace with surround
Quartz Countertop in kitchen, and upgrade appliances

EXHIBIT "C"

Hochstedler
Building & Development

P.O. Box 1208, Iowa City, IA Phone: 319-631-8072 www.builtbyhbd.com kevin@builtbyhbd.com

General Specifications for Central Park 4-plex With Unfinished Walkout Lower Level Tiffin, Iowa

DESCRIPTION

All Units:	Main floor with great room, kitchen, dining area, powder room. 2nd floor with 3 bedrooms, and 2 baths and the laundry room. Lower level unfinished with rec room, 4th bedroom and bathroom.
Garage:	Two Car Garage.

SITEWORK

Yard:	Lot to be finish graded and sodded with plantings around front porch.
Waterproofing:	4" perimeter Forma-drain inside and outside of foundation. Radon piping from under slab through the roof.

CONCRETE

Foundation:	4' and 8' concrete walls 8" thick on an 8"X16" continuous concrete footing.
Garage Floor:	4" concrete with re-rod 24" on center.
Basement Floor:	3 1/2" concrete over poly-vaper barrier.
Driveway	4" concrete with re-rod 24" on center.
Walks:	4" concrete.
Patio:	4" concrete – 10' x 10'

MASONRY

Front:	Cultured Stone as shown on plans.

WOODS & PLASTICS

Exterior Wall:	2X6 studs, 16" on center with 7/16 OSB sheathing, Tyvek house wrap, vinyl lap siding or masonry as shown on plan.
Interior Walls:	2X4 studs, 16" on center.
Roof System:	Pre-engineered roof trusses on center with ½ 4 x 8 OSB sheathing.
Millwork:	All interior trim is colonial style, prepainted white. Stair rail is stained with a newel post, and metal spindles. 2 3/4" baseboards and casing to be 2 1/4".
Cabinets:	Kitchen cabinets and bath vanities are standard stained. Benton door style, includes toe kick and crown.
Countertops:	Kitchen countertops are stock quartz. All bath tops are cultured marble.
Closet Shelving:	Vinyl coated wire shelving in all closets. $750 allowance per unit.

EXHIBIT "C"

THERMAL & MOISTURE PROTECTION

Foundation:	Hydrocide waterproofing applied to exterior concrete walls below grade.
Building Insulation:	Exterior walls; R-20 Unfaced batts. House to garage wall; R-20 Kraft-faced batts. Boxsills; R-19 friction fit batts stapled in place. House Attic; 16" blown-in Rockwool R-49 Flat / Vaulted Ceiling; R-38 batts. Baffles; Placed in every other truss. Blockouts; R-11 Kraft-faced batts.
Shingles:	Architectural layered asphalt shingles
Siding:	Vinyl siding with aluminum soffits and fascia.
Gutters & Downspouts:	Seamless aluminum, 1 tile adapter per unit.

DOORS & WINDOWS

Exterior Doors:	Front Door Full Lite with Clear Glass Garage to house door is a Jeld Wen steel insulated door.
Garage Door:	Overhead doors – One 16'X7' steel insulated raised panel with windows, operators, and transmitters per unit. Keypad entry.
Interior Doors:	White hollow core doors, pre-hung with three hinges.
Windows:	Quaker Vinyl, Low E, with insulated glass and screens. Dry wall wraps 3 sides with a wood sill.
Finish Hardware:	Entrance, privacy and privacy locks are brushed nickel. Deadbolts at all entry doors.
Mirrors:	$300 allowance per unit.

FINISHES

Gypsum Wall Board:	Ceilings – 5/8" sheetrock with an orange peel texture. Walls – ½" sheetrock with an orange peel texture. Garage – One coat tape, and paint.
Paint:	Interior walls are primed and finish coated with egshel finish.
Floor Covering:	Coretec Flooring – Kitchen, dining room, pantry, entry. Ungrouted LVT - All baths and laundry. Carpet – All bedrooms, great room, stairs and closets. Ceramic Tile – Fireplace surround.

EQUIPMENT

Appliances:	GE refrigerator, range, dishwasher and microwave. Installation provided. See allowance.
Fireplace:	Gas fireplace.

MECHANICAL

Plumbing:	Electric water heater with relief valve, ½ hp garbage disposal, stainless steel kitchen sink; all shower/tub fixtures to be fiberglass units as shown on plan, porcelain toilets, chrome faucets at kitchen and bath sinks, 2 exterior hose hookups,1 laundry hookup, dishwasher hook-up, and install icemaker line. Gas piping to fireplace, furnace and gas bracket.

HVAC

Furnace:	Comfortmaker Heating System, 96% efficient
Air Conditioner:	Comfortmaker Cooling System 16 SEER high efficiency All supply air and return air distribution systems. Install exhaust duct work for all bath fans, dryer, and flue from water heater.

EXHIBIT "C"

ELECTRICAL

Electrical Service:

Install a 200 AMP service of the breaker type entrance.
Chime wiring only for one door.
All switches shall be the 15 AMP quiet type-white.
All plugs shall be ground type-white.
All wiring to be grounded in romex.
5 – Pre-wires for telephone/TV.
1 HDMI conduit
Laundry to have 110v washer and 220v dryer plugs.
Install 3 bath fan lights.
Install 8 recessed interior lights.
Install 2 recessed exterior lights..
Install 4 ceiling fans/lights.
Install 7 smoke detectors, dual-rated.
Install wiring for gas furnace.
Install wiring for electric air conditioning.
Install wiring for electric water heater.
Hook up all electric appliances – dishwasher, disposal, and oven.

EXHIBIT "C"

Hochstedler
Building & Development

P.O. Box 1208, Iowa City, IA Phone: 319-631-8072 www.builtbyhbd.com kevin@builtbyhbd.com

Central Park Condominiums 4 Plex
Slab on Grade Main Floor
Tiffin, IA

468 Potter St.

Upper Level:	952
Main Floor:	714
Total Sq. Ft.:	1,666

470 Potter St.

Upper Level:	952
Main Floor:	714
Total Sq. Ft.:	1,666

472 Potter St.

Upper Level:	952
Main Floor:	719
Total Sq. Ft.:	1,671

466 Potter St.

Upper Level:	952
Main Floor:	714
Total Sq. Ft.:	1,666

Features Included Per Unit:

Two Story Plan with Three Bedrooms
Zero Entry Main Floor in Garage
Two-Stall Garage
Pantry
Gas Fireplace with surround
Quartz Countertop in kitchen, and upgrade appliances
Concrete Patio off Dining Room

EXHIBIT "C"

Hochstedler
Building & Development

P.O. Box 1208, Iowa City, IA Phone: 319-631-8072 www.builtbyhbd.com kevin@builtbyhbd.com

General Specifications for Central Park 4-plex Slab On Grade Main Level Tiffin, Iowa

DESCRIPTION

All Units:	Main floor with great room, kitchen, dining area, powder room. 2nd floor with 3 bedrooms, and 2 baths and the laundry room.
Garage:	Two Car Garage.

SITEWORK

Yard:	Lot to be finish graded and sodded with plantings around front porch.
Waterproofing:	4" perimeter Forma-drain inside and outside of foundation. Radon piping from under slab through the roof.

CONCRETE

Foundation:	4' and 8' concrete walls 8" thick on an 8"X16" continuous concrete footing.
Garage Floor:	4" concrete with re-rod 24" on center.
Main Floor:	3 1/2" concrete over poly-vaper barrier.
Driveway	4" concrete with re-rod 24" on center.
Walks:	4" concrete.
Patio:	4" concrete – 10' x 10'

MASONRY

Front:	Cultured Stone as shown on plans.

WOODS & PLASTICS

Exterior Wall:	2X6 studs, 16" on center with 7/16 OSB sheathing, Tyvek house wrap, vinyl lap siding or masonry as shown on plan.
Interior Walls:	2X4 studs, 16" on center.
Roof System:	Pre-engineered roof trusses on center with ½ 4 x 8 OSB sheathing.
Millwork:	All interior trim is colonial style, prepainted white. Stair rail is stained with a newel post, and metal spindles. 2 3/4" baseboards and casing to be 2 1/4".
Cabinets:	Kitchen cabinets and bath vanities are standard stained. Benton door style, includes toe kick and crown.
Countertops:	Kitchen countertops are stock quartz. All bath tops are cultured marble.
Closet Shelving:	Vinyl coated wire shelving in all closets. $750 allowance per unit.

EXHIBIT "C"

THERMAL & MOISTURE PROTECTION

Foundation:	Hydrocide waterproofing applied to exterior concrete walls below grade.
Building Insulation:	Exterior walls; R-20 Unfaced batts. House to garage wall; R-20 Kraft-faced batts. Boxsills; R-19 friction fit batts stapled in place. House Attic; 16" blown-in Rockwool R-49 Flat / Vaulted Ceiling; R-38 batts. Baffles; Placed in every other truss. Blockouts; R-11 Kraft-faced batts.
Shingles:	Architectural layered asphalt shingles
Siding:	Vinyl siding with aluminum soffits and fascia.
Gutters & Downspouts:	Seamless aluminum, 1 tile adapter per unit.

DOORS & WINDOWS

Exterior Doors:	Front Door Full Lite with Clear Glass Garage to house door is a Jeld Wen steel insulated door.
Garage Door:	Overhead doors – One 16'X7' steel insulated raised panel with windows, operators, and transmitters per unit. Keypad entry.
Interior Doors:	White hollow core doors, pre-hung with three hinges.
Windows:	Quaker Vinyl, Low E, with insulated glass and screens. Dry wall wraps 3 sides with a wood sill.
Finish Hardware:	Entrance, privacy and privacy locks are brushed nickel. Deadbolts at all entry doors.
Mirrors:	$300 allowance per unit.

FINISHES

Gypsum Wall Board:	Ceilings – 5/8" sheetrock with an orange peel texture. Walls – ½" sheetrock with an orange peel texture. Garage – One coat tape, and paint.
Paint:	Interior walls are primed and finish coated with egshel finish.
Floor Covering:	LVP Flooring – Kitchen, dining room, pantry, entry. LVT - All baths and laundry. Carpet – All bedrooms, great room, stairs and closets. Ceramic Tile – Fireplace surround.

EQUIPMENT

Appliances:	GE refrigerator, range, dishwasher and microwave. Installation provided. See allowance.
Fireplace:	Gas fireplace.

MECHANICAL

Plumbing:	Electric water heater with relief valve, ½ hp garbage disposal, stainless steel kitchen sink; all shower/tub fixtures to be fiberglass units as shown on plan, porcelain toilets, chrome faucets at kitchen and bath sinks, 2 exterior hose hookups,1 laundry hookup, dishwasher hook-up, and install icemaker line. Gas piping to fireplace, furnace and gas bracket.

HVAC

Furnace:	Comfortmaker Heating System, 96% efficient
Air Conditioner:	Comfortmaker Cooling System 16 SEER high efficiency All supply air and return air distribution systems. Install exhaust duct work for all bath fans, dryer, and flue from water heater.

EXHIBIT "C"

ELECTRICAL

Electrical Service:

Install a 200 AMP service of the breaker type entrance.
Chime wiring only for one door.
All switches shall be the 15 AMP quiet type-white.
All plugs shall be ground type-white.
All wiring to be grounded in romex.
5 – Pre-wires for telephone/TV.
1 HDMI conduit
Laundry to have 110v washer and 220v dryer plugs.
Install 3 bath fan lights.
Install 8 recessed interior lights.
Install 2 recessed exterior lights..
Install 4 ceiling fans/lights.
Install 7 smoke detectors, dual-rated.
Install wiring for gas furnace.
Install wiring for electric air conditioning.
Install wiring for electric water heater.
Hook up all electric appliances – dishwasher, disposal, and oven.

EXHIBIT "C"

Hochstedler
Building & Development

P.O. Box 1208, Iowa City, IA Phone: 319-631-8072 www.builtbyhbd.com kevin@builtbyhbd.com

Central Park Condominiums 4 Plex
Slab on Grade Main Floor
Tiffin, IA

474 Iris Ct.

Upper Level:	952
Main Floor:	714
Total Sq. Ft.:	1,666

472 Iris Ct.

Upper Level:	952
Main Floor:	714
Total Sq. Ft.:	1,666

476 Iris Ct.

Upper Level:	952
Main Floor:	719
Total Sq. Ft.:	1,671

470 Iris Ct.

Upper Level:	952
Main Floor:	718
Total Sq. Ft.:	1,670

Features Included Per Unit:

Two Story Plan with Three Bedrooms
Zero Entry Main Floor in Garage
Two-Stall Garage
Pantry
Gas Fireplace with surround
Quartz Countertop in kitchen, and upgrade appliances
Concrete Patio off Dining Room

EXHIBIT "C"

Hochstedler
Building & Development

P.O. Box 1208, Iowa City, IA Phone: 319-631-8072 www.builtbyhbd.com kevin@builtbyhbd.com

General Specifications for Central Park 4-plex Slab On Grade Main Level Tiffin, Iowa

DESCRIPTION

All Units:	Main floor with great room, kitchen, dining area, powder room. 2nd floor with 3 bedrooms, and 2 baths and the laundry room.
Garage:	Two Car Garage.

SITEWORK

Yard:	Lot to be finish graded and sodded with plantings around front porch.
Waterproofing:	4" perimeter Forma-drain inside and outside of foundation. Radon piping from under slab through the roof.

CONCRETE

Foundation:	4' and 8' concrete walls 8" thick on an 8"X16" continuous concrete footing.
Garage Floor:	4" concrete with re-rod 24" on center.
Main Floor:	3 1/2" concrete over poly-vaper barrier.
Driveway	4" concrete with re-rod 24" on center.
Walks:	4" concrete.
Patio:	4" concrete – 10' x 10'

MASONRY

Front:	Cultured Stone as shown on plans.

WOODS & PLASTICS

Exterior Wall:	2X6 studs, 16" on center with 7/16 OSB sheathing, Tyvek house wrap, vinyl lap siding or masonry as shown on plan.
Interior Walls:	2X4 studs, 16" on center.
Roof System:	Pre-engineered roof trusses on center with ½ 4 x 8 OSB sheathing.
Millwork:	All interior trim is colonial style, prepainted white. Stair rail is stained with a newel post, and metal spindles. 2 3/4" baseboards and casing to be 2 1/4".
Cabinets:	Kitchen cabinets and bath vanities are standard stained. Benton door style, includes toe kick and crown.
Countertops:	Kitchen countertops are stock quartz. All bath tops are cultured marble.
Closet Shelving:	Vinyl coated wire shelving in all closets. $750 allowance per unit.

EXHIBIT "C"

THERMAL & MOISTURE PROTECTION

Foundation:	Hydrocide waterproofing applied to exterior concrete walls below grade.
Building Insulation:	Exterior walls; R-20 Unfaced batts. House to garage wall; R-20 Kraft-faced batts. Boxsills; R-19 friction fit batts stapled in place. House Attic; 16" blown-in Rockwool R-49 Flat / Vaulted Ceiling; R-38 batts. Baffles; Placed in every other truss. Blockouts; R-11 Kraft-faced batts.
Shingles:	Architectural layered asphalt shingles
Siding:	Vinyl siding with aluminum soffits and fascia.
Gutters & Downspouts:	Seamless aluminum, 1 tile adapter per unit.

DOORS & WINDOWS

Exterior Doors:	Front Door Full Lite with Clear Glass Garage to house door is a Jeld Wen steel insulated door.
Garage Door:	Overhead doors – One 16'X7' steel insulated raised panel with windows, operators, and transmitters per unit. Keypad entry.
Interior Doors:	White hollow core doors, pre-hung with three hinges.
Windows:	Quaker Vinyl, Low E, with insulated glass and screens. Dry wall wraps 3 sides with a wood sill.
Finish Hardware:	Entrance, privacy and privacy locks are brushed nickel. Deadbolts at all entry doors.
Mirrors:	$300 allowance per unit.

FINISHES

Gypsum Wall Board:	Ceilings – 5/8" sheetrock with an orange peel texture. Walls – ½" sheetrock with an orange peel texture. Garage – One coat tape, and paint.
Paint:	Interior walls are primed and finish coated with egshel finish.
Floor Covering:	LVP Flooring – Kitchen, dining room, pantry, entry. LVT - All baths and laundry. Carpet – All bedrooms, great room, stairs and closets. Ceramic Tile – Fireplace surround.

EQUIPMENT

Appliances:	GE refrigerator, range, dishwasher and microwave. Installation provided. See allowance.
Fireplace:	Gas fireplace.

MECHANICAL

Plumbing:	Electric water heater with relief valve, ½ hp garbage disposal, stainless steel kitchen sink; all shower/tub fixtures to be fiberglass units as shown on plan, porcelain toilets, chrome faucets at kitchen and bath sinks, 2 exterior hose hookups,1 laundry hookup, dishwasher hook-up, and install icemaker line. Gas piping to fireplace, furnace and gas bracket.

HVAC

Furnace:	Comfortmaker Heating System, 96% efficient
Air Conditioner:	Comfortmaker Cooling System 16 SEER high efficiency All supply air and return air distribution systems. Install exhaust duct work for all bath fans, dryer, and flue from water heater.

EXHIBIT "C"

ELECTRICAL

Electrical Service:

Install a 200 AMP service of the breaker type entrance.
Chime wiring only for one door.
All switches shall be the 15 AMP quiet type-white.
All plugs shall be ground type-white.
All wiring to be grounded in romex.
5 – Pre-wires for telephone/TV.
1 HDMI conduit
Laundry to have 110v washer and 220v dryer plugs.
Install 3 bath fan lights.
Install 8 recessed interior lights.
Install 2 recessed exterior lights..
Install 4 ceiling fans/lights.
Install 7 smoke detectors, dual-rated.
Install wiring for gas furnace.
Install wiring for electric air conditioning.
Install wiring for electric water heater.
Hook up all electric appliances – dishwasher, disposal, and oven.

EXHIBIT "C"

Hochstedler
Building & Development

P.O. Box 1208, Iowa City, IA Phone: 319-631-8072 www.builtbyhbd.com kevin@builtbyhbd.com

Central Park Condominiums Duplex
Walkout Lower Level
Tiffin, IA

471 Potter St.

Upper Level:	952
Main Floor:	716
Total Sq. Ft.:	1,668
Unfinished LL:	*683*

473 Potter St.

Upper Level:	952
Main Floor:	716
Total Sq. Ft.:	1,668
Unfinished LL:	*683*

Features Included Per Unit:

Two Story Plan with Three Bedrooms
Unfinished lower level w/bedroom, rec room and bathroom
Two-Stall Garage
Pantry
Gas Fireplace with surround
Quartz Countertop in kitchen, and upgrade appliances
Deck with Aluminum Railing and spindles
Concrete Patio off Family Room

EXHIBIT "C"

Hochstedler
Building & Development

P.O. Box 1208, Iowa City, IA Phone: 319-631-8072 www.builtbyhbd.com kevin@builtbyhbd.com

General Specifications for Central Park Duplex With Unfinished Walkout Lower Level Tiffin, Iowa

DESCRIPTION

All Units:	Main floor with great room, kitchen, dining area, powder room. 2nd floor with 3 bedrooms, and 2 baths and the laundry room. Lower level unfinished with rec room, 4th bedroom and bathroom.
Garage:	Two Car Garage.

SITEWORK

Yard:	Lot to be finish graded and sodded with plantings around front porch.
Waterproofing:	4" perimeter Forma-drain inside and outside of foundation. Radon piping from under slab through the roof.

CONCRETE

Foundation:	4' and 8' concrete walls 8" thick on an 8"X16" continuous concrete footing.
Garage Floor:	4" concrete with re-rod 24" on center.
Basement Floor:	3 1/2" concrete over poly-vaper barrier.
Driveway	4" concrete with re-rod 24" on center.
Walks:	4" concrete.
Patio:	4" concrete – 10' x 10'

MASONRY

Front:	Cultured Stone as shown on plans.

WOODS & PLASTICS

Exterior Wall:	2X6 studs, 16" on center with 7/16 OSB sheathing, Tyvek house wrap, vinyl lap siding or masonry as shown on plan.
Interior Walls:	2X4 studs, 16" on center.
Roof System:	Pre-engineered roof trusses on center with ½ 4 x 8 OSB sheathing.
Millwork:	All interior trim is colonial style, prepainted white. Stair rail is stained with a newel post, and metal spindles. 2 3/4" baseboards and casing to be 2 1/4".
Cabinets:	Kitchen cabinets and bath vanities are standard stained. Benton door style, includes toe kick and crown.
Countertops:	Kitchen countertops are stock quartz. All bath tops are cultured marble.
Closet Shelving:	Vinyl coated wire shelving in all closets. $750 allowance per unit.

EXHIBIT "C"

THERMAL & MOISTURE PROTECTION

Foundation:	Hydrocide waterproofing applied to exterior concrete walls below grade.
Building Insulation:	Exterior walls; R-20 Unfaced batts. House to garage wall; R-20 Kraft-faced batts. Boxsills; R-19 friction fit batts stapled in place. House Attic; 16" blown-in Rockwool R-49 Flat / Vaulted Ceiling; R-38 batts. Baffles; Placed in every other truss. Blockouts; R-11 Kraft-faced batts.
Shingles:	Architectural layered asphalt shingles
Siding:	Vinyl siding with aluminum soffits and fascia.
Gutters & Downspouts:	Seamless aluminum, 1 tile adapter per unit.

DOORS & WINDOWS

Exterior Doors:	Front Door Full Lite with Clear Glass Garage to house door is a Jeld Wen steel insulated door.
Garage Door:	Overhead doors – One 16'X7' steel insulated raised panel with windows, operators, and transmitters per unit. Keypad entry.
Interior Doors:	White hollow core doors, pre-hung with three hinges.
Windows:	Quaker Vinyl, Low E, with insulated glass and screens. Dry wall wraps 3 sides with a wood sill.
Finish Hardware:	Entrance, privacy and privacy locks are brushed nickel. Deadbolts at all entry doors.
Mirrors:	$300 allowance per unit.

FINISHES

Gypsum Wall Board:	Ceilings – 5/8" sheetrock with an orange peel texture. Walls – ½" sheetrock with an orange peel texture. Garage – One coat tape, and paint.
Paint:	Interior walls are primed and finish coated with egshel finish.
Floor Covering:	Coretec Flooring – Kitchen, dining room, pantry, entry. Ungrouted LVT - All baths and laundry. Carpet – All bedrooms, great room, stairs and closets. Ceramic Tile – Fireplace surround.

EQUIPMENT

Appliances:	GE refrigerator, range, dishwasher and microwave. Installation provided. See allowance.
Fireplace:	Gas fireplace.

MECHANICAL

Plumbing:	Electric water heater with relief valve, ½ hp garbage disposal, stainless steel kitchen sink; all shower/tub fixtures to be fiberglass units as shown on plan, porcelain toilets, chrome faucets at kitchen and bath sinks, 2 exterior hose hookups,1 laundry hookup, dishwasher hook-up, and install icemaker line. Gas piping to fireplace, furnace and gas bracket.

HVAC

Furnace:	Comfortmaker Heating System, 96% efficient
Air Conditioner:	Comfortmaker Cooling System 16 SEER high efficiency All supply air and return air distribution systems. Install exhaust duct work for all bath fans, dryer, and flue from water heater.

EXHIBIT "C"

ELECTRICAL

Electrical Service:

Install a 200 AMP service of the breaker type entrance.
Chime wiring only for one door.
All switches shall be the 15 AMP quiet type-white.
All plugs shall be ground type-white.
All wiring to be grounded in romex.
5 – Pre-wires for telephone/TV.
1 HDMI conduit
Laundry to have 110v washer and 220v dryer plugs.
Install 3 bath fan lights.
Install 8 recessed interior lights.
Install 2 recessed exterior lights..
Install 4 ceiling fans/lights.
Install 7 smoke detectors, dual-rated.
Install wiring for gas furnace.
Install wiring for electric air conditioning.
Install wiring for electric water heater.
Hook up all electric appliances – dishwasher, disposal, and oven.

EXHIBIT "C"

Hochstedler
Building & Development

P.O. Box 1208, Iowa City, IA Phone: 319-631-8072 www.builtbyhbd.com kevin@builtbyhbd.com

Central Park Condominiums Duplex
Slab on Grade Main Floor
Tiffin, IA

476 Potter St.	
Upper Level:	952
Main Floor:	719
Total Sq. Ft.:	1,671

474 Potter St.	
Upper Level:	952
Main Floor:	714
Total Sq. Ft.:	1,666

Features Included Per Unit:

Two Story Plan with Three Bedrooms
Two-Stall Garage
Pantry
Gas Fireplace with surround
Quartz Countertop in kitchen, and upgrade appliances
Concrete Patio off Dining Room

EXHIBIT "C"

Hochstedler
Building & Development

P.O. Box 1208, Iowa City, IA Phone: 319-631-8072 www.builtbyhbd.com kevin@builtbyhbd.com

General Specifications for Central Park 4-plex Slab On Grade Main Level Tiffin, Iowa

DESCRIPTION

All Units:	Main floor with great room, kitchen, dining area, powder room. 2nd floor with 3 bedrooms, and 2 baths and the laundry room.
Garage:	Two Car Garage.

SITEWORK

Yard:	Lot to be finish graded and sodded with plantings around front porch.
Waterproofing:	4" perimeter Forma-drain inside and outside of foundation. Radon piping from under slab through the roof.

CONCRETE

Foundation:	4' and 8' concrete walls 8" thick on an 8"X16" continuous concrete footing.
Garage Floor:	4" concrete with re-rod 24" on center.
Main Floor:	3 1/2" concrete over poly-vaper barrier.
Driveway	4" concrete with re-rod 24" on center.
Walks:	4" concrete.
Patio:	4" concrete – 10' x 10'

MASONRY

Front:	Cultured Stone as shown on plans.

WOODS & PLASTICS

Exterior Wall:	2X6 studs, 16" on center with 7/16 OSB sheathing, Tyvek house wrap, vinyl lap siding or masonry as shown on plan.
Interior Walls:	2X4 studs, 16" on center.
Roof System:	Pre-engineered roof trusses on center with ½ 4 x 8 OSB sheathing.
Millwork:	All interior trim is colonial style, prepainted white. Stair rail is stained with a newel post, and metal spindles. 2 3/4" baseboards and casing to be 2 1/4".
Cabinets:	Kitchen cabinets and bath vanities are standard stained. Benton door style, includes toe kick and crown.
Countertops:	Kitchen countertops are stock quartz. All bath tops are cultured marble.
Closet Shelving:	Vinyl coated wire shelving in all closets. $750 allowance per unit.

EXHIBIT "C"

THERMAL & MOISTURE PROTECTION

Foundation:	Hydrocide waterproofing applied to exterior concrete walls below grade.
Building Insulation:	Exterior walls; R-20 Unfaced batts. House to garage wall; R-20 Kraft-faced batts. Boxsills; R-19 friction fit batts stapled in place. House Attic; 16" blown-in Rockwool R-49 Flat / Vaulted Ceiling; R-38 batts. Baffles; Placed in every other truss. Blockouts; R-11 Kraft-faced batts.
Shingles:	Architectural layered asphalt shingles
Siding:	Vinyl siding with aluminum soffits and fascia.
Gutters & Downspouts:	Seamless aluminum, 1 tile adapter per unit.

DOORS & WINDOWS

Exterior Doors:	Front Door Full Lite with Clear Glass Garage to house door is a Jeld Wen steel insulated door.
Garage Door:	Overhead doors – One 16'X7' steel insulated raised panel with windows, operators, and transmitters per unit. Keypad entry.
Interior Doors:	White hollow core doors, pre-hung with three hinges.
Windows:	Quaker Vinyl, Low E, with insulated glass and screens. Dry wall wraps 3 sides with a wood sill.
Finish Hardware:	Entrance, privacy and privacy locks are brushed nickel. Deadbolts at all entry doors.
Mirrors:	$300 allowance per unit.

FINISHES

Gypsum Wall Board:	Ceilings – 5/8" sheetrock with an orange peel texture. Walls – ½" sheetrock with an orange peel texture. Garage – One coat tape, and paint.
Paint:	Interior walls are primed and finish coated with egshel finish.
Floor Covering:	LVP Flooring – Kitchen, dining room, pantry, entry. LVT - All baths and laundry. Carpet – All bedrooms, great room, stairs and closets. Ceramic Tile – Fireplace surround.

EQUIPMENT

Appliances:	GE refrigerator, range, dishwasher and microwave. Installation provided. See allowance.
Fireplace:	Gas fireplace.

MECHANICAL

Plumbing:	Electric water heater with relief valve, ½ hp garbage disposal, stainless steel kitchen sink; all shower/tub fixtures to be fiberglass units as shown on plan, porcelain toilets, chrome faucets at kitchen and bath sinks, 2 exterior hose hookups,1 laundry hookup, dishwasher hook-up, and install icemaker line. Gas piping to fireplace, furnace and gas bracket.

HVAC

Furnace:	Comfortmaker Heating System, 96% efficient
Air Conditioner:	Comfortmaker Cooling System 16 SEER high efficiency All supply air and return air distribution systems. Install exhaust duct work for all bath fans, dryer, and flue from water heater.

EXHIBIT "C"

ELECTRICAL

Electrical Service:

Install a 200 AMP service of the breaker type entrance.
Chime wiring only for one door.
All switches shall be the 15 AMP quiet type-white.
All plugs shall be ground type-white.
All wiring to be grounded in romex.
5 – Pre-wires for telephone/TV.
1 HDMI conduit
Laundry to have 110v washer and 220v dryer plugs.
Install 3 bath fan lights.
Install 8 recessed interior lights.
Install 2 recessed exterior lights..
Install 4 ceiling fans/lights.
Install 7 smoke detectors, dual-rated.
Install wiring for gas furnace.
Install wiring for electric air conditioning.
Install wiring for electric water heater.
Hook up all electric appliances – dishwasher, disposal, and oven.

EXHIBIT "C"

Hochstedler
Building & Development

P.O. Box 1208, Iowa City, IA Phone: 319-631-8072 www.builtbyhbd.com kevin@builtbyhbd.com

Central Park Condominiums 4 Plex
Walkout Lower Level
Tiffin, IA

471 Iris Ct.	
Upper Level:	952
Main Floor:	716
Total Sq. Ft.:	1,668
Unfinished LL:	*683*

473 Iris Ct.	
Upper Level:	952
Main Floor:	714
Total Sq. Ft.:	1,666
Unfinished LL:	*683*

475 Iris Ct.	
Upper Level:	952
Main Floor:	716
Total Sq. Ft.:	1,668
Unfinished LL:	*683*

477 Iris Ct.	
Upper Level:	952
Main Floor:	714
Total Sq. Ft.:	1,666
Unfinished LL:	*674*

Features Included Per Unit:

Two Story Plan with Three Bedrooms
Unfinished lower level w/bedroom, rec room and bathroom
Two-Stall Garage
Pantry
Gas Fireplace with surround
Quartz Countertop in kitchen, and upgrade appliances
Deck with Aluminum Railings and spindles
Concrete Patio off lower level Family Room

EXHIBIT "C"

Hochstedler
Building & Development

P.O. Box 1208, Iowa City, IA Phone: 319-631-8072 www.builtbyhbd.com kevin@builtbyhbd.com

General Specifications for Central Park 4-plex With Unfinished Walkout Lower Level Iris Court, Tiffin, Iowa

DESCRIPTION

All Units:	Main floor with great room, kitchen, dining area, powder room. 2nd floor with 3 bedrooms, and 2 baths and the laundry room. Lower level unfinished with rec room, 4th bedroom and bathroom.
Garage:	Two Car Garage.

SITEWORK

Yard:	Lot to be finish graded and sodded with plantings around front porch.
Waterproofing:	4" perimeter Forma-drain inside and outside of foundation. Radon piping from under slab through the roof.

CONCRETE

Foundation:	4' and 8' concrete walls 8" thick on an 8"X16" continuous concrete footing.
Garage Floor:	4" concrete with re-rod 24" on center.
Basement Floor:	3 1/2" concrete over poly-vaper barrier.
Driveway	4" concrete with re-rod 24" on center.
Walks:	4" concrete.
Patio:	4" concrete – 10' x 10'

MASONRY

Front:	Cultured Stone as shown on plans.

WOODS & PLASTICS

Exterior Wall:	2X6 studs, 16" on center with 7/16 OSB sheathing, Tyvek house wrap, vinyl lap siding or masonry as shown on plan.
Interior Walls:	2X4 studs, 16" on center.
Roof System:	Pre-engineered roof trusses on center with ½ 4 x 8 OSB sheathing.
Millwork:	All interior trim is colonial style, prepainted white. Stair rail is stained with a newel post, and metal spindles. 2 3/4" baseboards and casing to be 2 1/4".
Cabinets:	Kitchen cabinets and bath vanities are standard stained. Benton door style, includes toe kick and crown.
Countertops:	Kitchen countertops are stock quartz. All bath tops are cultured marble.
Closet Shelving:	Vinyl coated wire shelving in all closets. $750 allowance per unit.

EXHIBIT "C"

THERMAL & MOISTURE PROTECTION

Foundation:	Hydrocide waterproofing applied to exterior concrete walls below grade.
Building Insulation:	Exterior walls; R-20 Unfaced batts. House to garage wall; R-20 Kraft-faced batts. Boxsills; R-19 friction fit batts stapled in place. House Attic; 16" blown-in Rockwool R-49 Flat / Vaulted Ceiling; R-38 batts. Baffles; Placed in every other truss. Blockouts; R-11 Kraft-faced batts.
Shingles:	Architectural layered asphalt shingles
Siding:	Vinyl siding with aluminum soffits and fascia.
Gutters & Downspouts:	Seamless aluminum, 1 tile adapter per unit.

DOORS & WINDOWS

Exterior Doors:	Front Door Full Lite with Clear Glass Garage to house door is a Jeld Wen steel insulated door.
Garage Door:	Overhead doors – One 16'X7' steel insulated raised panel with windows, operators, and transmitters per unit. Keypad entry.
Interior Doors:	White hollow core doors, pre-hung with three hinges.
Windows:	Quaker Vinyl, Low E, with insulated glass and screens. Dry wall wraps 3 sides with a wood sill.
Finish Hardware:	Entrance, privacy and privacy locks are brushed nickel. Deadbolts at all entry doors.
Mirrors:	$300 allowance per unit.

FINISHES

Gypsum Wall Board:	Ceilings – 5/8" sheetrock with an orange peel texture. Walls – ½" sheetrock with an orange peel texture. Garage – One coat tape, and paint.
Paint:	Interior walls are primed and finish coated with egshel finish.
Floor Covering:	Coretec Flooring – Kitchen, dining room, pantry, entry. Ungrouted LVT - All baths and laundry. Carpet – All bedrooms, great room, stairs and closets. Ceramic Tile – Fireplace surround.

EQUIPMENT

Appliances:	GE refrigerator, range, dishwasher and microwave. Installation provided. See allowance.
Fireplace:	Gas fireplace.

MECHANICAL

Plumbing:	Electric water heater with relief valve, ½ hp garbage disposal, stainless steel kitchen sink; all shower/tub fixtures to be fiberglass units as shown on plan, porcelain toilets, chrome faucets at kitchen and bath sinks, 2 exterior hose hookups,1 laundry hookup, dishwasher hook-up, and install icemaker line. Gas piping to fireplace, furnace and gas bracket.

HVAC

Furnace:	Comfortmaker Heating System, 96% efficient
Air Conditioner:	Comfortmaker Cooling System 16 SEER high efficiency All supply air and return air distribution systems. Install exhaust duct work for all bath fans, dryer, and flue from water heater.

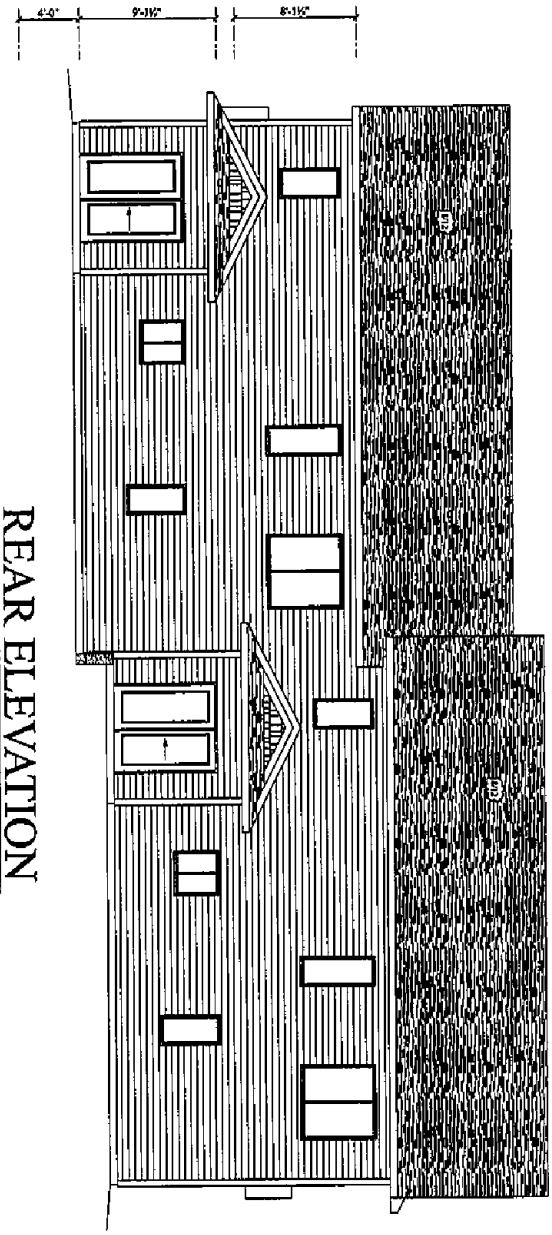
EXHIBIT "C"

ELECTRICAL

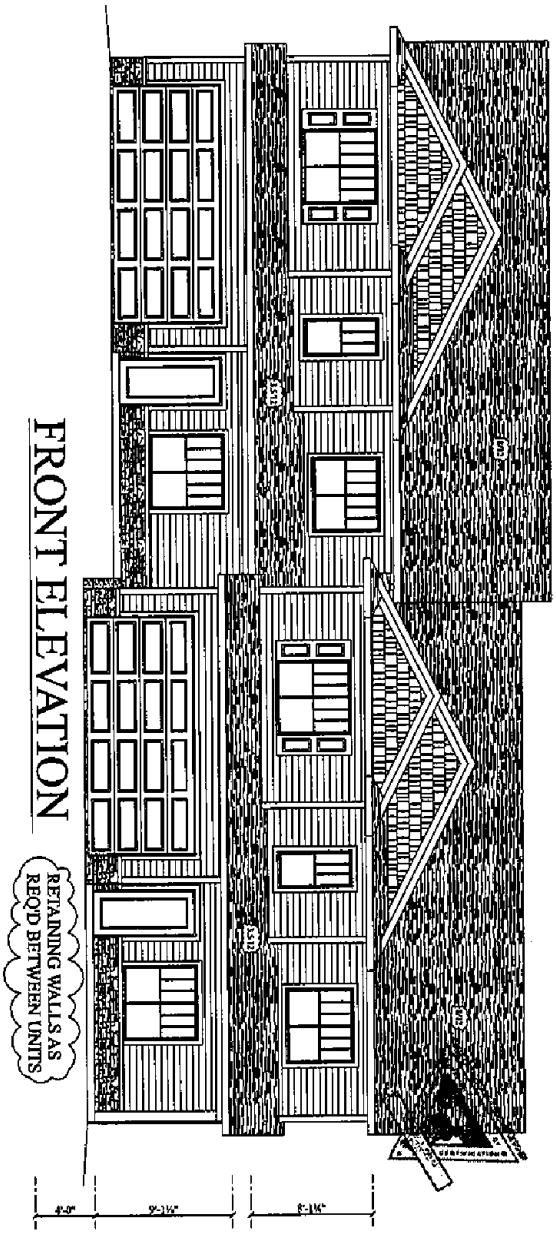
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Install 2 recessed exterior lights..
Install 4 ceiling fans/lights.
Install 7 smoke detectors, dual-rated.
Install wiring for gas furnace.
Install wiring for electric air conditioning.
Install wiring for electric water heater.
Hook up all electric appliances – dishwasher, disposal, and oven.

EXHIBIT "C"



REAR ELEVATION



FRONT ELEVATION

RETAINING WALLS AS REQ'D BETWEEN UNITS

SHEET # 1 of 6

JOB # 1926-0817

May 20, 2018

DESIGN BY: MIKE PRULL

PROJECT NAME: HOCHSTEDLER - CENTRAL PARK CONDOMINIUM DUPLEX 1P

SHEET DESCRIPTION: FRONT & RIGHT ELEVATIONS

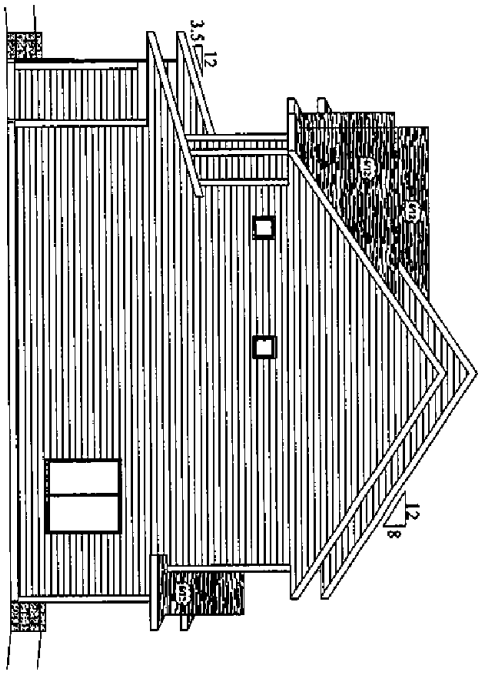
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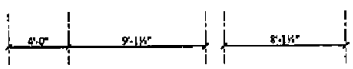
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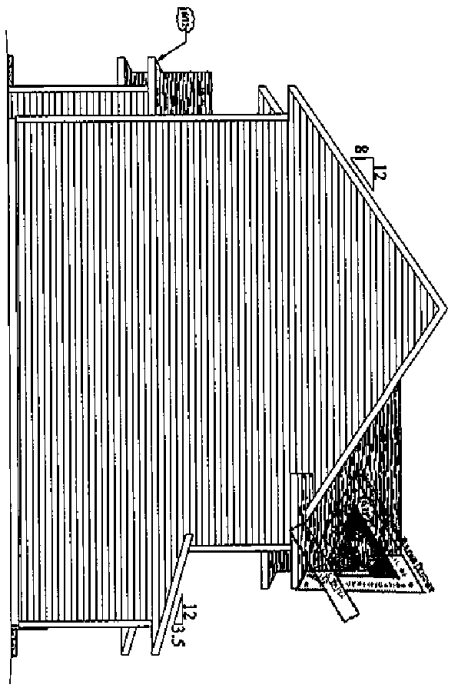
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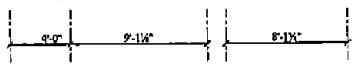
RIGHT ELEVATION





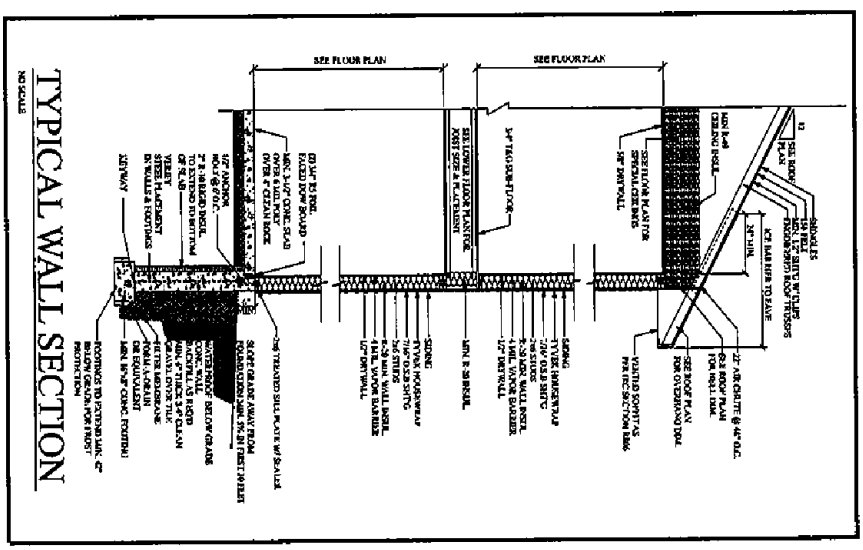
LEFT ELEVATION





TYPICAL WALL SECTION

NO SCALE



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SHEET # 2 of 6

JOB # 1926-0817

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

May 29, 2018

DESIGN BY: MIKE PRULL

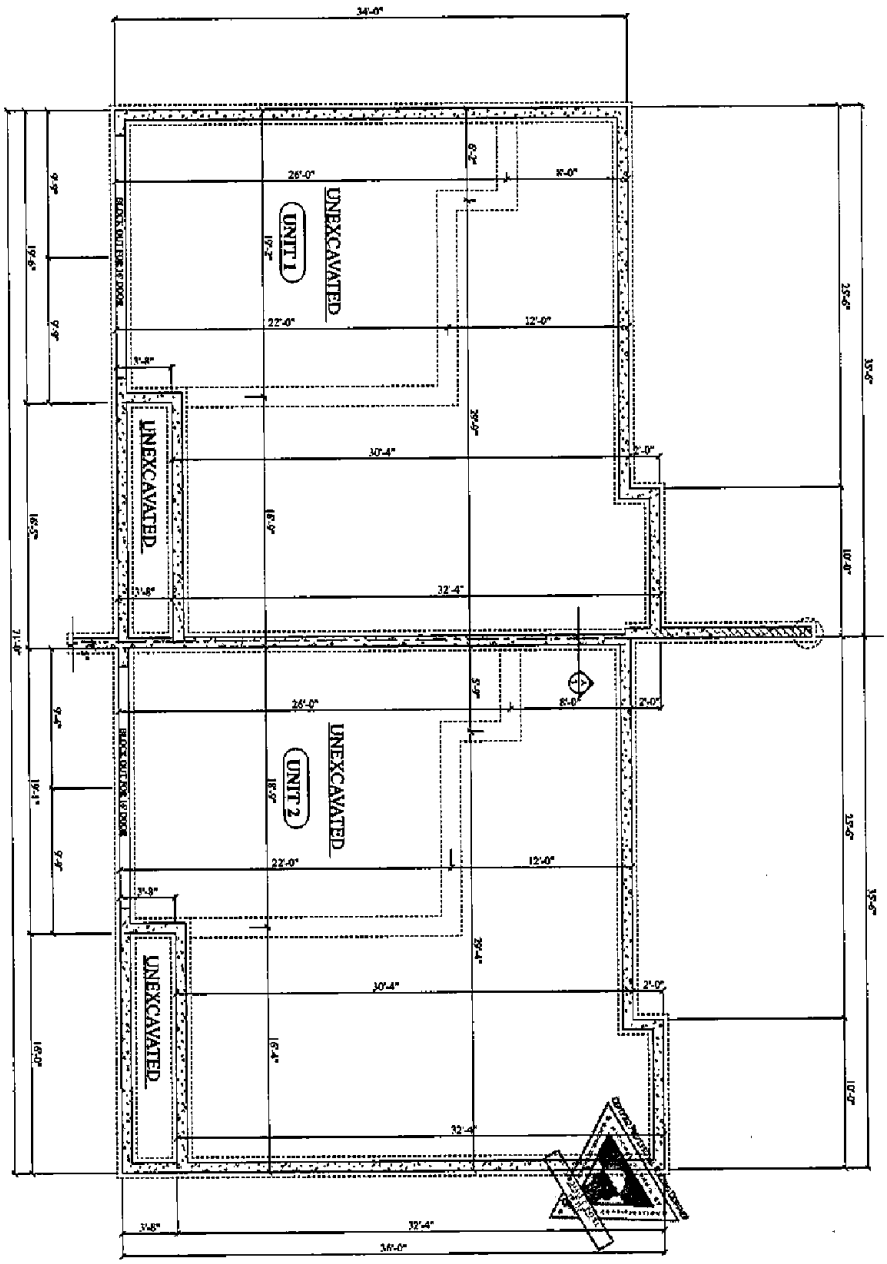
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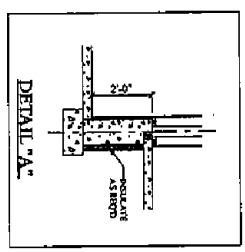
SHEET DESCRIPTION: LEFT & RIGHT ELEVATIONS & WALL SECTION

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EXHIBIT "C"





SHEET # 3 of 6

JOB # 1926-0817
SCALE: 1/8" = 1'-0"
May 29, 2018
DESIGN BY: MIKE PRULL

PROJECT NAME
HOCHSTEDLER - CENTRAL PARK CONDOMINIUM DUPLEX 1P

SHEET DESCRIPTION
LOWER FLOOR PLAN

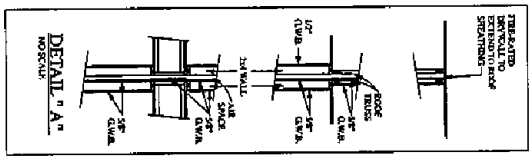
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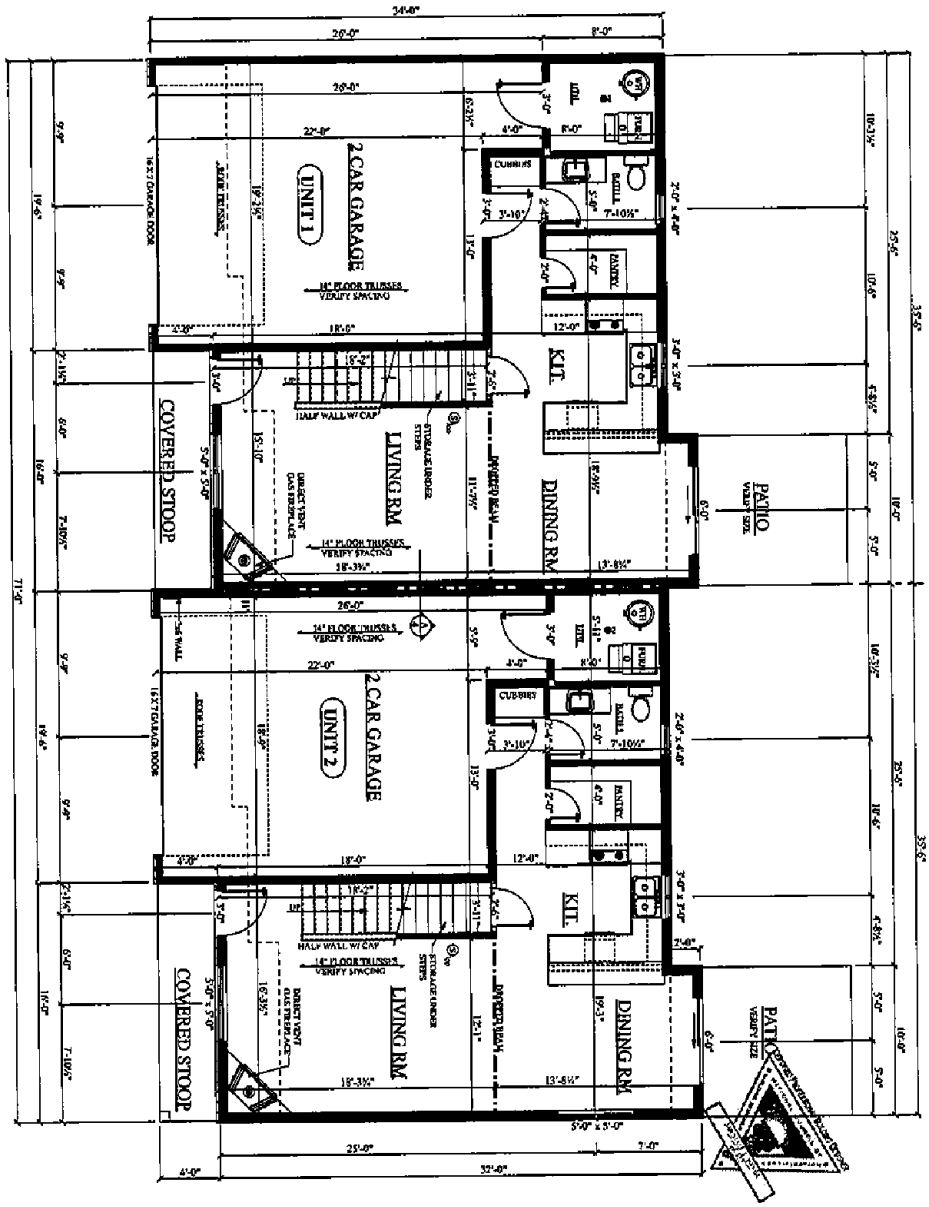
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EXHIBIT "C"

UNIT 1
MAIN FLOOR AREA
716 SQ. FT.
GARAGE AREA
449 SQ. FT.

UNIT 2
MAIN FLOOR AREA
714 SQ. FT.
GARAGE AREA
449 SQ. FT.





SHEET # 4 of 6

JOB # 1926-0817
SCALE: 1/4" = 1'-0"
May 29, 2018
DESIGN BY: MIKE PRULL

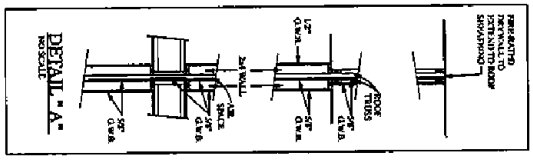
PROJECT NAME
HOCHSTEDLER - CENTRAL PARK
CONDOMINIUM DUPLEX 1P

SHEET DESCRIPTION
MAIN FLOOR PLAN

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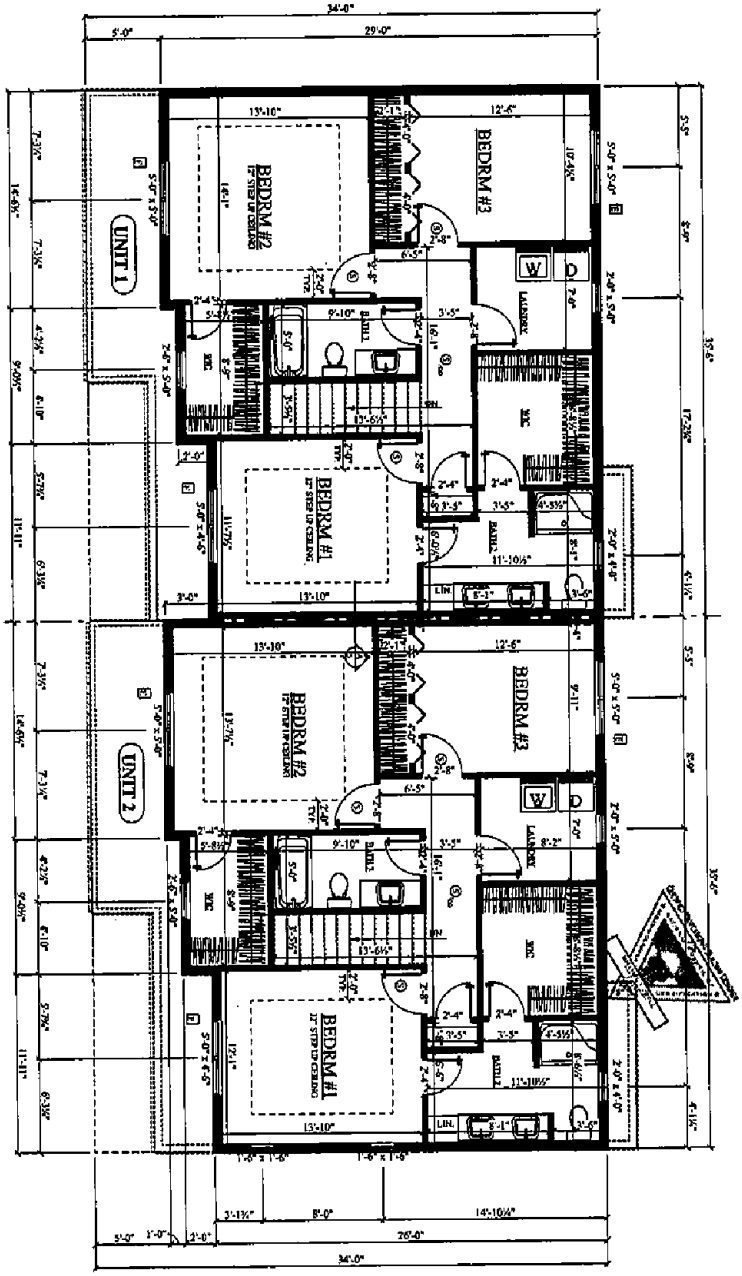
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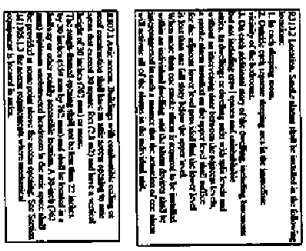
UNIT 1
2ND FLOOR AREA
952 SQ. FT.

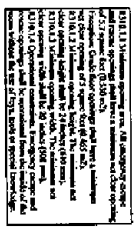
UNIT 2
HOUSE AREA
952 SQ. FT.



GENERAL NOTES UNLESS OTHERWISE NOTED:
- #1 1/2" LARGE WALL HEIGHT
- 2x6 EXTERIOR WALLS
- 2x4 INTERIOR WALLS
- EXTERIOR OVERHANG TO OUTSIDE OF FTG
- SMOKE DETECTOR IN EACH BEDROOM
- CARBON MONOXIDE DETECTOR IN HALL
- AREA AND ADJACENT CORRIDORS
- TEMPERED GLASS TO BATH AND STAIRWAY
- REFER TO ELEVATIONS FOR WINDOW HEIGHTS
- VERIFY LOCATION OF ATTIC ACCESS
- ALL PLUMBING WALLS AS REQ'D

(S) - SMOKE DETECTORS
(S)CO - SMOKE DETECTORS W/ CO DETECTOR
E - EGRESS OPENING





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SHEET # 5 of 6

JOB # 1926-0817
SCALE: 1/8" = 1'-0"
May 29, 2018
DESIGNED BY: MIKE PRULL

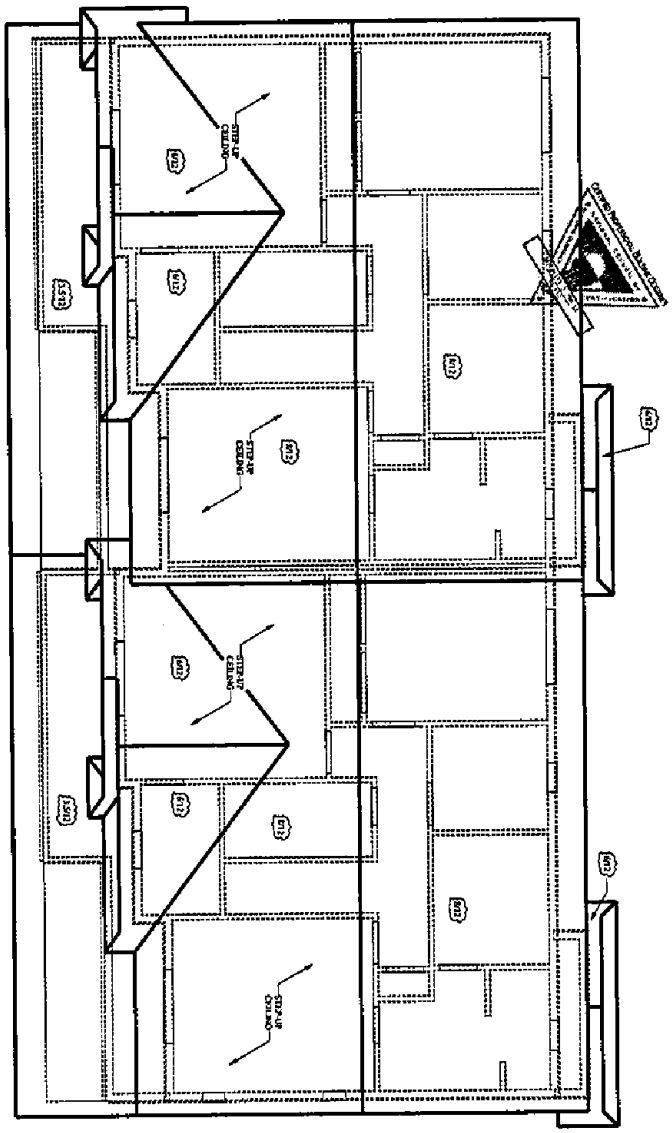
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CONDOMINIUM DUPLEX 1P

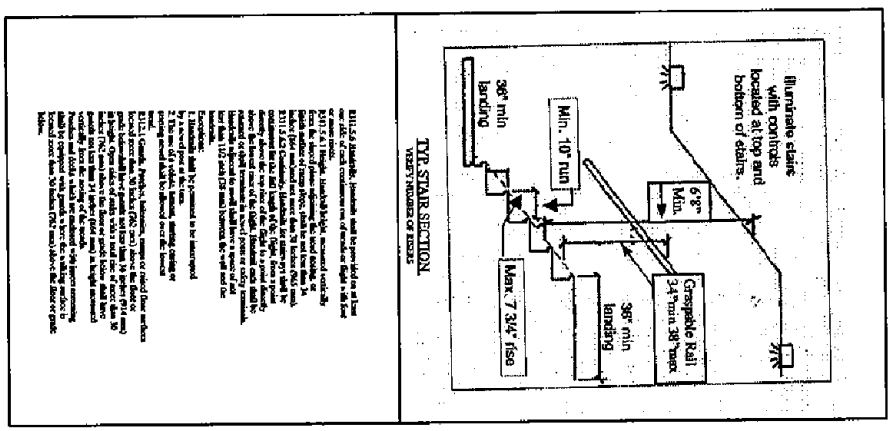
SHEET DESCRIPTION
UPPER FLOOR PLAN

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EXHIBIT "C"





SHEET # 6 of 6

JOB # 1926-0817
SCALE: 1/8" = 1'-0"
May 29, 2018
DESIGN BY: MIKE PRULL

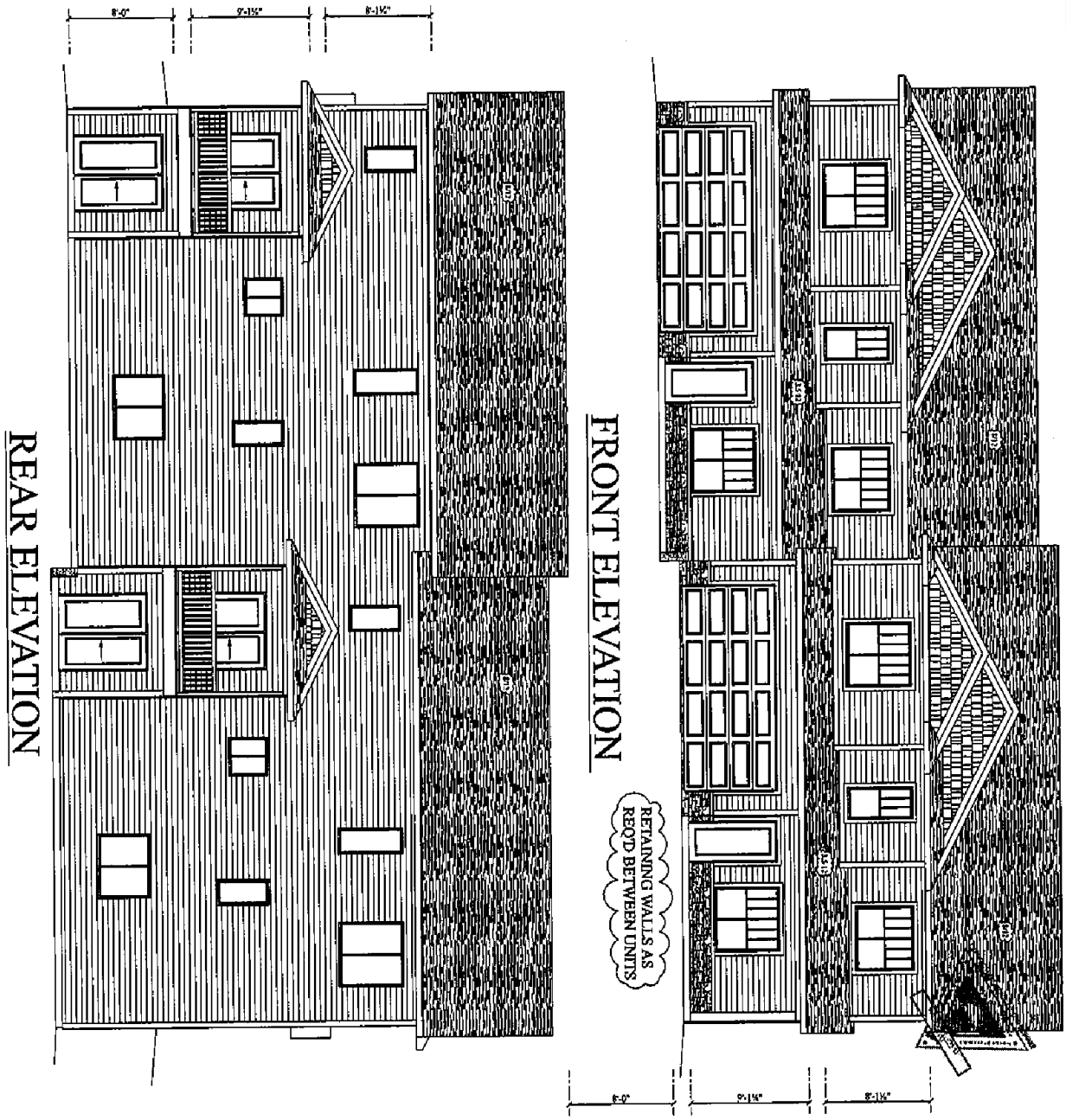
PROJECT NAME
HOCHSTEDLER - CENTRAL PARK CONDOMINIUM DUPLEX 1P

SHEET DESCRIPTION
ROOF PLAN & STAIR SECTION

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EXHIBIT "C"



SHEET # 1 of 6

JOB # 1924-0817

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

May 29, 2018

DESIGNED: MIKE PRULL

PROJECT NAME

HOCHSTEDLER - CENTRAL PARK CONDOMINIUM DUPLEX 1P

SHEET DESCRIPTION

FRONT & RIGHT ELEVATIONS

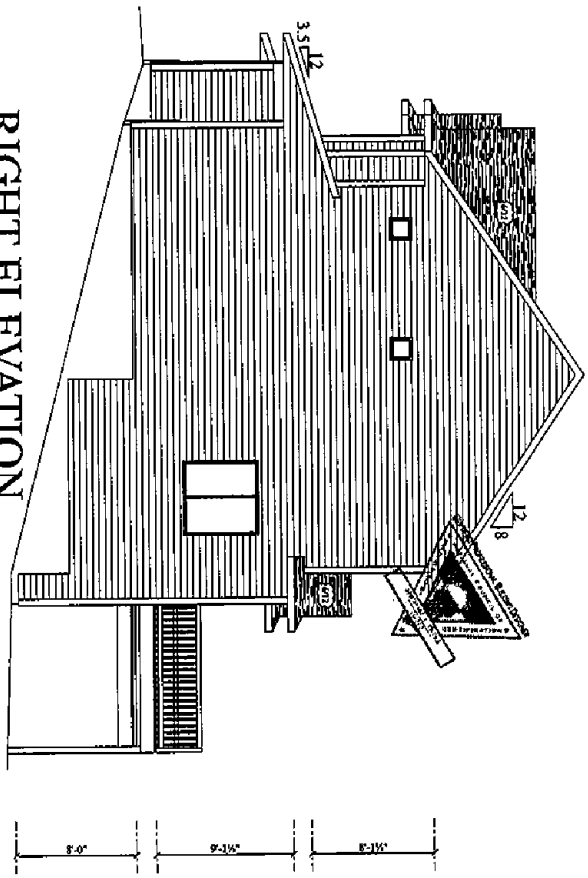
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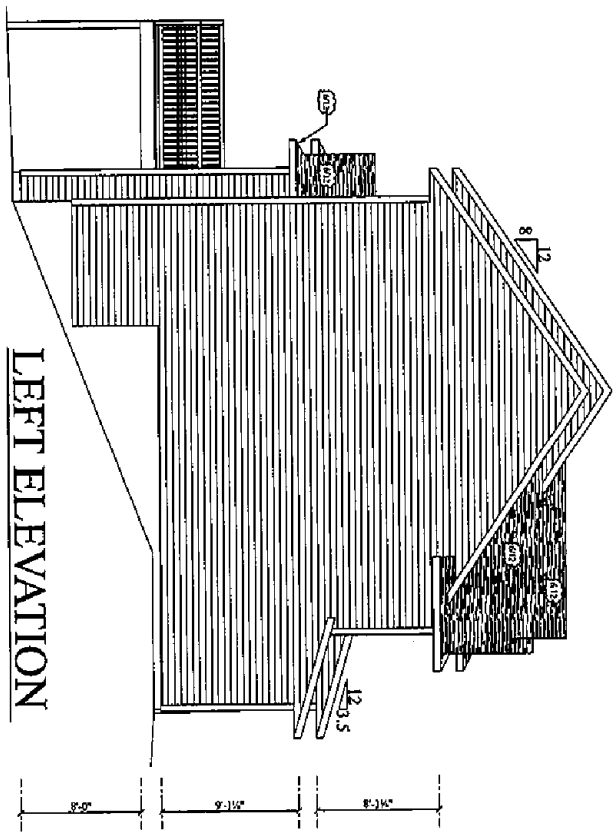
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EXHIBIT "C"

RIGHT ELEVATION

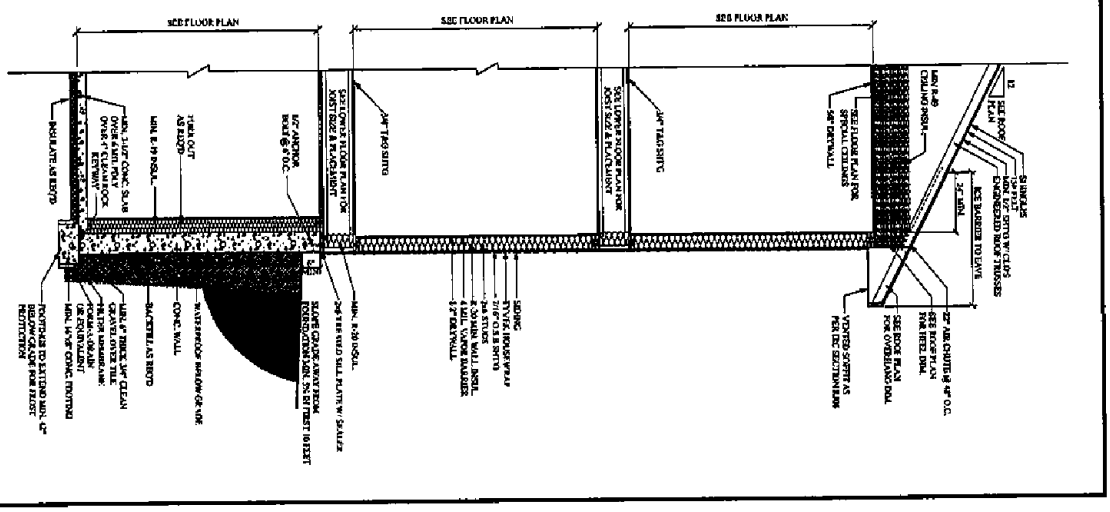


LEFT ELEVATION



TYPICAL WALL SECTION

NO SCALE



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SHEET # 2 of 6

JOB # 1924-0817

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

May 29, 2018

Designed By: MIKE PRULL

PROJECT NAME: HOCHSTEDLER - CENTRAL PARK CONDOMINIUM DUPLEX 1P

SHEET DESCRIPTION: LEFT & RIGHT ELEVATIONS & WALL SECTION

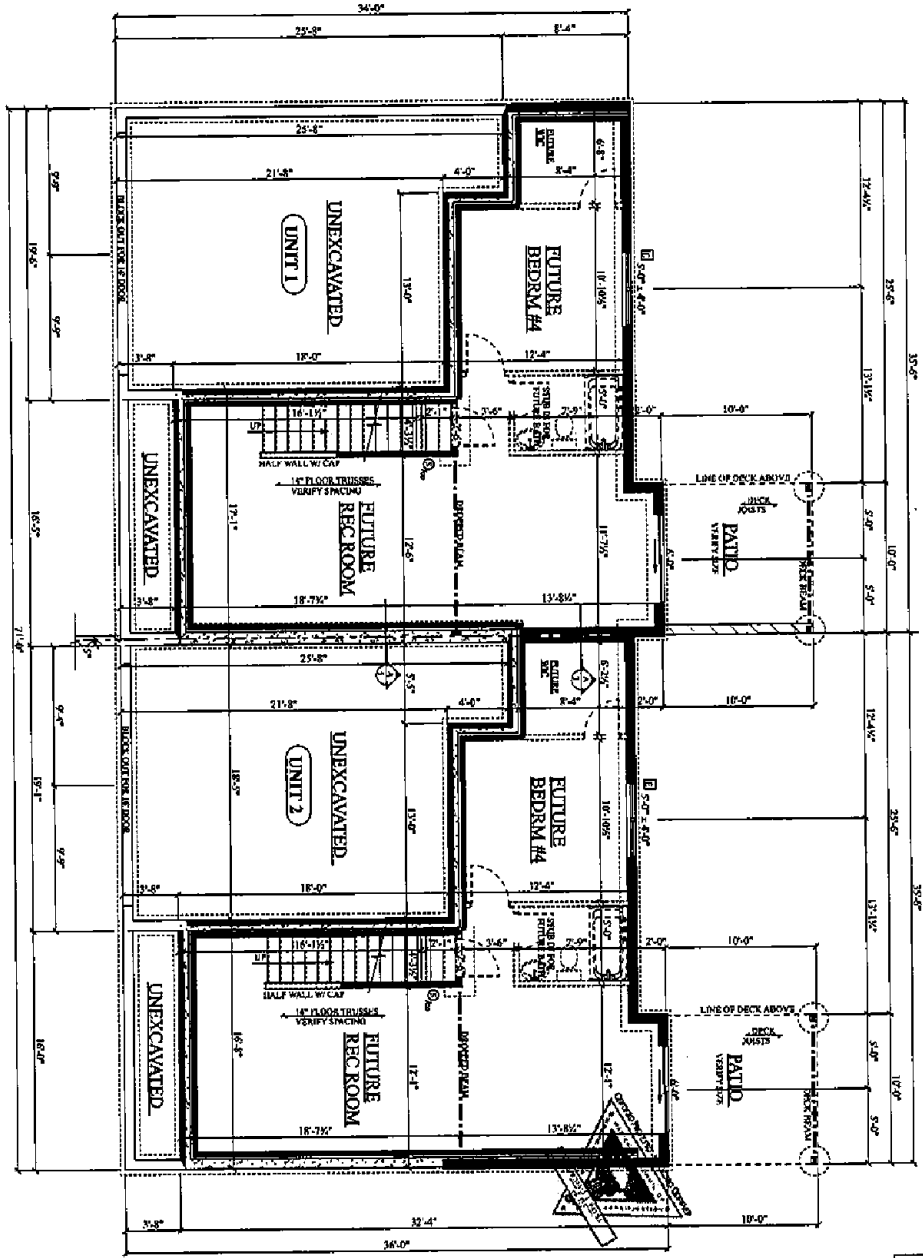
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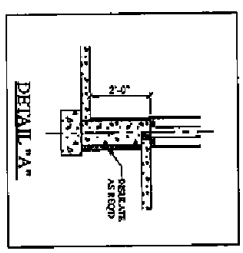
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EXHIBIT "C"

UNIT 1
UNFINISHED AREA
683 SQ. FT.

UNIT 2
UNFINISHED AREA
683 SQ. FT.





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SHEET #	JOB #	PROJECT NAME	SHEET DESCRIPTION
3 of 6	1924-0817 SCALE: 1/8" = 1'-0" May 29, 2018 Design BY: MIKE PRULL	HOCHSTEDLER - CENTRAL PARK CONDOMINIUM DUPLEX 1P	LOWER FLOOR PLAN

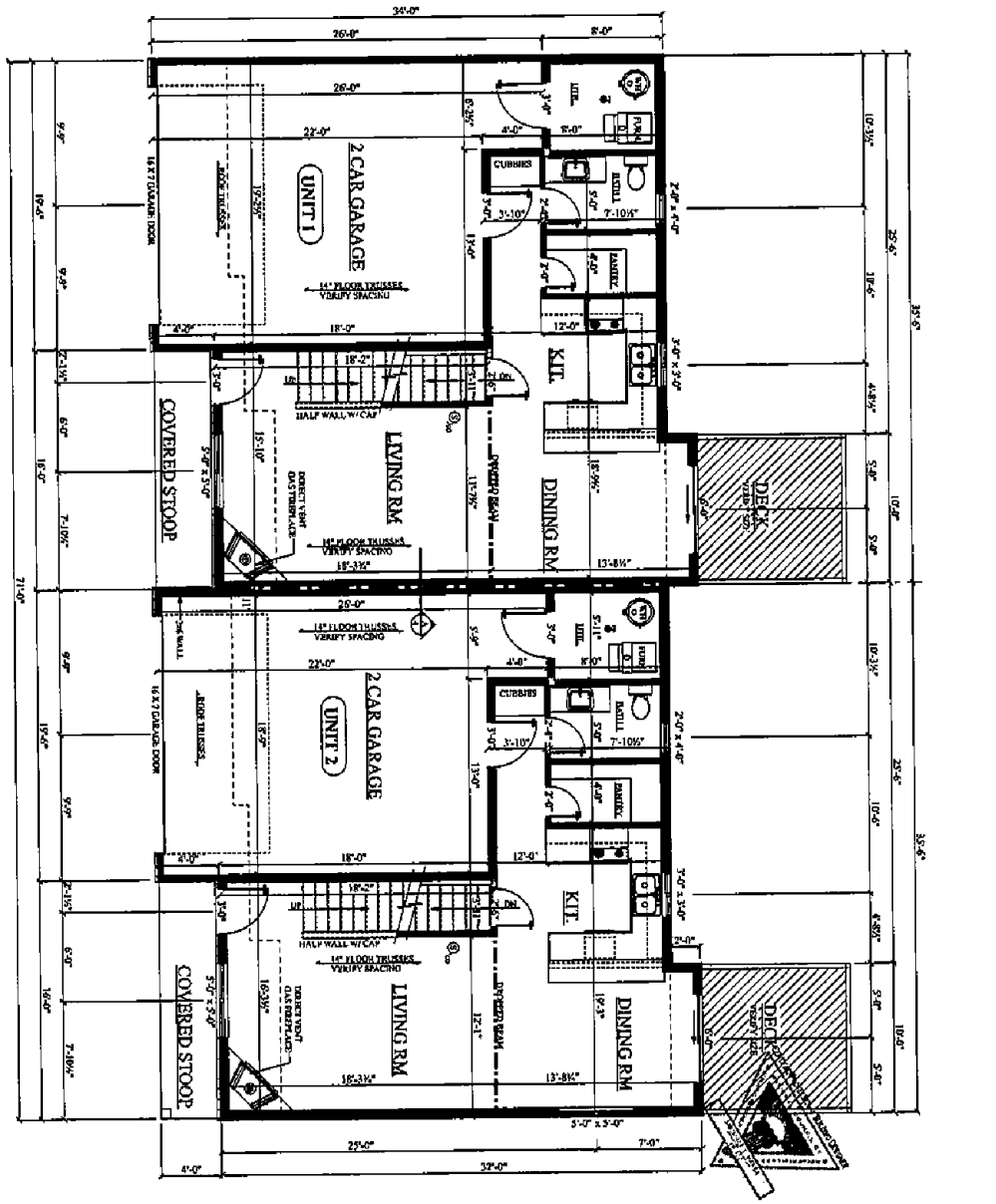
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EXHIBIT "C"

UNIT 1
MAIN FLOOR AREA
716 SQ. FT.
GARAGE AREA
449 SQ. FT.

UNIT 2
MAIN FLOOR AREA
714 SQ. FT.
GARAGE AREA
449 SQ. FT.

DETAIL "A"



GENERAL NOTES UNLESS OTHERWISE NOTED

- 5/8" GYP. BOARD WALL ASSEMBLY
- 1/2 HR WINDOW & DOOR ROOM OPENINGS
- 2x6 EXTERIOR WALLS
- 2x4 INTERIOR WALLS
- EXTERIOR FOAM SEALANT TO OUTSIDE OF STUD WALL AT ALL PENETRATIONS TO HOUSE
- SMOKE DETECTOR INTERCONNECTED
- ABS AND/OR PVC DRAIN-WASTE-VENT SYSTEM
- EXHAUST BATHROOM FANS TO BE VENTED TO OUTSIDE
- DOORS TO BEDROOMS & GARAGE TO BE SOLID CORE
- 5/8 GYP. BOARD ON GARAGE SIDE
- 2x6 PLUMBING WALLS AS REQ'D
- SMOKE DETECTORS
- SMOKE DETECTORS W/ CO DETECTOR

All BID
PRULL CUSTOM DESIGNS LLC
Home design is you dream about
466 Sunset Drive / Fairfax IA 52228
Office: 319-846-9353 / Fax: 319-846-9373
E-mail: Mike@PrullCustomDesigns.com
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SHEET # 4 of 6

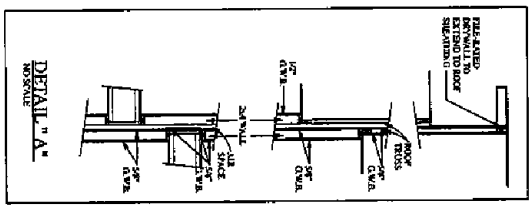
JOB # 1924-0817
SCALE: 1/4" = 1'-0"
May 29, 2018
DESIGN BY: MIKE PRULL

PROJECT NAME
HOCHSTEDLER - CENTRAL PARK
CONDOMINIUM DUPLEX 1P

SHEET DESCRIPTION
MAIN FLOOR PLAN

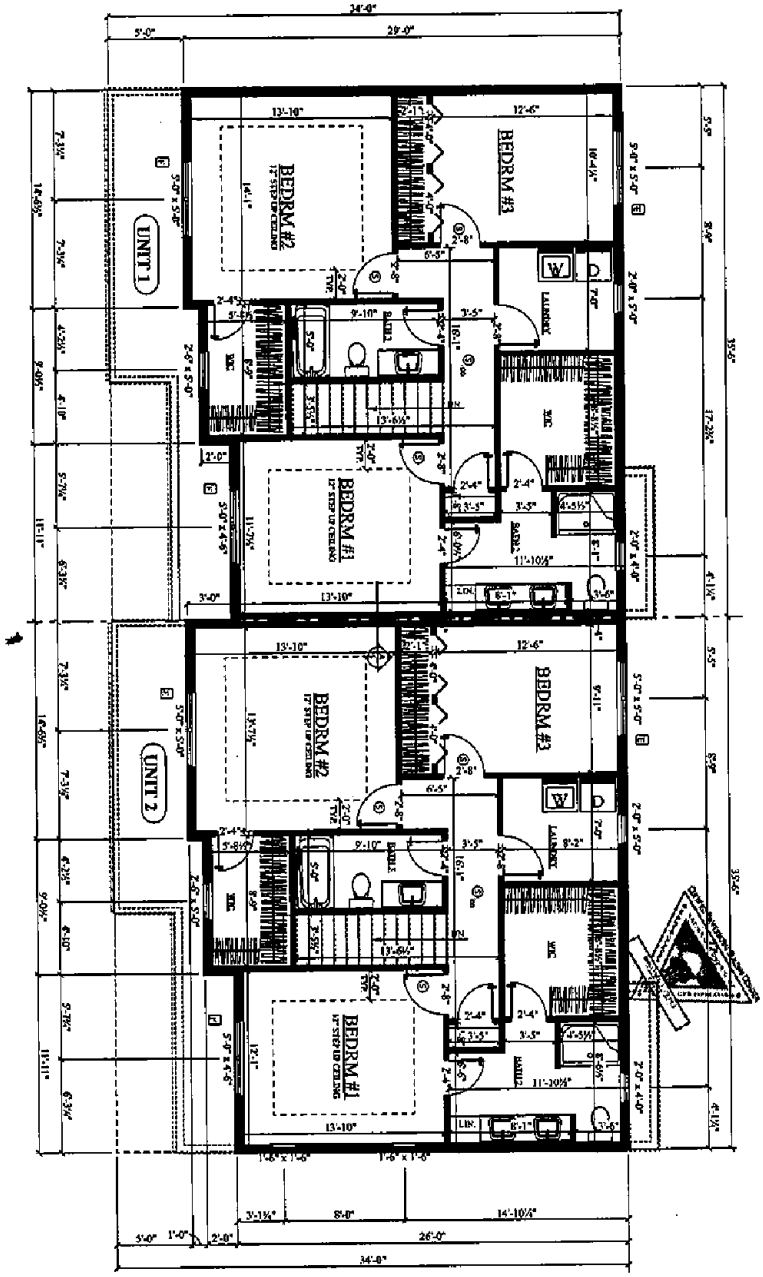
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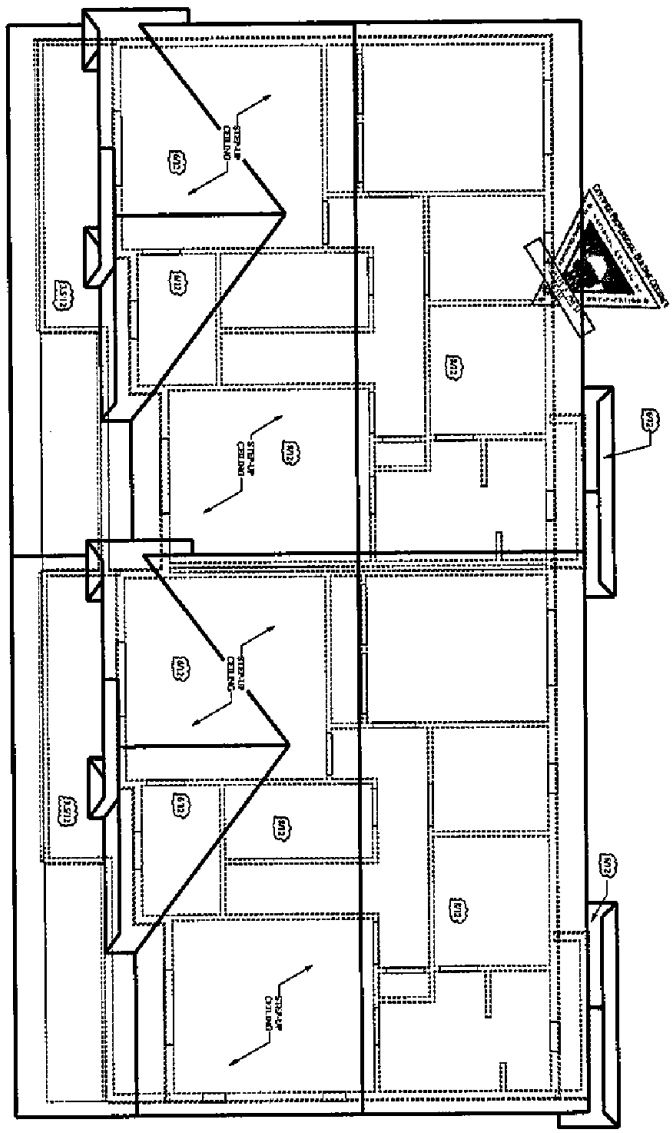
UNIT 1
2ND FLOOR AREA
952 SQ. FT.

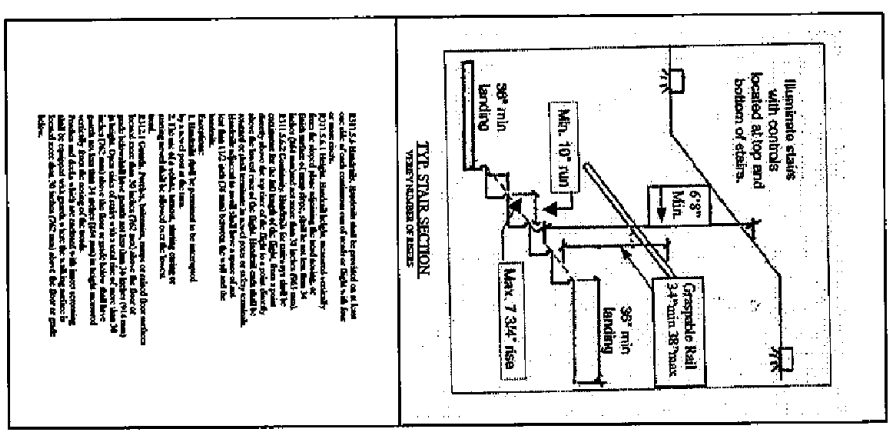
UNIT 2
HOUSE AREA
952 SQ. FT.



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EXHIBIT "C"





TYP. STAIR SECTION
VERIFY NUMBER OF RISERS

SHEET # 6 of 6

JOB # 1924-0817
SCALE: 1/8" = 1'-0"
May 29, 2018
DESIGNED BY: MIKE PRULL

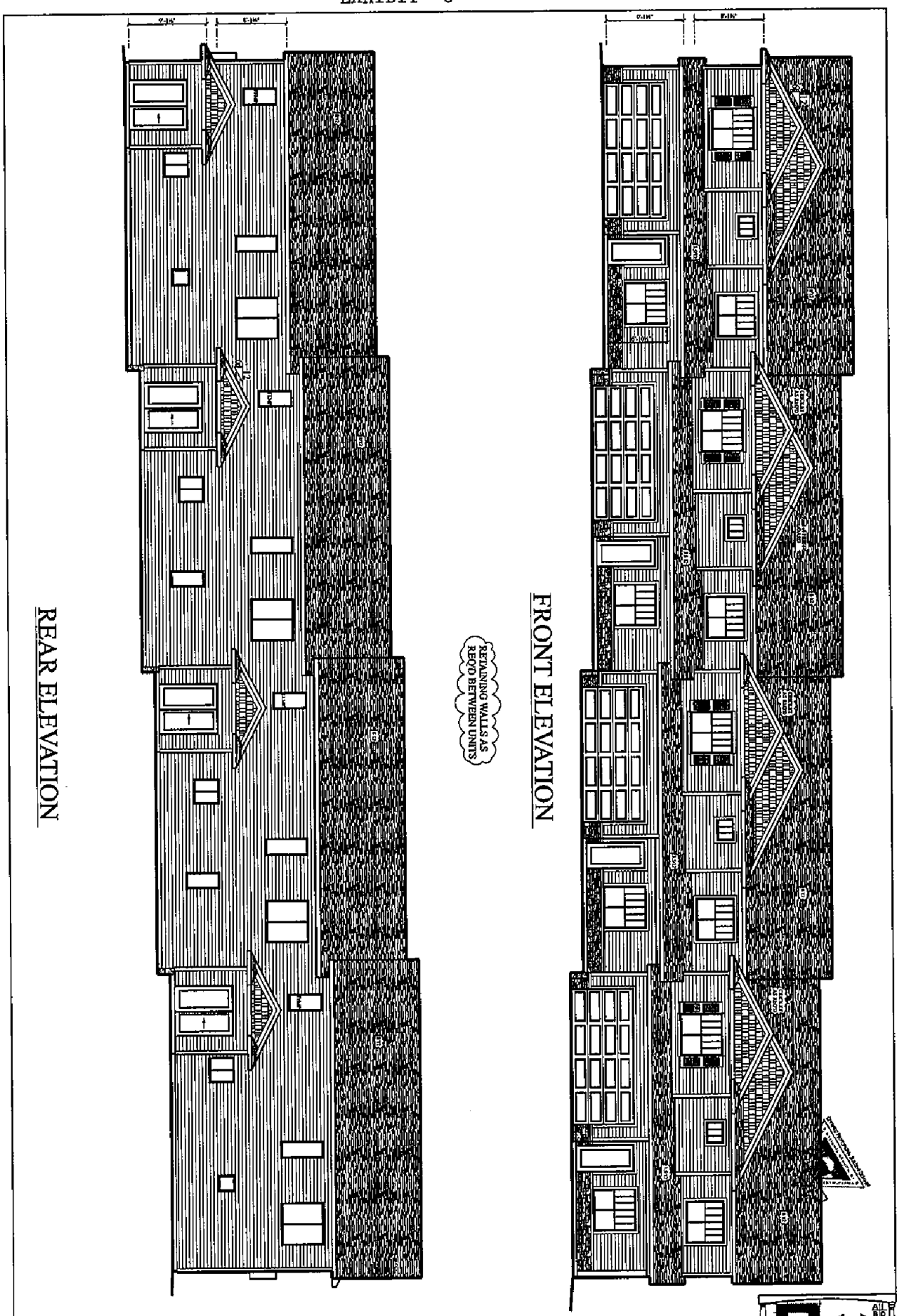
PROJECT NAME
HOCHSTEDLER - CENTRAL PARK CONDOMINIUM DUPLEX 1P

SHEET DESCRIPTION
ROOF PLAN & STAIR SECTION

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EXHIBIT "C"



SHEET # 1 of 6

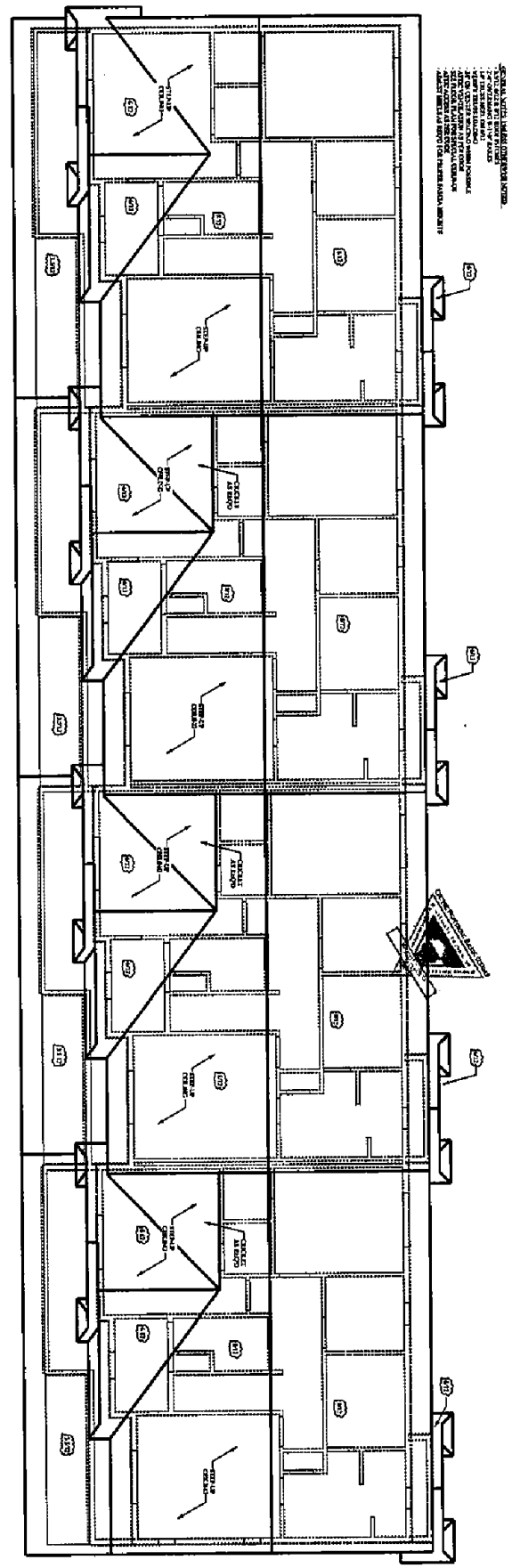
JOB # 1741-1216

HOCHSTEDLER - CENTRAL PARK CONDOMINIUM
BUILDING 2 - 4 PLEX

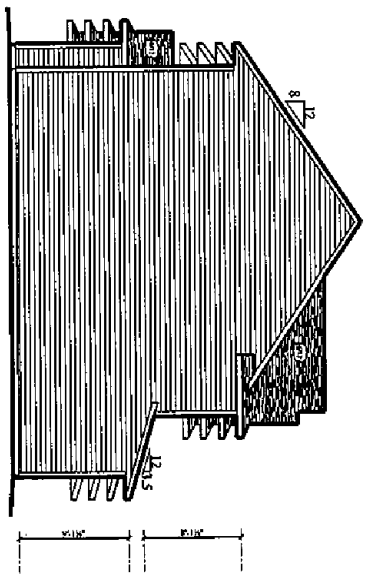
FRONT & REAR ELEVATIONS

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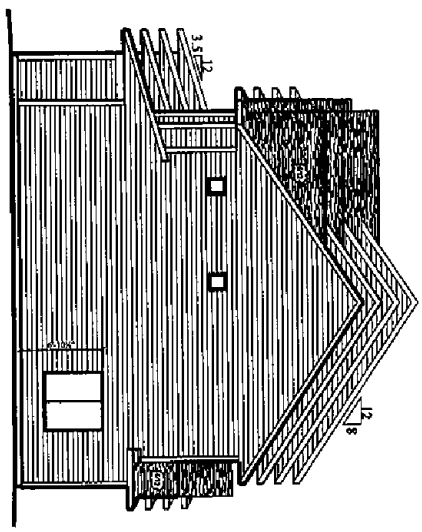
EXHIBIT "C"



LEFT ELEVATION



RIGHT ELEVATION



SHEET # 2 of 6

JOB # 1741-1216

HOCHSTEDLER - CENTRAL PARK CONDOMINIUM
BUILDING 2 - 4 PLEX

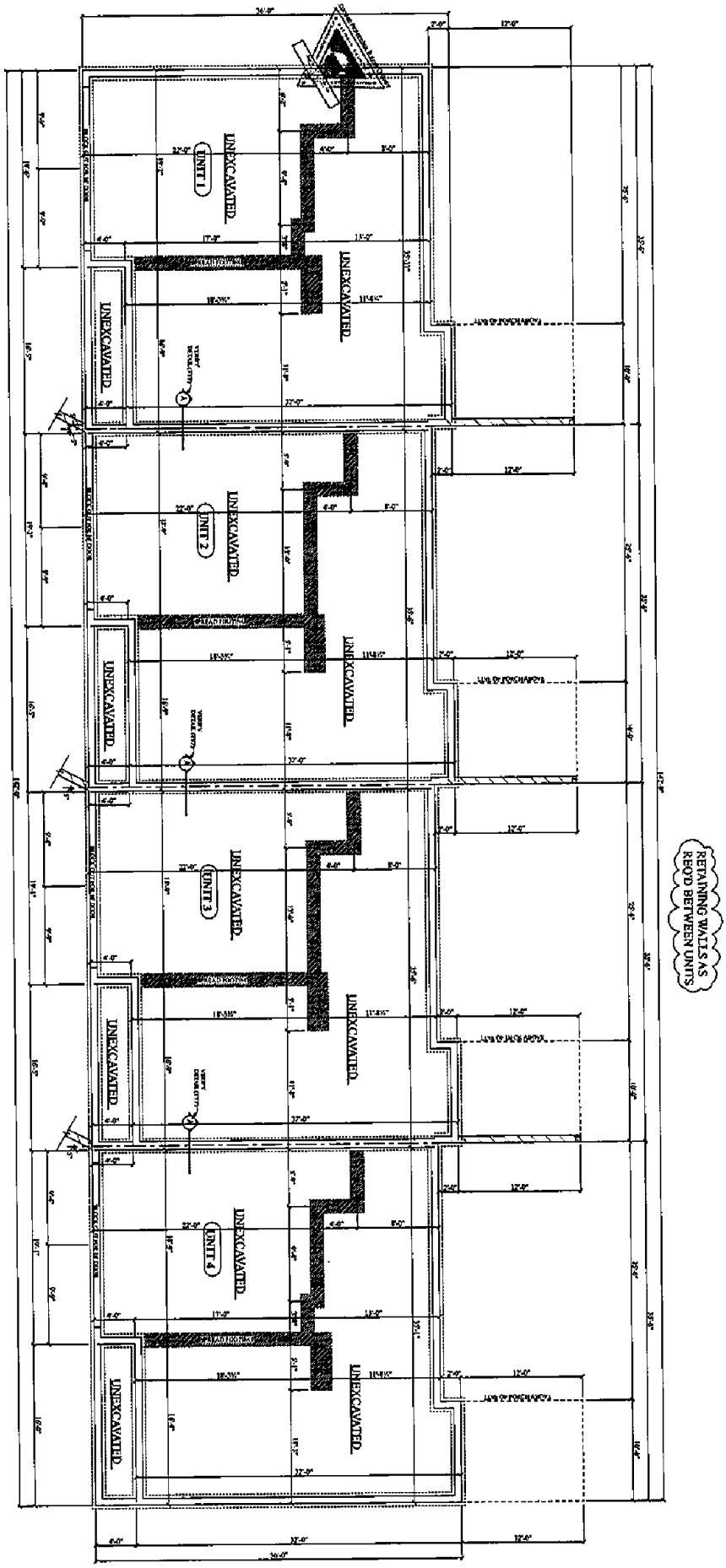
SHEET DESCRIPTION
LEFT & RIGHT ELEVATIONS & ROOF PLAN

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Book: 5798 Page: 180 Seq: 77

EXHIBIT "C"



SHEET # 3 of 6

JOB # 1741-1216

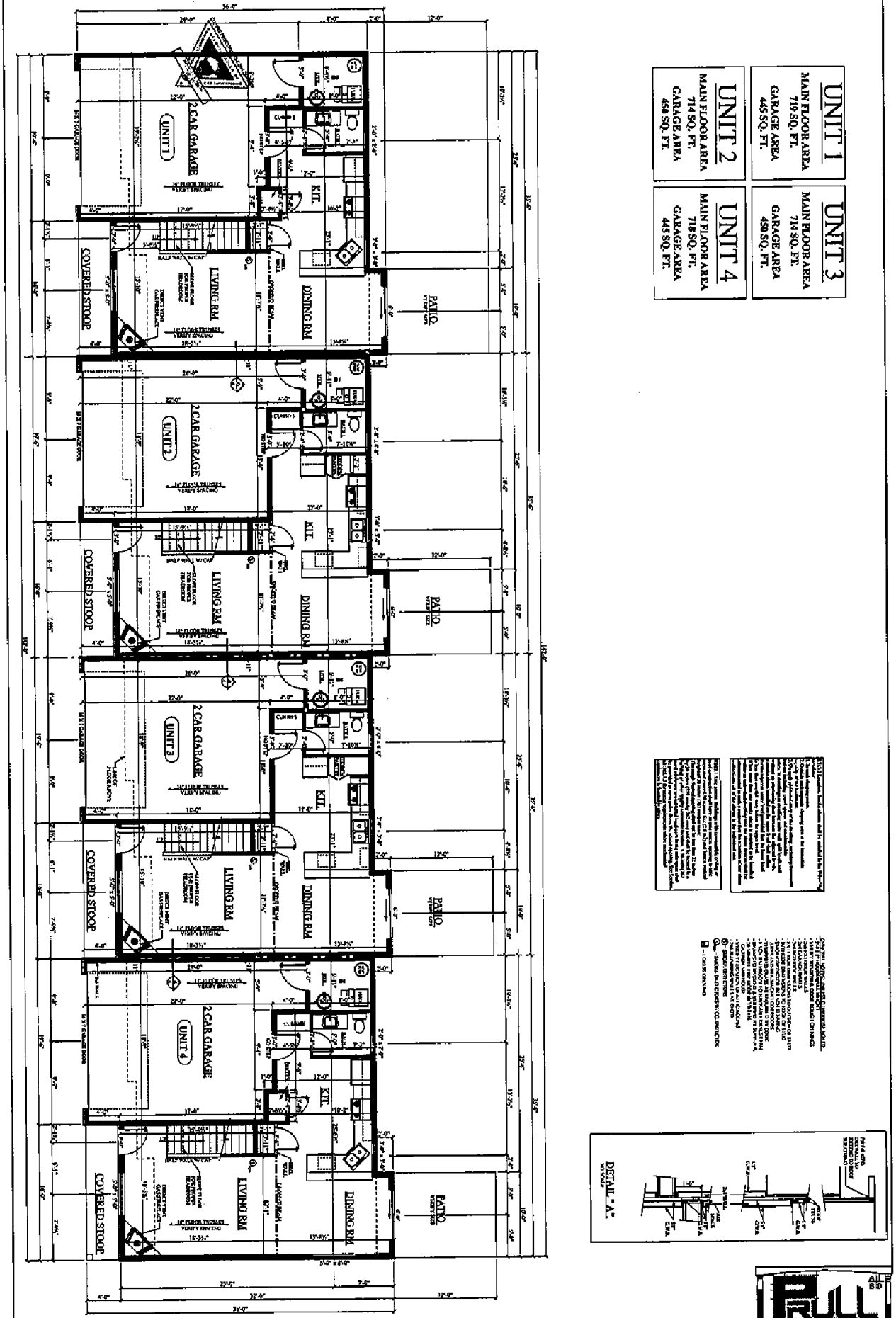
HOCHSTEDLER - CENTRAL PARK CONDOMINIUM
BUILDING 2 - 4 PLEX

FOUNDATION PLAN

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EXHIBIT "C"



SHEET # 4 of 6

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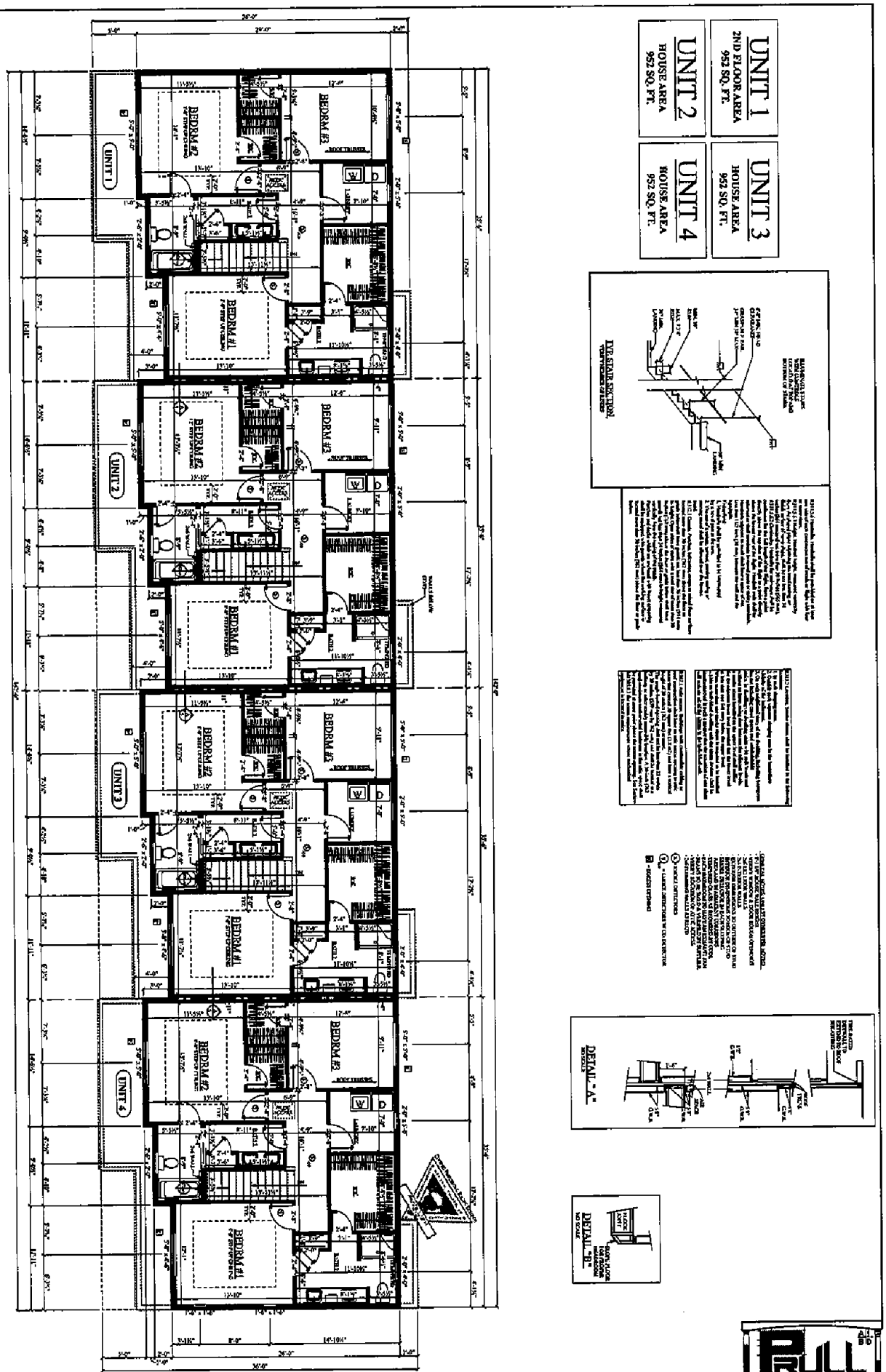
HOCHSTEDLER - CENTRAL PARK CONDOMINIUM
BUILDING 2 - 4 PLEX

MAIN FLOOR PLAN

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EXHIBIT "C"



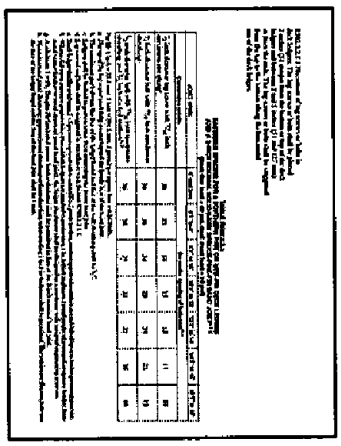
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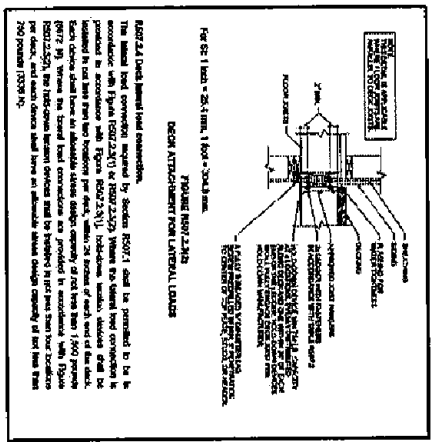
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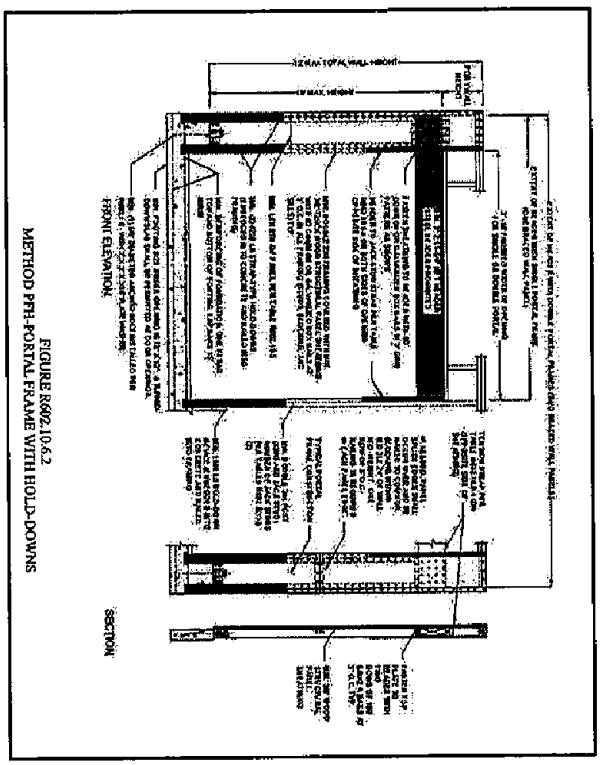
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BUILDING 2 - 4 PLEX

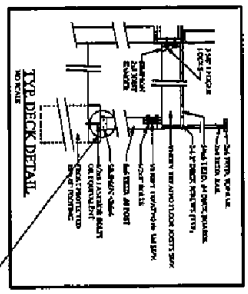
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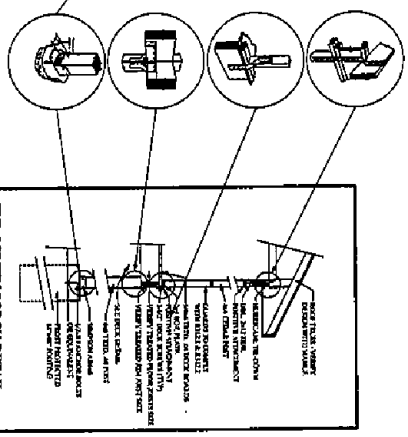
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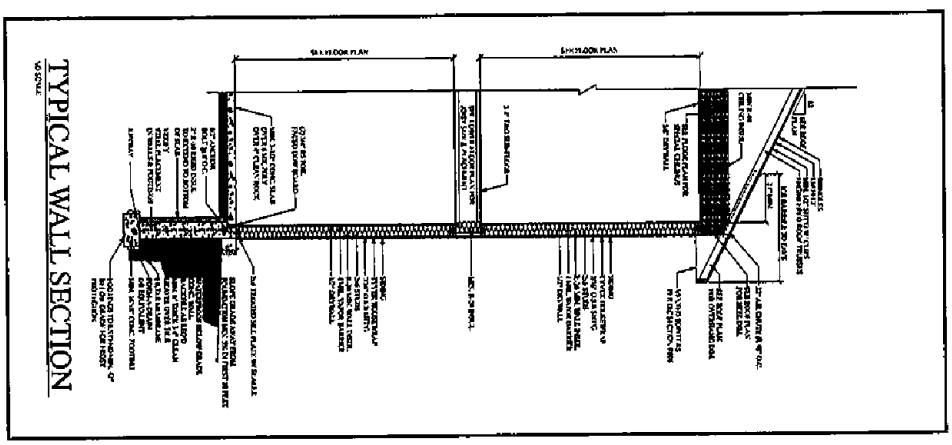












SHEET # 6 of 6

JOB # 1741-1216

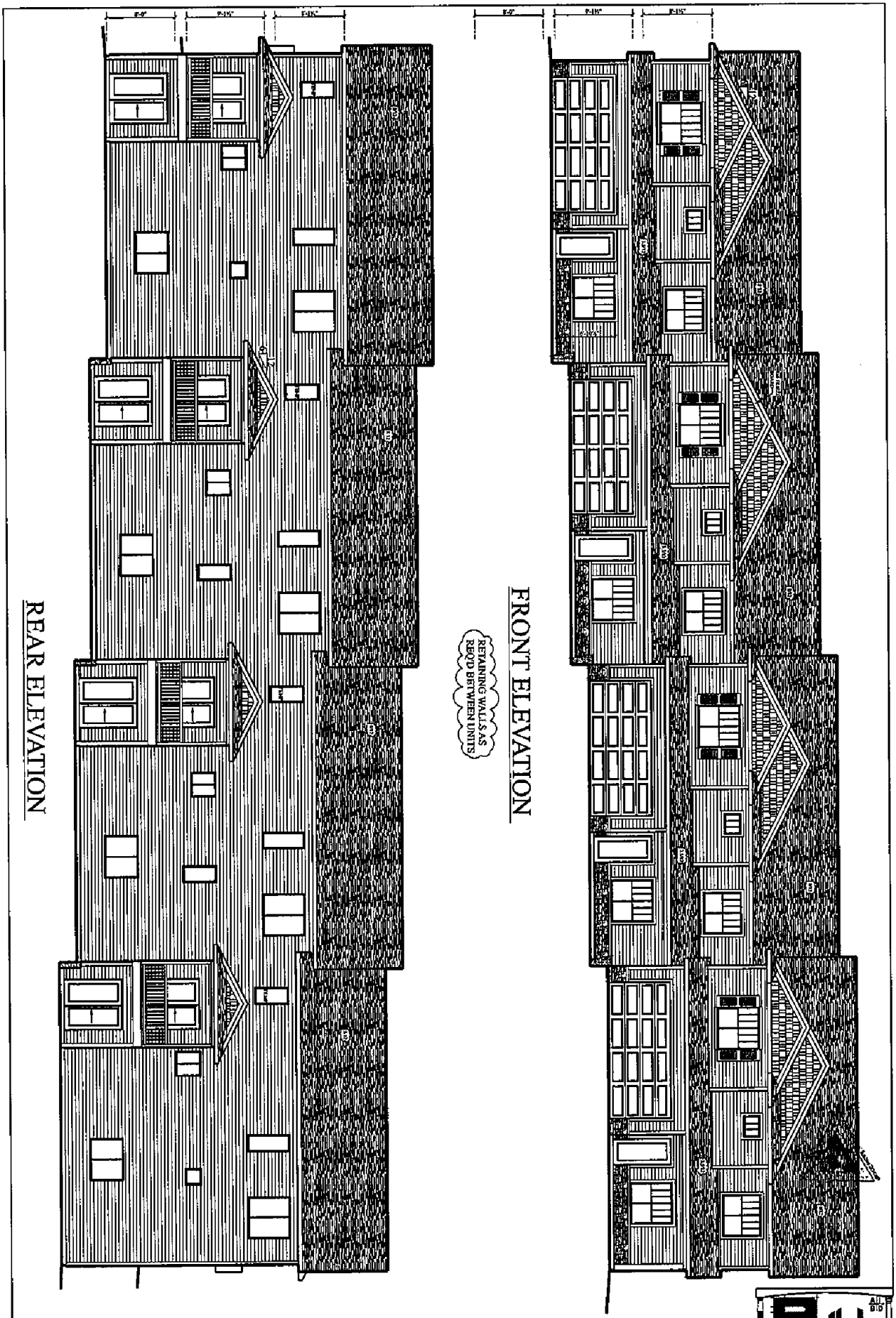
HOCHSTEDLER - CENTRAL PARK CONDOMINIUM
BUILDING 2 - 4 PLEX

MISC. DETAILS

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EXHIBIT "C"



SHEET # 1 of 5

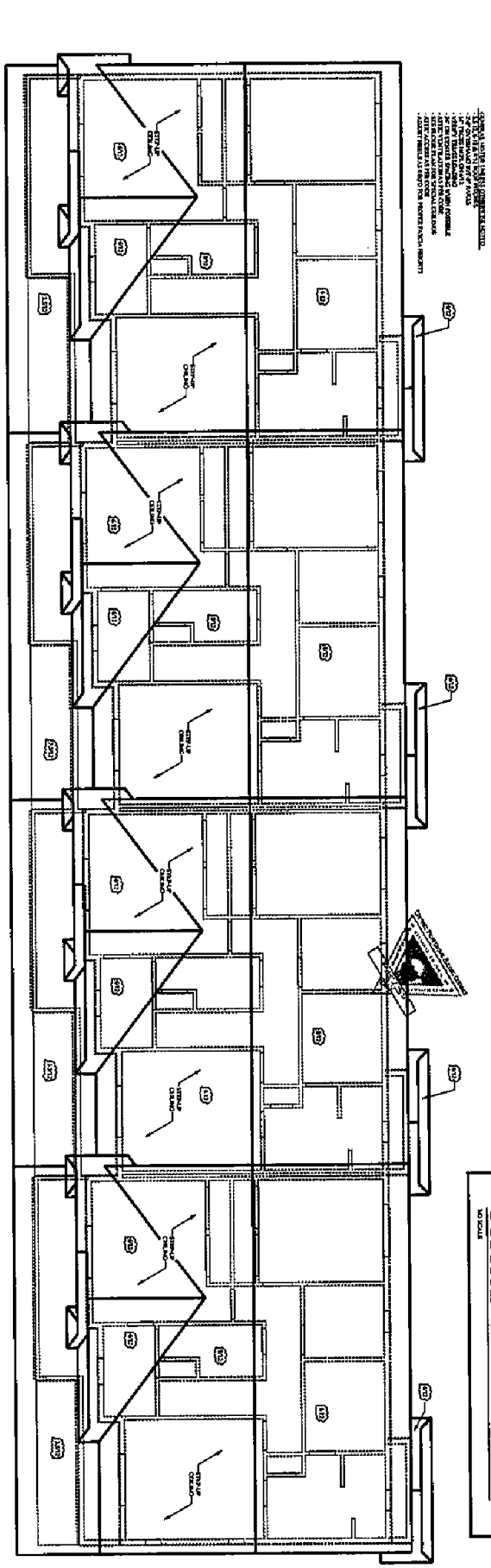
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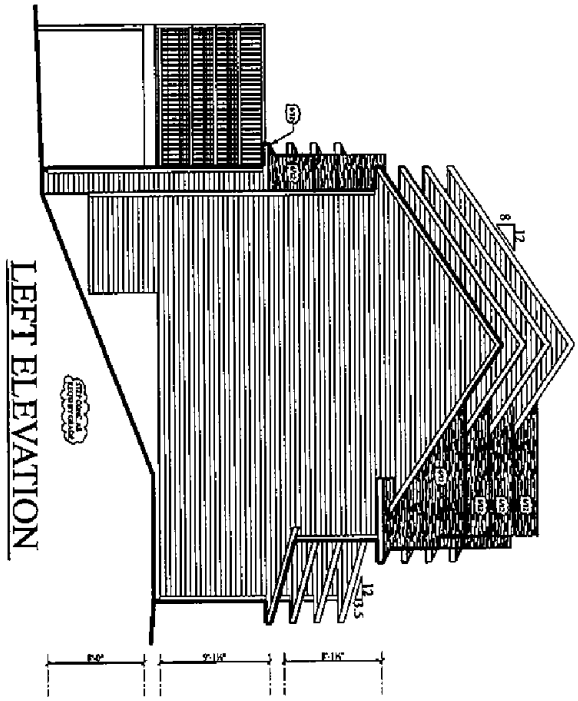
HOCHSTEDLER - CENTRAL PARK CONDOMINIUM
BUILDING 1 - 4 PLEX

FRONT & REAR ELEVATIONS

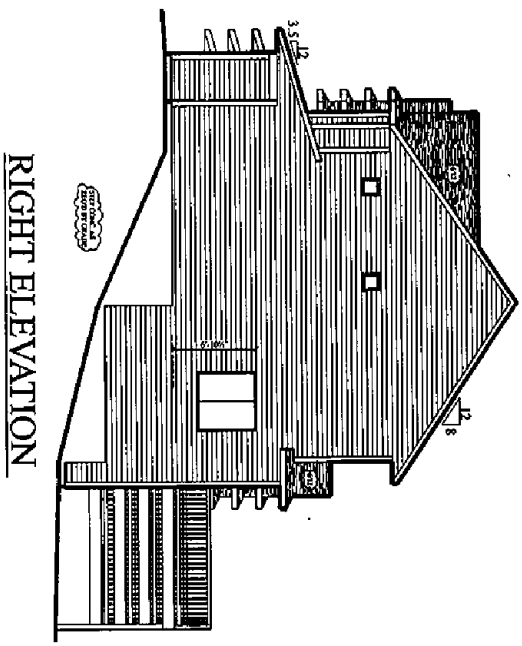
Book: 5798 Page: 180 Seq: 82

EXHIBIT "C"

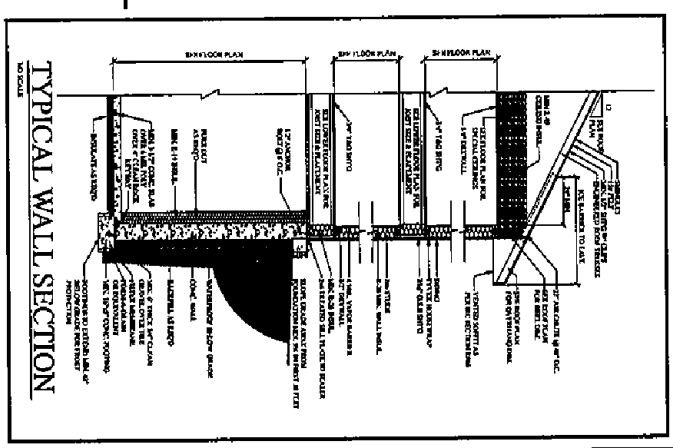




LEFT ELEVATION



RIGHT ELEVATION



TYPICAL WALL SECTION

SHEET # 2 of 5

JOB # 1767-0117

SCALE: 1" = 10'

November 30, 2017

DESIGN BY: MIKE PULL

PROJECT NAME

HOCHSTEDLER - CENTRAL PARK CONDOMINIUM
BUILDING 1 - 4 PLEX

SHEET DESCRIPTION

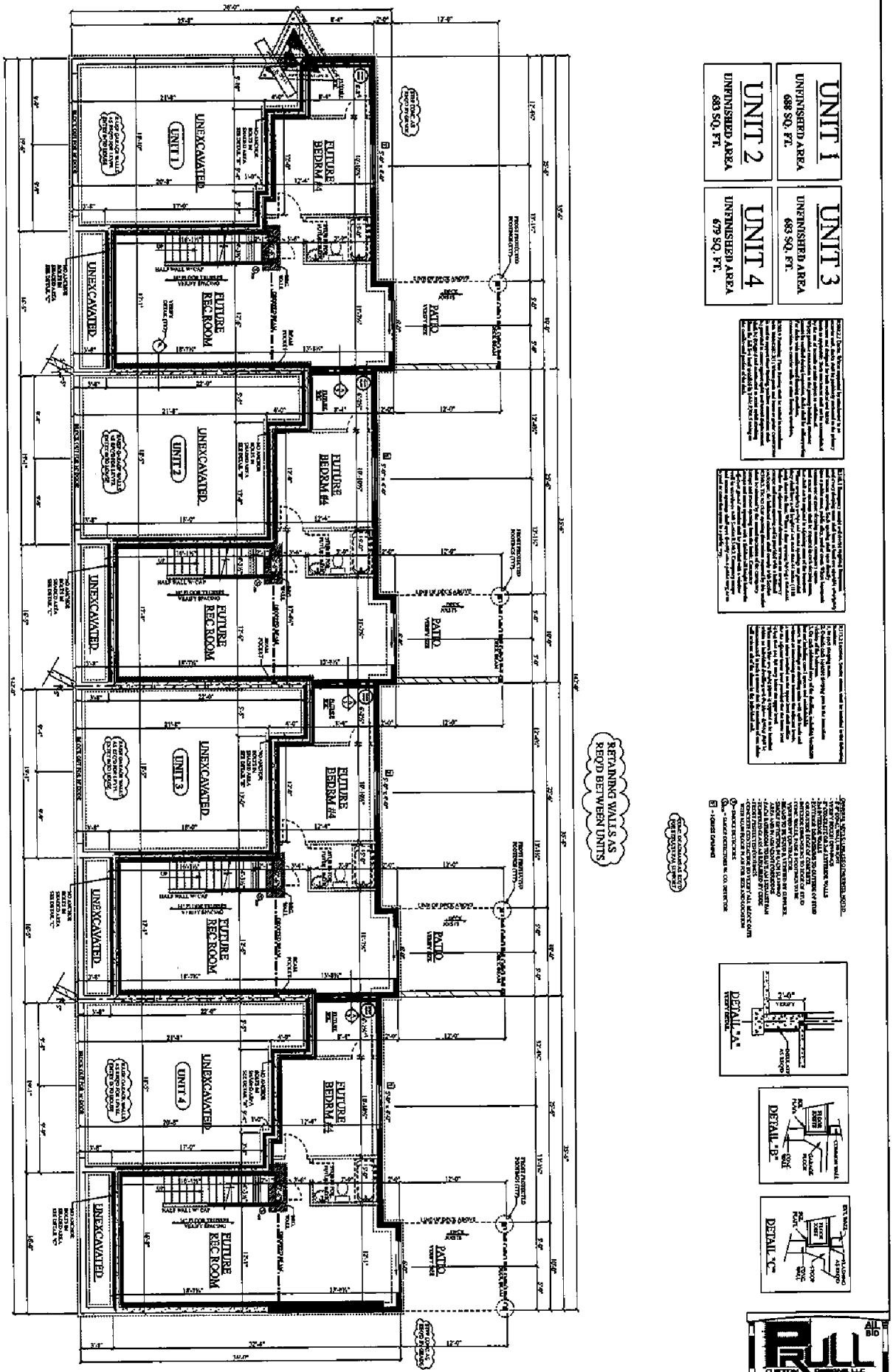
LEFT & RIGHT ELEVATIONS, ROOF PLAN, & WALL SECTION

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Book: 5798 Page: 180 Seq: 83

EXHIBIT "C"



SHEET # 3 of 5

JOB # 1767-0117

HOCHSTEDLER - CENTRAL PARK CONDOMINIUM
BUILDING 1 - 4 PLEX

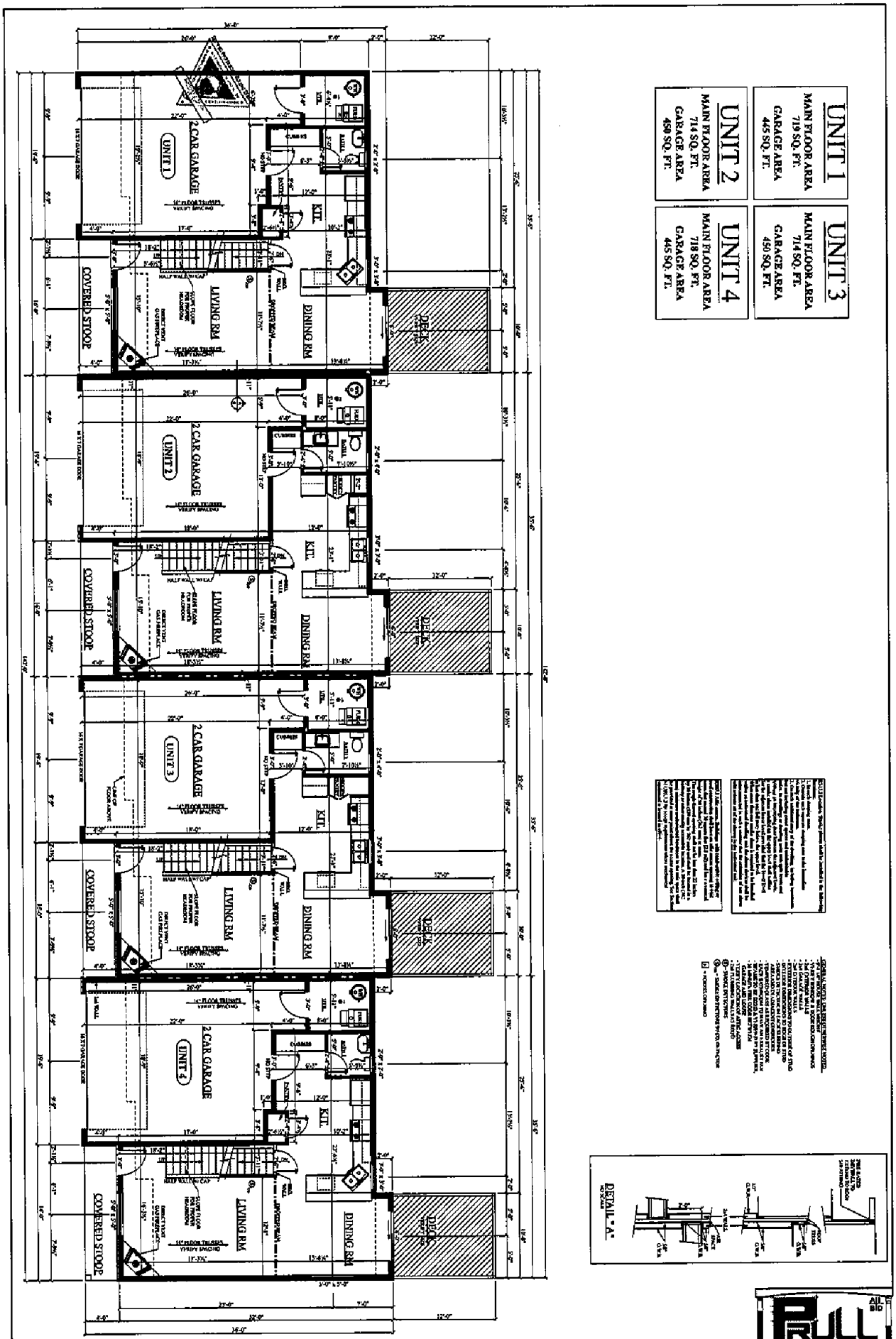
LOWER FLOOR PLAN

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EXHIBIT "C"



SHEET # 4 of 5

JOB # 1767-0117

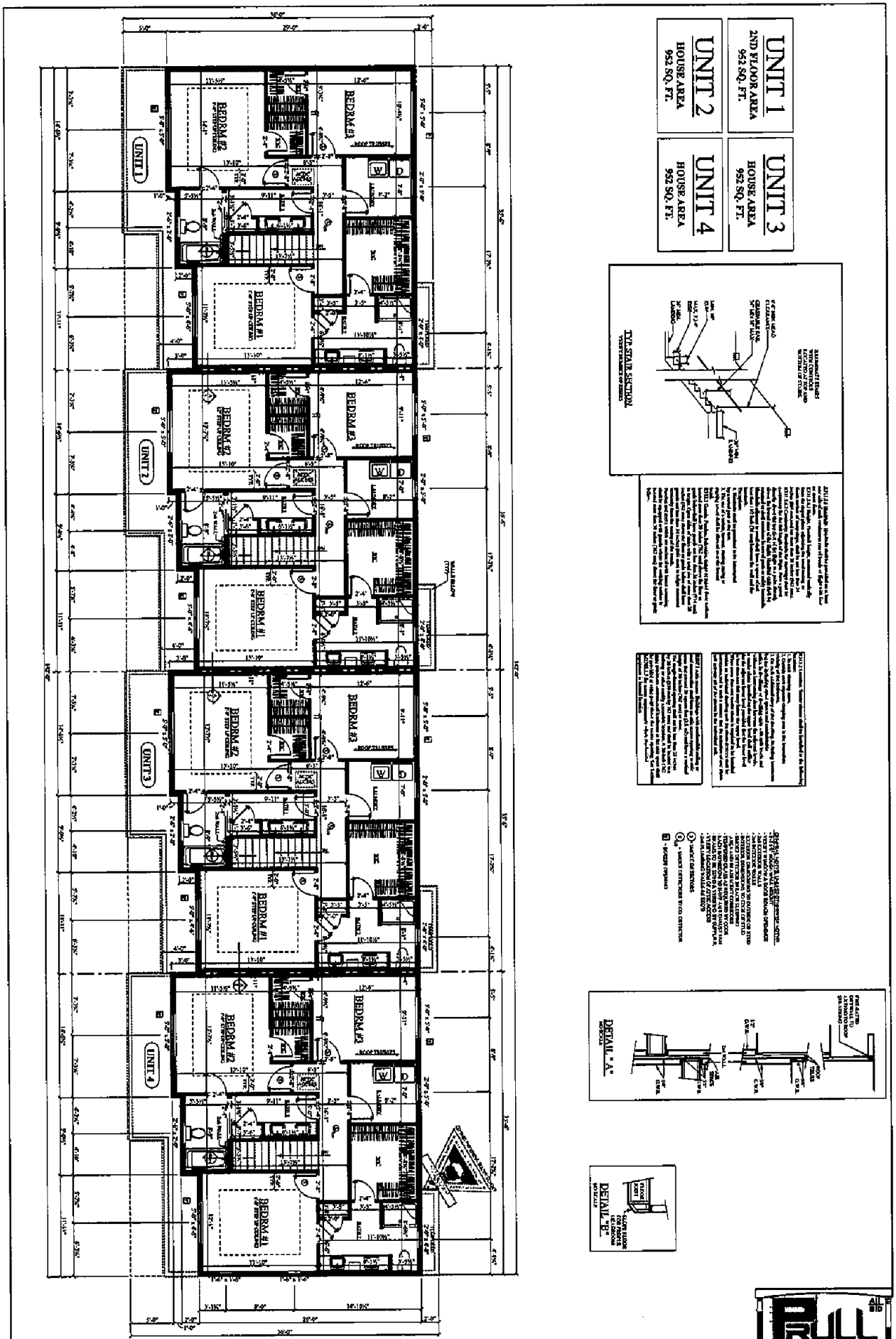
PROJECT NAME
HOCHSTEDLER - CENTRAL PARK CONDOMINIUM
BUILDING 1 - 4 PLEX

SHEET DESCRIPTION
MAIN FLOOR PLAN

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EXHIBIT "C"



SHEET # 5 of 5

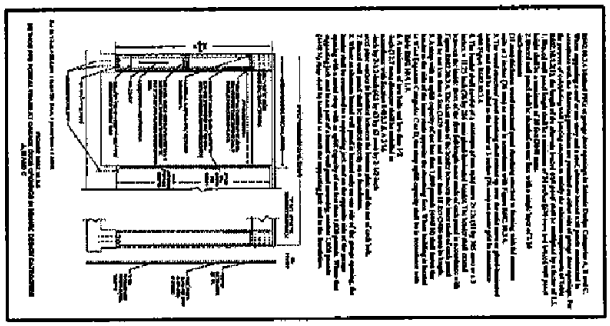
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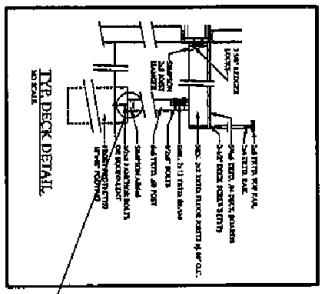
HOCHSTEDLER - CENTRAL PARK CONDOMINIUM
BUILDING 1 - 4 PLEX

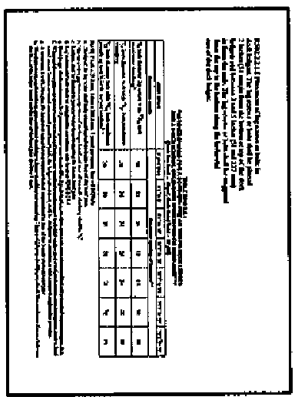
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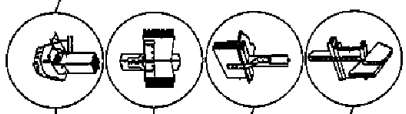
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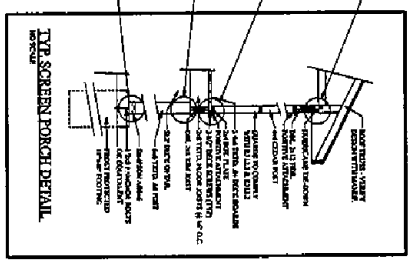
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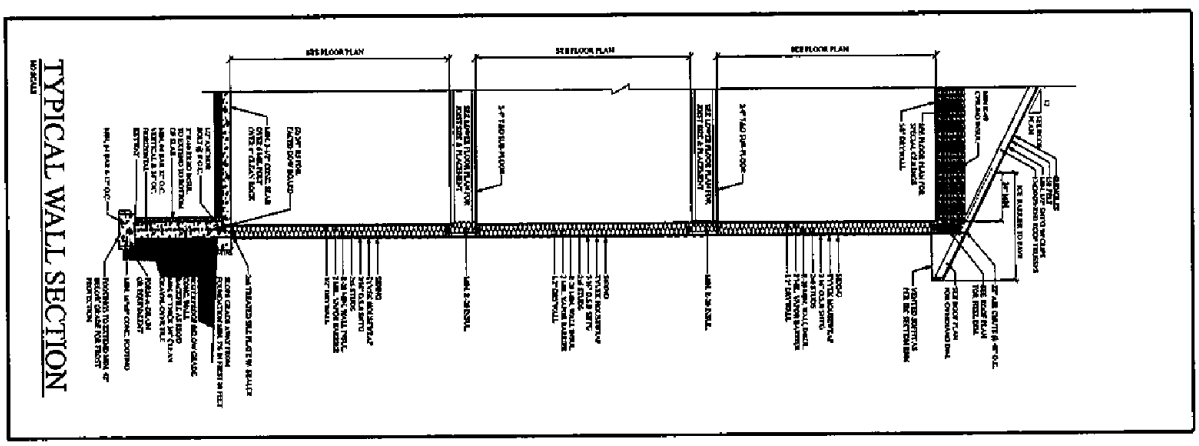












SHEET # 6 of 6

JOB # 1767-0117

HOCHSTEDLER - CENTRAL PARK CONDOMINIUM
BUILDING 1 - 4 PLEX

MISC. DETAILS
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EXHIBIT "D"

RULES AND REGULATIONS FOR

CENTRAL PARK CONDOMINIUMS OWNERS ASSOCIATION

1. Automobiles may be parked only in the areas provided for that purpose, and shall not be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the Building by another vehicle.

2. No radio or television antenna or any wiring for any purpose may be installed on the exterior of the Building without the written consent of the Council of Co-Owners of Central Park Condominiums Owners Association.

3. Mailboxes will be installed in two identified clusters between 469-471 Potter Street and north of 477 Iris Court. The two (2) clusters adjacent to Potter Street and Iris Court as shown on the Condominium Site Plan set forth on Exhibit "C".

4. No Unit Owner shall make or permit any disturbing noises in the Building, or do or permit anything to be done therein which will interfere with the rights, comforts, or conveniences of other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument or operate or permit to be operated a phonograph or radio or television or other loud-speaker in such Owners' Unit between the hours of 12:00 midnight and the following 6:00 A.M., if the same shall disturb or annoy other occupants of the Building.

5. Each Unit Owner shall keep his or her Unit in a good state of presentation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.

6. Unit Owners shall not cause or permit any unusual or objectionable noises or odors to be produced upon or to emanate from their respective Units.

7. No animals or reptiles of any kind shall be raised, bred, or kept in any Unit or in the Limited Common Elements, except that a dog, cat or other household pet approved in writing by the Council of Co-Owners of the Association, may be kept in a Unit, provided that it is not kept, bred or maintained

for any commercial purpose; and provided further that any such pet which in the opinion of the Council of Co-Owners of the Association is causing or creating a nuisance shall be permanently removed from the property upon three (3) days written notice from the Council of Co-Owners of the Association.

8. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Council of Co-Owners of the Association.

9. These Rules and Regulations may be amended, modified or altered only as provided in the Bylaws of Central Park Condominiums Owners Association.

These Rules and Regulations have been approved by the Council of Co-Owners consisting of all members of Central Park Condominiums Owners Association on the 15th day of June, 2018.

HOCHSTEDLER BUILDING & DEVELOPMENT, LLC

By: _____
Kevin Hochstedler, Manager

ATTEST:

_____

EXHIBIT E

ENGINEER'S CERTIFICATE

(TO BE FILED AFTER COMPLETION OF CONSTRUCTION)

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

I, _____, being first duly sworn, do upon oath depose and state that I am a Licensed Professional Engineer authorized and licensed to practice my profession in the State of Iowa. My Iowa License Number is _____.

I have examined the building plans and site plan filed with the Declaration of Condominium known as the _____ Condominiums Declaration and that the same diagrammatically represent, insofar as reasonably possible by use of non-destructive measurement techniques, the building and common elements and limited common elements that the Declarant has, in fact, constructed on the real estate described in said Declaration. Said building plans are in sufficient engineering detail to the allow the dwelling structure to be rebuilt in precisely the same location in event the same is completely destroyed by fire or other casualty.

_____

_____
Iowa License Number _____

Subscribed and sworn to before me by _____, this ____ day of _____, 200__.

_____
Notary Public in and for
State of Iowa