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Fee Amt: $37.00 Page 1 of 7
Johnson County Iowa
Kim Painter County Recorder
BK4910 PG908-914

Prepared By and Return To: William N. Toomey, P.O. Box 2150, Iowa City, IA 52244-2150; Phone: 319-354-1104.

CLAIM TO PRESERVE COVENANTS, CONDITIONS, AND RESTRICTIONS PURSUANT TO CODE OF IOWA SECTION 614.24 (2011)

1. The Walnut Ridge Homeowners Association was organized as an Iowa Nonprofit Corporation on or about December 23, 1991, pursuant to Chapter 504A of the Code of Iowa (1989). On or about January 9, 1992, the Articles of Incorporation of Walnut Ridge Homeowners Association were filed of record with the Johnson County Recorder and recorded in Book 1314, Page 259 et seq., of the records of Johnson County.

2. The subdivision within Iowa City, Johnson County, Iowa, known as "Walnut Ridge Part One" is legally described as follows:

> Beginning at the southeast corner of the fractional southwest quarter of Section 7, Township 79 North, Range 6 West of the Fifth Principal Meridian; thence S89°07'30"W, a recorded bearing, along the south line of said southwest quarter, 332.62 feet; thence N04°28'07"E, 413.56 feet; thence N25°31'41"W, 723.64 feet; thence N57°16'06"E, 739.34 feet to a point on the east line of the fractional southwest quarter of said Section 7; thence S00°22'54"W, along said east line, 1460.02 feet to the Point of Beginning. Said tract of land contains 12.74 acres, more or less, and is subject to easements and restrictions of record.

On or about July 2, 1991, the Declaration of Covenants, Conditions and Restrictions of Walnut Ridge Part One, and the First Amendment to the Declaration of Covenants, Conditions and Restrictions of Walnut Ridge Part One were filed of record with the Johnson County Recorder as recorded in Book 1250, Page 248 et seq., of the records of Johnson County. The Declaration of Covenants, Conditions and Restrictions of Walnut Ridge Part One, and the First Amendment to the Declaration of Covenants, Conditions and Restrictions of Walnut Ridge Part One are hereinafter referred to collectively as the "Covenants." Pursuant to the terms of the Covenants, Walnut Ridge Part One was subjected to the easements, covenants, conditions, and restrictions set forth in the Covenants. Pursuant to the terms of the Covenants, the owners of the lots within Walnut Ridge Part One became members of the Walnut Ridge Homeowners Association. The Walnut Ridge Homeowners Association is hereinafter referred to as the "Association." Pursuant to the terms of the Covenants, additional real estate could be subjected to the easements, covenants, conditions, and restrictions set forth in the Covenants if located within, and the membership in the Association could be expanded to owners of lots within, any subdivision located on the following described real estate:

> The East Half (E 1/2) of the Northwest Quarter (NW 1/4) and the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Seven (7), Township Seventy-Nine (79) North,

Range Six (6) West of the 5th P.M., except four (4) acres lying south and west of the public highway.

3. The subdivision within Iowa City, Johnson County, Iowa, known as "Walnut Ridge Part Two" is legally described as follows:

Commencing at the southeast corner of the fractional southwest quarter of Section 7, Township 79 North, Range 6 West of the Fifth Principal Meridian; thence S89°07'30"W, (a recorded bearing) 332.62 feet along the south line of said southwest quarter to the Point of Beginning; thence continuing S89°07'30"W, 987.38 feet along said south line to the southwest corner of the southeast quarter of the fractional southwest quarter of said Section 7; thence N00°23'09"E, 1074.34 feet along the west line of said southeast quarter; thence S89°36'53"E, 332.09 feet; thence N45°29'50"E, 183.92 feet; thence S75°13'32"E, 79.37 feet; thence S51°53'38"E, 100.70 feet; thence S64°46'34"E, 89.71 feet to the northwesterly corner of Lot 3 of Walnut Ridge, Part One; thence S25°31'41"E, 723.64 feet along the westerly line of Walnut Ridge, Part One; thence S04°28'07"W, 413.56 feet along the westerly line of Walnut Ridge, Part One to the Point of Beginning. Said tract of land contains 22.99 acres, more or less, and is subject to easements and restrictions of record.

On or about May 8, 1992, the Annexation of Walnut Ridge Part Two was filed of record with the Johnson County Recorder as recorded in Book 1368, Page 294 et seq., of the records of Johnson County. Pursuant to the terms of the Covenants and the Annexation of Walnut Ridge Part Two, Walnut Ridge Part Two was subjected to the easements, covenants, conditions, and restrictions set forth in the Covenants, and the owners of the lots within Walnut Ridge Part Two became members of the Association.

4. The subdivision within Iowa City, Johnson County, Iowa, known as "Walnut Ridge Part Three" is legally described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Fractional Southwest Quarter of Section 7, Township 79 North, Range 6 West of the Fifth Principal Meridian, and the Southwest Corner of Walnut Ridge, Part Two, in accordance with the plat thereof, Recorded in Plat Book 32, at Page 205, of the Records of the Johnson County Recorder's Office; thence N00°23'09"E, along the West Line of said Southeast Quarter and Walnut Ridge, Part Two, 1074.34 feet to the Point of Beginning; thence continuing N00°23'09"E along said West Line 1101.71 feet; thence S63°35'33"E, 289.47 feet; thence Southwesterly, 74.69 feet, along a 220.00 foot radius curve, concave southeasterly, whose 74.34 foot chord bears S16°46'09"W; thence N86°29'28"E, 306.31 feet; thence S08°52'48"E, 150.66 feet; thence N65°48'53"E, 110.34 feet; thence S41°52'01"E, 222.23 feet; thence N46°01'10"E, 139.52 feet; thence S34°30'53"E, 503.89 feet, to a Point on the North line of Walnut Ridge, Part One, in accordance with the plat thereof, Recorded in Plat Book 32, at Page 20, of the Records of the Johnson County Recorder's Office; thence S57°16'06"W, along said North line 604.74 feet to the Northwest Corner thereof, and the Northeast Corner of Walnut Ridge, Part Two; thence N64°46'34"W, along the North line of said Walnut Ridge, Part Two, 89.71 feet; thence N51°53'38"W, along said North line, 100.70 feet; thence N75°13'32"W, along said North line, 79.37 feet; thence S45°29'50"W, along said North line, 183.92 feet; thence N89°36'53"W, along said North line 332.09 feet, to the Point of Beginning. Said tract of land contains 19.59 acres, more or less, and is subject to easements and restrictions of record.

On or about March 3, 1993, the Annexation of Walnut Ridge Part Three was filed of record with the Johnson County Recorder as recorded in Book 1508, Page 230 et seq., of the records of Johnson County. Pursuant to the terms of the Covenants and the Annexation of Walnut Ridge Part Three, Walnut Ridge Part Three was

subjected to the easements, covenants, conditions, and restrictions set forth in the Covenants, and the owners of the lots within Walnut Ridge Part Three became members of the Association.

5. The subdivision within Iowa City, Johnson County, Iowa, known as "Walnut Ridge Part Four" is legally described as follows:

> Commencing at the Southwest Corner of the Southeast Quarter of the Fractional Southwest Quarter of Section 7, Township 79 North, Range 6 West of the Fifth Principal Meridian; thence N00°23'09"E, (A RECORDED BEARING), along the West Line of said Southeast Quarter of the Fractional Southwest Quarter, 2176.05 feet, to the Northwesterly Corner of Lot 28 of Walnut Ridge, Part Three, in accordance with the Plat thereof recorded in Plat Book 30, at Page 43, of the Records of the Johnson County Recorder's Office, and the Point of Beginning; thence continuing N00°23'09"E, 139.53 feet; thence N67°17'52"E, 791.07 feet; thence S04°57'17"W, 89.48 feet; thence S78°15'03"E, 235.85 feet; thence N73°32'25"E, 161.46 feet; thence N16°27'35"W, 55.49 feet; thence N73°32'25"E, 239.51 feet; thence S00°22'54"W, 1170.37 feet, to the Northeast Corner of Lot 1 of Walnut Ridge, Part One, in accordance with the Plat thereof recorded in Plat Book 32, at Page 20, of the Records of the Johnson County Recorder's Office; thence S57°16'06"W, along the North Line of said Walnut Ridge, Part 1, 134.60 feet, to the easterly most corner of Outlot "F" of said Walnut Ridge, Part 3; thence N34°30'53"W, along the North Line of said Walnut Ridge, Part 3, 503.89 feet; thence S46°01'10"W, along said North Line, 139.52 feet; thence N41°52'01"W, along said North Line, 222.23 feet; thence S65°48'53"W, along said North Line, 110.34 feet; thence N08°52'48"W, along said North Line, 150.66 feet; thence S86°29'28"W, along said North Line, 306.31 feet; thence Northeasterly 74.69 feet, along said North Line on a 222.00 foot radius curve, concave Southeasterly whose 74.34 foot chord bears N16°46'09"E; thence N63°35'33"W, along said North Line, 289.47 feet, to the Point of Beginning. Said Tract of Land contains 20.21, acres more or less, and is subject to easements and restrictions of record.

On or about April 26, 1994, the Annexation of Walnut Ridge Part Four was filed of record with the Johnson County Recorder as recorded in Book 1737, Page 271 et seq., of the records of Johnson County. Pursuant to the terms of the Covenants and the Annexation of Walnut Ridge Part Four, Walnut Ridge Part Four was subjected to the easements, covenants, conditions, and restrictions set forth in the Covenants, and the owners of the lots within Walnut Ridge Part Four became members of the Association.

6. The subdivision within Iowa City, Johnson County, Iowa, known as "Walnut Ridge Part Five" is legally described as follows:

> Commencing at the Southwest Corner of the Southeast Quarter of the Fractional Southwest Quarter of Section 7, Township 79 North, Range 6 West of the Fifth Principal Meridian; thence N00°23'09"E (a recorded bearing), along the West Line of the East One-Half of the Fractional West One-Half of said Section 7, 2315.58 feet, to the Northwest Corner of Lot 39 of Walnut Ridge, Part Four, in accordance with the Plat thereof Recorded in Plat Book 34, at Page 20, of the Records of the Johnson County Recorder's Office, and the Point of Beginning; thence continuing N00°23'09"E, along said West Line, 666.03 feet; thence North 69°05'17"E, 491.81 feet; thence N81°20'49"E, 239.43 feet; thence S78°39'30"E, 443.62 feet; thence S83°38'19"E, 60.08 feet; thence S89°37'06"E, 129.48 feet, to a Point on the East Line of said East One-Half of the Fractional West One-Half of Section 7; thence S00°22'54"W, along said East Line, 447.87 feet, to the Northeast Corner of Outlot "H" of said Walnut Ridge, Part Four; thence S73°32'25"W, along the North Line of said Walnut Ridge, Part Four, 239.51 feet; thence S16°27'35"E, along said North Line, 55.49 feet; thence S73°32'25"W, along said North Line, 161.46 feet; thence N78°15'03"W, along said North

Line, 235.85 feet; thence N04°57'17"E, along said North Line, 89.48 feet; thence S67°17'52"W, along said North Line, 791.07 feet, to the Point of Beginning. Said Tract of Land contains 18.64 acres, more or less, and is subject to easements and restrictions of record.

On or about June 25, 1997, the Annexation of Walnut Ridge Part Five was filed of record with the Johnson County Recorder as recorded in Book 2294, Page 280 et seq., of the records of Johnson County. On or about July 9, 1998, the Corrected Annexation of Walnut Ridge Part Five was filed of record with the Johnson County Recorder as recorded in Book 2531, Page 58 et seq., of the records of Johnson County. Pursuant to the terms of the Covenants, the Annexation of Walnut Ridge Part Five, and the Corrected Annexation of Walnut Ridge Part Five, Walnut Ridge Part Five was subjected to the easements, covenants, conditions, and restrictions set forth in the Covenants, and the owners of the lots within Walnut Ridge Part Five became members of the Association.

7. The subdivision within Iowa City, Johnson County, Iowa, known as "Walnut Ridge Part Six" is legally described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Fractional Southwest Quarter of Section 7, Township 79 North, Range 6 West of the Fifth Principal Meridian; thence N00°23'09"E (A RECORDED BEARING), along the West Line of the East One-Half of the Fractional West One-Half of said Section 7, a distance of 2981.61 feet, to the Northwest Corner of Walnut Ridge, Part Five, in accordance with the Plat thereof Recorded in Plat Book 36, at Page 297, of the Records of the Johnson County Recorder's Office, and the POINT OF BEGINNING; thence continuing N00°23'09"E, along said West Line, 757.89 feet; thence S89°36'51"E, 100.83 feet; thence N66°13'54"E, 139.05 feet; thence N79°18'37"E, 282.49 feet; thence S75°16'41"E, 157.08 feet; thence N51°37'54"E, 139.25 feet; thence S40°29'02"E, 304.04 feet; thence N53°46'48"E, 280.47 feet; thence S89°37'06"E, 129.59 feet, to a Point on the East Line of the East One-Half of the Fractional West One-Half of said Section 7; thence S00°22'54"W, along said East Line, 728.98 feet, to the Northeast Corner of said Walnut Ridge, Part Five; thence N89°37'06"W, along the North Line of said Walnut Ridge, Part Five, 129.48 feet; thence N83°38'19"W, along said North Line, 60.08 feet; thence N78°39'30"W, along said North Line, 443.62 feet; thence S81°20'49'W, along said North Line, 239.43 feet; thence S69°05'17"W, along said North Line, 491.81 feet, to the POINT OF BEGINNING. Said tract of land contains 20.44 acres, more or less, and is subject to easements and restrictions of record.

On or about November 2, 1999, the Annexation of Walnut Ridge Part Six was filed of record with the Johnson County Recorder as recorded in Book 2855, Page 170 et seq., of the records of Johnson County. Pursuant to the terms of the Covenants and the Annexation of Walnut Ridge Part Six, Walnut Ridge Part Six was subjected to the easements, covenants, conditions, and restrictions set forth in the Covenants, and the owners of the lots within Walnut Ridge Part Six became members of the Association.

8. The subdivision within Iowa City, Johnson County, Iowa, known as "Walnut Ridge Part Seven" is legally described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Fractional Southwest Quarter, of Section 7, Township 79 North, Range 6 West of the Fifth Principal Meridian; thence N00°23'09"E (A RECORDED BEARING), along the West Line of the East One-Half the Fractional West One-Half, of said Section 7, 2981.61 feet, to the Northwest Corner of Walnut Ridge, Part Five, in accordance with the Plat thereof Recorded in Plat Book 36, at Page 297, of the Records of the Johnson County Recorder's Office; thence continuing N00°23'09"E, along said West Line, 757.89 feet; thence S89°36'51"E, 100.83 feet; thence

N66°13'54"E, 139.05 feet; thence N79°18'37"E, 282.49 feet; thence S75°16'41"E, 157.08 feet; thence N51°37'54"E, 139.25 feet, to the POINT OF BEGINNING; thence N40°29'02"W, 146.81 feet; thence N49°30'58"E, 76.17 feet; thence N08°07'31"E, 532.82 feet; thence N61°25'42"E, 121.63 feet; thence S89°37'06"E, 413.91 feet, to a Point on the East Line of the East One-Half of the Fractional West One-Half of said Section 7; thence S00°22'54"W, along said East Line, 810.40 feet; thence N89°37'06"W, 129.59 feet; thence S53°46'48"W, 280.47 feet; thence N40°29'02"W, 304.04 feet, to the POINT OF BEGINNING. Said Tract of land contains 11.09 acres, more or less, and is subject to easements and restrictions of record.

On or about December 3, 1999, the Annexation of Walnut Ridge Part Seven was filed of record with the Johnson County Recorder as recorded in Book 2871, Page 195 et seq., of the records of Johnson County. Pursuant to the terms of the Covenants and the Annexation of Walnut Ridge Part Seven, Walnut Ridge Part Seven was subjected to the easements, covenants, conditions, and restrictions set forth in the Covenants, and the owners of the lots within Walnut Ridge Part Seven became members of the Association.

9. The subdivision within Iowa City, Johnson County, Iowa, known as "Walnut Ridge Part Eight" is legally described as follows:

Beginning at the Northeast Corner of the Fractional Northwest Quarter of Section 7, Township 79 North, Range 6 West of the Fifth Principal Meridian; Thence S00°22'54"W, along the East line of said Northwest Quarter, 700.05 feet, to the Northeast Corner of Walnut Ridge, Part Seven, in accordance with the Plat thereof recorded in Plat Book 40, at Page 82, of the Records of the Johnson County Recorder's Office; Thence N89°37'06"W, along the Northerly Line of said Walnut Ridge, Part Seven, a distance of 413.91 feet; Thence S61°25'42"W, along said Northerly Line, 121.63 feet; Thence S08°07'31"W, along the Westerly Line of said Walnut Ridge, Part Seven, a distance of 532.82 feet; Thence S49°30'58"W, along said Westerly Line, 76.17 feet, to the Southwest Corner thereof; Thence S40°29'02"E, along the said Southerly Line of said Walnut Ridge, Part Seven, a distance of 146.81 feet; Thence S51°37'54"W, along said Southerly Line, 75.64 feet; Thence Northwesterly, 321.78 feet, along a 2530.00 foot radius curve, concave Northeasterly, whose 321.56 foot chord bears N34°24'28"W; Thence Northwesterly, 228.16 feet, along a 570.00 foot radius curve, concave Southwesterly, whose 226.64 foot chord bears N42°13'53"W; Thence N33°17'02"E, 181.71 feet; Thence Northeasterly, 113.97 feet, along a 575.00 foot radius curve, concave Northwesterly, whose 113.79 foot chord bears N27°36'20"E; Thence N21°55'37"E, 216.01 feet; Thence Northeasterly, 295.49 feet, along a 391.00 foot radius curve, concave Southeasterly, whose 288.51 foot chord bears N43°34'38"E; Thence N24°46'21"W. 415.76 feet, to a Point on the North Line of said Fractional Northwest Quarter; Thence N88°30'17"E, along said North Line, 699.11 feet, to the Point of Beginning. Said tract of land contains 14.49 acres, more or less, and is subject to easements and restrictions of record.

On or about November 29, 2000, the Declaration of Annexation to Covenants Walnut Ridge - Part Eight was filed of record with the Johnson County Recorder as recorded in Book 3021, Page 175 et seq., of the records of Johnson County. Pursuant to the terms of the Covenants and the Declaration of Annexation to Covenants Walnut Ridge - Part Eight, Walnut Ridge Part Eight was subjected to the easements, covenants, conditions, and restrictions set forth in the Covenants, and the owners of the lots within Walnut Ridge Part Eight became members of the Association.

10. The subdivision within Iowa City, Johnson County, Iowa, known as "Walnut Ridge Part Nine" is legally described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of the Fractional Northwest Quarter of Section 7, Township 79 North, Range 6 West, of the Fifth Principal Meridian; Thence S00°23'09"W, along the West Line of said Northeast Quarter of the Fractional Northwest Quarter, 561.73 feet, to the Point of Beginning; Thence S68°04'23"E, 559.61 feet; Thence Southwesterly, 113.97 feet, along a 575.00 foot radius curve, concave Northwesterly, whose 113.79 foot chord bears S27°36'20"W; Thence S33°17'02"W, 181.71 feet; Thence Southeasterly, 228.16 feet, along a 570.00 foot radius curve, concave Southwesterly, whose 226.64 foot chord bears S42°13'53"E; Thence Southeasterly, 321.78 feet, along a 2530.00 foot radius curve, concave Northeasterly, whose 321.56 foot chord bears S34°24'28"E, to a Point on the North Line of Walnut Ridge, Part Six, in accordance with the Plat thereof recorded in Plat Book 40, at page 81, of the Records of the Johnson County Recorder's Office; Thence S51°37'54"W, along said North Line, 63.61 feet; Thence N75°16'41"W, along said North Line, 157.08 feet; Thence S79°18'37"W, along said North Line, 282.49 feet; Thence S66°13'54"W, along said North Line, 139.05 feet; Thence N89°36'51"W, along said North Line, 100.83 feet, to a Point on the West Line of the East One-Half of said Northwest Quarter; Thence N00°23'09"E, along said West Line, 1002.18 feet, to the Point of Beginning. Said tract of land contains 10.08 acres, more or less, and is subject to easements and restrictions of record.

On or about August 15, 2001, the Declaration of Annexation to Covenants, Conditions and Restrictions for Walnut Ridge, Part Nine was filed of record with the Johnson County Recorder as recorded in Book 3114, Page 268 et seq., of the records of Johnson County. Pursuant to the terms of the Covenants and the Declaration of Annexation to Covenants, Conditions and Restrictions for Walnut Ridge, Part Nine, Walnut Ridge Part Nine was subjected to the easements, covenants, conditions, and restrictions set forth in the Covenants, and the owners of the lots within Walnut Ridge Part Nine became members of the Association.

11. The subdivision within Iowa City, Johnson County, Iowa, known as "Walnut Ridge Part Ten" is legally described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of the Fractional Northwest Quarter, of Section 7, Township 79 North, Range 6 West of the Fifth Principal Meridian; Thence N88°30'17"E, along the North Line of said Northeast Quarter, 620.89 feet; Thence S24°46'21"E, 415.76 feet; Thence Southwesterly, 295.49 feet, along a 391.00 foot radius curve, concave Southeasterly, whose 288.51 foot chord bears S43°34'38"W; Thence S21°55'37"W, 216.01 feet; Thence N68°04'23"W, 559.61 feet, to a Point on the West Line of said Northeast Quarter; Thence N00°23'09"E, along said West Line, 561.73 feet, to the Point of Beginning. Said tract of land contains 10.59 acres, more or less, and is subject to easements and restrictions of record.

On or about August 15, 2001, the Declaration of Annexation to Covenants, Conditions and Restrictions for Walnut Ridge, Part Ten was filed of record with the Johnson County Recorder as recorded in Book 3114, Page 268 et seq., of the records of Johnson County. Pursuant to the terms of the Covenants and the Declaration of Annexation to Covenants, Conditions and Restrictions for Walnut Ridge, Part Ten, Walnut Ridge Part Ten was subjected to the easements, covenants, conditions, and restrictions set forth in the Covenants, and the owners of the lots within Walnut Ridge Part Ten became members of the Association.

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

A. My name is Mark Hingtgen. I am the President of the Walnut Ridge Homeowners Association.

B. The Walnut Ridge Homeowners Association, by and through the undersigned, hereby adopts as its own the numbered paragraphs 1 through 11 on pages 1 through 6 above as if fully restated here. The allegations contained in such paragraphs are true and correct as I verily believe.

C. The Walnut Ridge Homeowners Association is the successor, assignee, and designee of the Developer and Declarant of the Declaration of Covenants, Conditions and Restrictions of Walnut Ridge Part One, as amended, and is the owner of outlots, islands, common areas, easements, and other rights and interests in and to the Walnut Ridge Part One, Walnut Ridge Part Two, Walnut Ridge Part Three, Walnut Ridge Part Four, Walnut Ridge Part Five, Walnut Ridge Part Six, Walnut Ridge Part Seven, Walnut Ridge Part Eight, Walnut Ridge Part Nine, and Walnut Ridge Part Ten subdivisions in Iowa City, Johnson County, Iowa (hereinafter, collectively, the "Walnut Ridge Subdivisions").

D. The Walnut Ridge Homeowners Association files this claim pursuant to section 614.24 of the Code of Iowa (2011) to hereby extend for an additional twenty-one (21) years from the date of the recording of this claim the duration of the use restrictions and other covenants and conditions set forth in the Declaration of Covenants, Conditions and Restrictions of Walnut Ridge Part One, together with any and all amendments or annexations thereto, with respect to the Walnut Ridge Subdivisions.

Dated this April 17, 2012.

Walnut Ridge Homeowners Association,

By: _____
as President of the Walnut Ridge Homeowners Association.

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

Subscribed and sworn to before me on April 17, 2012, by Mark Hingtgen as President of the Walnut Ridge Homeowners Association.

WILLIAM N TOOMEY
Commission Number 751834
My Commission Expires
March 18, 2014

_____
Notary Public in and for the State of Iowa