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DECLARATION

OF

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

NAME: Prairie Hill Condominiums

DECLARANT: ICCH, LLC

DATE OF DECLARATION: March 29, 2018

When recorded, return to: Meardon, Sueppel & Downer P.L.C
122 South Linn Street
Iowa City, Iowa 52240
Telephone: (319) 338-9222

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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 29th day of March, 2018 by ICCH, LLC, an Iowa limited liability company, hereinafter referred to as "Declarant" pursuant to the provisions of the Horizontal Property Act, Chapter 499B, Code of Iowa (2017), as amended.

W I T N E S S E T H:

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

> **Lot 3, RUPPERT HILLS SUBDIVISION, Iowa City, Iowa, according to the plat thereof recorded in Book 46, Page 47, Plat Records of Johnson County, Iowa;**

and

WHEREAS, DECLARANT is the developer of twelve (12) multi-family buildings and other improvements constructed, or to be constructed, upon the above-described real estate, and it is the desire and the intention of the DECLARANT to build the 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 ICCH, LLC, an Iowa limited liability company which has made and executed this Declaration.

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

3. **CONDOMINIUM REGIME OR PROJECT.** The terms "CONDOMINIUM REGIME" OR "PROJECT" shall mean the entire parcel 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.

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. **LIMITED COMMON ELEMENT YARD.** The Limited Common Element Yard is a Limited Common Element of a unit. The Limited Common Element Yard of a unit is that portion of the land five (5) feet immediately adjacent to and abutting the exterior boundary walls of the unit.

8. **BUILDING.** The term "BUILDING" shall mean and include the dwelling structures constructed on the real estate described herein, consisting of twelve (12) Buildings containing the units which are included in this Condominium Regime.

9. **GARAGE BUILDING.** The term "GARAGE BUILDING" shall mean and include one of the five (5) Garage Buildings containing the garage parking spaces which are included in this Condominium Regime. There are a total of twenty-one (21) garage parking spaces located in the Garage Buildings.

10. **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.

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

12. **ASSOCIATION.** The term "ASSOCIATION" means Prairie Hill Owners Association and its successors.

13. **CONDOMINIUM DOCUMENTS.** The term "CONDOMINIUM DOCUMENTS" means this Declaration, as may be amended, and all Exhibits attached hereto including the Articles and Bylaws of the Association.

14. **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.

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

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

ARTICLE II.
DESCRIPTION OF LAND, BUILDINGS, UNITS, GARAGES AND GARAGE PARKING SPACES

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

> Lot 3, Ruppert Hills Subdivision Iowa City, Iowa, according to the plat thereof recorded in Book 46, Page 47, Plat Records of Johnson County, Iowa.

The condominium regime is subject to easements and other restrictions of record and is located as shown on the Site Plan attached hereto as Exhibit "F."

2. Description of Buildings. The Condominium Regime will consist of up to twelve (12) residential buildings containing up to thirty-six (36) residential condominium units and five (5) garage buildings and are to be located as shown on the site plan (Exhibit "F"). The residential buildings are numbered 1-12. Each residential building contains two (2) or four (4)

residential units. The garage buildings are numbered 13-17. The plans and specifications for the buildings are attached as Exhibit "D."

As residential buildings and garage buildings in the regime are constructed and developed, the Declarant shall amend the Declaration by exhibit setting forth the plans and specifications for said buildings.

3. Description of the Units. The Condominium Regime will consist of up to a total of thirty-six (36) residential units. The Units are designated by a number followed by a capital letter. The number references the Building the Unit is located in as shown on the Site Plan, Exhibit "F." The capital letter references the location of the Unit within that Building also as shown on the Site Plan, Exhibit "F."

4. Description of Garages. The Condominium Regime will include five (5) Garage Buildings, labeled Buildings 13, 14, 15, 16 and 17 and located as shown on the Site Plan, Exhibit "F."

5. Description of Garage Parking Spaces. Garage parking spaces are designated by a number followed by a capital letter. The number references the Garage Building the garage parking space is located in as shown on the Site Plan Exhibit "F." The capital letter references the location of the garage parking space within that Garage Building also as shown on the Site Plan Exhibit "F."

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

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

repaint, tile, wax, paper or otherwise refinish and decorate the interior surfaces of the walls, floors, ceilings, windows and doors bounding his or her Unit.

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

3. Undivided Fractional Interest. Any 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. Each unit will also bear a fractional or percentage share of the obligation for payment of assessments, taxes and insurance and other expenses assessed by the Owners Association.

   Each unit's undivided interest in the land and other common elements of the regime, as well as each unit's share of the obligation for payment of assessments, taxes, insurance and other expenses assessed by the Owners Association, shall be equal to the sum of the following:

   a) For the number of units that have been completed and certified for occupancy by the City of Iowa City, Iowa, one-half shall be determined and based upon an equal percentage share (i.e., if 36 units are completed, this portion of a unit's share would be $1/36 \div 2 = 1/72$); plus the percentage equal to the total square feet of a unit divided by the total square feet of all units that have been completed and certified for occupancy by the City of Iowa City, Iowa, divided by two.

   Exhibit "H" more specifically sets forth the completed and certified unit's respective percentage share of undivided interest in the land and common elements and percentage share of common expense obligation. The unit's share of undivided interest in the land and common elements and share of common expenses will change as the Declarant develops and completes additional residential buildings within the regime.

   As additional units are completed and certified for occupancy by the City of Iowa City, Iowa, Exhibit "H" will be unilaterally amended by the Declarant to adjust and reflect all of such units' respective fractional or percentage share. Those fractional or percentage shares shall adjust as additional units are completed and certified for occupancy. Up to 36 units will be completed in the regime.

In addition to and notwithstanding the foregoing, the Owners Association shall also assess:

a) Common House units (Units 1A, 1B, 1C and 1D) for a portion of the separately metered water usage and electricity in the Common House. Each of these Common House units shall be assessed and will be responsible for the Common House water usage and electricity commensurate to their use as determined and set by the Association; and

b) Unit owners who own a garage parking space shall be separately assessed and will be responsible for a pro rata share of the repair, maintenance, replacement and reserve fund for the garage building where their garage parking space is located in the regime.

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 Prairie Hill 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 of Incorporation 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 Articles of Incorporation, Bylaws of the Association and this Declaration shall be final and conclusive upon all Unit Owners.

7. Garage Parking Spaces. There are twenty-one (21) garage parking spaces located in the five (5) garage buildings. Each garage parking space shall consist of a singular vehicular parking space which will be used only for the parking of a single operative motor vehicle. Each garage parking space is separately designated as shown on the Site Plan Exhibit "F." The term "garage parking space owner," other than the Declarant, is defined as the owner of the easement rights of access and usage of and to a garage parking space. Fee simple title will remain with the Declarant or its assigns, transferees and successors in interest to the fee title in the garage parking spaces.

Easement rights to utilize the garage parking spaces will only be purchased by and assigned to condominium unit owners. Condominium unit owners who elect to purchase easement rights to utilize a garage parking space shall have the right to utilize said garage parking space for so long as said condominium unit owner continues to own said condominium unit. Said garage parking space owner may assign and transfer the easement rights to utilize said garage parking space to the subsequent purchaser, transferee or successor in interest to title of said condominium unit. The transfer of the garage parking space shall be designated by a deed thereto or reference thereto on the deed transferring the condominium unit. Such reference shall indicate that it is a conveyance of the easement rights to utilize the garage parking space and that fee title ownership shall remain in the Declarant. In the event a garage parking space owner does not assign and transfer the easement rights to utilize a garage parking space to the subsequent purchaser, transferee or successor in interest to title of said condominium unit, the Declarant shall have the right to repurchase the garage parking space at its then current market price as established by agreement between the Declarant and the garage parking space owner, or in lieu of agreement, by an appraisal thereof by a mutually agreed upon appraiser with the appraisal fee being divided equally between Declarant and the garage parking space owner.

A garage parking space owner, either the Declarant or the purchaser of easement rights therein, shall have no specific vote as an Association member. A garage parking space owner shall be separately assessed and will be responsible for a pro rata share of the repair, maintenance, replacement and reserve fund for the garage building where their garage parking space is located. The garage parking space owner will be responsible for and pay any real estate taxes assessed against said garage parking space.

Any garage parking spaces not initially purchased by a condominium unit owner may be transferred, sold or leased at the sole discretion of the Declarant.

8. 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 foundation, floors, exterior walls including windows and doors, of each Unit and of the Buildings, 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, internet, gas and water for common use.

    d) Except for Limited Common Yards as otherwise described in this Declaration, the front, side, and rear yards; plantings, driveways, sidewalks, Prairie Hill Lane and open parking spaces, except as otherwise provided or stipulated.

    e) The Common House (designated as Building 1 on the site plan), excluding Units 1A, 1B, 1C and 1D.

ARTICLE V.
LIMITED COMMON ELEMENTS

1. Definition. The term "Limited Common Elements" shall mean, and such elements shall consist of, those Common Elements which are reserved for the use of one or more Unit(s) 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 entrances leading to each Unit are reserved for those Units.

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

d) Driveways and walkways leading to each Unit are reserved for those Units.

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

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

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

h) Open (outdoor) parking space(s) which may be assigned or designated by the Declarant or the Association for the exclusive use by a particular condominium unit owner.

i) The Common Element Yard adjacent to an individual unit.

i) Any Central Antenna System serving a Building or Units are reserved for those Units.

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

4. 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. Declarant also reserves for itself the exclusive right and power to grant and record such specific easements as may be necessary, in Declarant 's sole discretion, in connection with the orderly development of property described in Article II, Section 1. The Association shall join in such easement agreement if requested to do so by Declarant. The Declarant may assign this right to the Association.

3. Designation of Association Directors. Declarant shall have the right to name all members of the Board of Directors of Prairie Hill Owners Association and maintain administrative control over the Association until the earlier of three years after the first Unit in the Condominium Regime has been conveyed to Unit purchasers or four months after seventy-five percent (75%) of the Units in the Condominium Regime have been conveyed to Unit purchasers, or until the Declarant waives this right, at which time the Turnover Meeting (as described and set forth in Section 3.3 of the Bylaws) shall be held and members of the Association shall select the Board of Directors. Thereafter the Board of Directors shall be selected in the manner specified by the Bylaws of the Association.

4. Declarant's Right to Amend. The Declarant reserves the following rights to amend the Declaration without the consent of any Unit Owner for the following purposes and in the following manner:

a) As each Building is completed, the Declarant shall cause an Engineer's Certificate to be filed indicating that said Building has been completed and constructed according to the Site Plan and Building Plans and Specifications which are a part of this Declaration (with any exceptions or modifications thereof noted) and the documents filed in support thereof, including but not limited to modifications to Exhibit "H," with the office of the Recorder of Johnson County, Iowa. To the extent there are any modifications to the Building Plans and Specifications, as-built Building Plans and Specifications may be filed with such Engineer's Certificates.

b) An amendment to this Declaration as provided in the preceding subparagraph (a) will be made at any time prior to the original sale of the affected Unit and may be made without consent of other Unit Owners.

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 Owner's interest in his or her Unit or any appurtenance thereto.

d) So long as Declarant has the right to name all members of the Board of Directors of Prairie Hill Owners Association as provided in Section 3 above, Declarant may, in its sole discretion, amend the Articles of Incorporation, Bylaws or Rules and Regulations of the Association.

e) So long as Declarant has unsold units within the Condominium, Declarant may, in its sole discretion, amend the Articles of Incorporation, Declaration, Bylaws, or Rules and Regulations of the Association to comply with the requirements of the FHA, Fannie Mae, Freddie Mac, the VA, and any other agency which establishes regulations or guidelines for mortgages.

5. Adjustments in Plans and Specifications. Declarant will have the authority to make adjustments to the Building Plans and Specifications set forth in this Declaration until such time as title to the first Unit in the Building that contains said Unit has been conveyed.

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. The name of the Association shall be "Prairie Hill 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 for injunctive relief or for any other relief authorized by law or in the Condominium Documents, without waiving any other 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 because of a homestead exemption. No Unit shall be assessed until construction of the Unit has been completed and an occupancy permit for the Unit issued by the City of Iowa City, Iowa.

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

5. Membership, Voting Rights. The members of the Association shall consist of all of the record Owners of Units. After receiving the approval of the Association elsewhere required, change of membership in the Association shall be established by recording in the public records of Johnson County, Iowa, a deed or other instrument establishing a record title to a Unit in the Condominium and the membership of the prior Owner shall be thereby terminated. 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. The affairs of the Association shall be conducted by an initial Board of three (3) Directors, and after the first annual member's meeting, a Board of 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 attorney 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. Owner Association Assessments. The Owner Association Assessments shall begin for a Unit when construction of the Unit has been completed and an occupancy permit for the Unit issued by the City of Iowa City, Iowa.

12. Reserve Fund Assessments. Reserve Fund Assessments begin for the Limited Common Elements associated with each building when the unit is closed on.

13. 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:

ATTORNEY:	Meardon, Sueppel & Downer P.L.C. 122 South Linn Street Iowa City, Iowa 52240 Telephone: (319) 338-9222 Facsimile: (319)338-7250
Attorneys:	Doug Ruppert Tim Krumm

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) Except as may otherwise be provided in this Declaration, the Rules and Regulations or the Bylaws, 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 or any particular Unit or Units.

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

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

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

3. Maintenance by Owner.

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

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 Unit may be rented or leased by the Owner or his or her lessee, provided the entire Unit is rented and the lease is in writing for up to one year with permission of the Prairie Hill Owner's Association Board of Directors. The minimum lease term shall be thirty (30) days. Nightly or weekly rentals are prohibited. No lease shall relieve the Owner as against the Association and other Owners from any responsibility or liability imposed by the Condominium Documents. All Owners who lease their Condominiums shall promptly notify the Secretary of the Association in writing of the names of all tenants and members of tenants' family occupying such Unit and shall provide the Secretary of the Association of the address and telephone number where such Owner can be reached.

Notwithstanding the foregoing, at no time shall more than ten (10) percent of the completed, engineer certified condominium units be rented or occupied by non-Owner occupants. See also Section 8.1.4 of the Bylaws.

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

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

e) No Unit Owner, guest or invitee thereof shall block vehicular access to each Unit's parking space or garage by parking vehicles or placing objects within that portion of the common driveway or private street which abuts the Unit's garage door, ~~or~~ garage stall, or parking space and which provides direct access to the garage or parking space. Each Unit Owner's guests or invitees will park their own vehicles only on the parking spaces provided within the Regime doing the same in such a manner as to not violate the provisions of this subparagraph. No vehicles may be permanently parked on the unreserved parking spaces within the Regime. Vehicles parked on unreserved parking spaces must be moved at least once every 24 hours. Parking of vehicles shall only be allowed in garages, parking spaces and on unreserved parking spaces as provided herein.

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

g) The Association shall have the authority to adopt Rules and Regulations governing the use of the property and such rules shall be observed and obeyed by the Owners, their lessees, family, guests and invitees. The initial Rules and Regulations are attached to this

Declaration as Exhibit "C". The adoption of such Rules and Regulations shall not be considered an amendment to the Condominium Declaration unless such rule(s) is inconsistent with other provisions of the Declaration, in which case an Amendment to the Declaration will be required. The Association shall have the authority to impose fines against Unit Owners or their tenants for failure to comply with such Rules and Regulations, and such fines, if not timely paid, shall become a lien against the Unit, as provided in the Bylaws.

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

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

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

k) No unit owner shall be permitted to erect a radio or TV antenna or any other fixture, item, wiring or appurtenance, except as otherwise specifically set forth in the Rules and Regulations.

l) Any person within the regime keeping a pet shall immediately clean and remove any messes created or caused by said pet. Further, no unleashed pets shall be allowed upon the Limited or General Common Elements. No pets shall be housed outside on Common Elements. No pets shall be allowed in the Common House.

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 Condominium Regime except as may be separately insured with a reasonable deductible to be determined by the Board. Such policy or policies shall contain a Special Form endorsement. 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 the Owners, the Association and Declarant, so long as Declarant is the Owner of any of the Units in the Condominium Regime. The Declarant shall notify the insurance carrier of any change in ownership of a Unit until 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 Paragraph 3 and Paragraph 4, no Owner shall separately insure his or her condominium unit or any part thereof against loss by fire or other casualty covered by the insurance carrier under Paragraph 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. Owner Insurance. An Owner may carry such personal liability insurance, in addition to that herein required, as he or she may desire. In addition, such fixtures and mechanical equipment located within a Unit such as plumbing fixtures, electrical lighting fixtures, kitchen and bathroom cabinets and counter tops, air conditioning and water heater together with additions thereto and replacements thereof, as well as 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, if any. 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 Paragraphs 1, 2, 3 and 5.

7. Association as Trustee for Proceeds. In the event of damage or destruction by fire or other casualty affecting a condominium 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 encumbrances, 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 Units within the Regime and the cost of repairing or rebuilding said damaged area does not exceed the amount of available insurance proceeds for said loss by more than $15,000.00, the Board of Directors of the Association shall immediately contract to repair or rebuild the damaged portion of the Unit or Units and the Common Elements substantially in accordance with the original plans and specifications.

If the cost to repair or rebuild exceeds available insurance by $15,000.00, 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, all Units within the Condominium Regime, 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 affect 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 X, shall be distributed equally to the affected Unit Owners, 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 affected 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 provisions of Chapter 679A, Code of Iowa (2017), as amended.

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

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

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

ARTICLE XI.
MORTGAGEE PROTECTIONS

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

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

3. Mortgagee's Rights. Upon written request, any mortgagee, or insurer or guarantor of any first mortgage will be entitled to:

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

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

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

4. Insurance Proceeds Upon Damage. In the event of substantial damage to or destruction of any Unit or any part of the Common elements, the mortgagee of a Unit will be entitled to timely written notice of such damage or destruction, and no provision of this Declaration or any other document establishing the Project will entitle the Unit Owner or other party to priority over such mortgagee with respect to the distribution of any insurance proceeds. Any proceeds from settlement shall be payable to the Owners' Association, for the benefit of the Unit Owners and their mortgage holders as more specifically set forth in ARTICLE X.

5. Condemnation. If any Unit or portion thereof or the Common Elements or any portion thereof is made the subject matter of any condemnation or eminent domain proceeding or is otherwise thought to be acquired by a condemning authority, the mortgagee of a Unit will be entitled to timely written notice of any such proceeding or proposed acquisition, and no

provisions of this Declaration or any other document establishing the Project shall entitle the Unit Owner or other party to priority over such mortgagee with respect to the distribution of the proceeds of any award or settlement. Any proceeds from settlement shall be payable to the Owners' Association, for the benefit of the Unit Owners and their mortgage holders.

6. No Right of First Refusal. The right of a Unit Owner to sell, transfer, or otherwise convey the Owner's Unit will not be subject to any right of first refusal or any similar restriction in favor of the Association.

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

ARTICLE XII.
CONDEMNATION

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

2. Condemnation of Common Elements. If any action is brought to condemn a portion of the Common Elements, the Board, subject to Article XI, Section 10, shall have the sole authority to determine whether to defend or resist such action, to make any settlement with respect thereto, or to convey such property to the condemning authority in lieu of condemnation. After the damages or awards for such taking are determined, such damages or awards shall be paid to each Unit Owner in proportion to his or her ownership interest. The Board may call a meeting of the Association, at which meeting the members by a majority vote may decide whether to replace or restore insofar as possible the Common Elements so taken or damaged.

3. Payment of Awards and Damages. Any damages or awards paid to or for the account of any Unit Owner by the Board, acting as trustee, shall be paid to the Association, for the benefit of the Unit Owners and their mortgage holders. Any awards shall be applied first to amounts due under any mortgages; secondly, to the payment of any unpaid common expenses or special assessments charged to or made against the Unit; and finally to the Unit Owner.

ARTICLE XIII.
TERMINATION

1. Procedure. The Condominium may be terminated in the following manner, in addition to the manner provided by Chapter 499B, Code of Iowa (2017), as amended:

    a) Destruction. In the event it is determined in the manner elsewhere provided that the buildings shall not be reconstructed because of major damage, the Condominium plan of ownership will be thereby terminated in compliance to the provisions of Section 499B.8 of the Code of Iowa (2017), as amended.

    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 affect the sale of the Project when at a meeting duly convened of the Association, the Owners of 100% of the voting power, and all record owners of mortgages upon Units in the Regime, elect to terminate and/or sell the Project.

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

2. Form of Ownership after Termination. After termination of the Condominium, the Project will be held as follows:

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

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

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

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

ARTICLE XIV.
AMENDMENTS AND MISCELLANEOUS

1. Procedure. Except as otherwise provided in this Declaration, 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 at least 67% 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 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 of the Regime.

2. Amendment of Ownership Interest. Except as provided in Article III, Paragraph 3, regarding Exhibit "H," 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.

3. Engineer's Certificate and Site Plan. Amendments to the Engineer's Certificate or Site Plan for the purpose of showing and incorporating those Buildings and Units of the Regime whose construction is completed subsequent to the filing of this Declaration may unilaterally be made, executed and filed by the Declarant, its successor in interest or assigns.

4. Exhibit "H." Amendments to Exhibit "H" as provided in Article III, Paragraph 3, may be unilaterally made, executed and filed by the Declarant, its successor in interest or assigns.

[Signature page to Condominium Declaration]

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

ICCH, LLC

By: _____
Frank Delno Holland III, Member,
Board of Managers

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on this 29th day of March, 2018 by Frank Delno Holland III, as member, Board of Managers of ICCH, LLC.

_____
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
DOUGLAS D. RUPPERT
Commission Number 128989
My Commission Expires
11/4/19

EXHIBIT "A" 5553616

849970 ARTI $20.00 MART 2 10/3/17

ARTICLES OF INCORPORATION OF PRAIRIE HILL OWNERS ASSOCIATION

The undersigned, acting as incorporator of a corporation pursuant to the provisions of the Iowa Nonprofit Corporation Act under Chapter 504 of the 2015 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 Prairie Hill Owners Association, and its principal offices shall be located in Iowa City, 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 2015 Code of Iowa, as amended, known as Prairie Hill Condominiums, and to be located on a certain portion of real estate situated in Iowa City, 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 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 Nonprofit Corporation Act.

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ARTICLE IV
REGISTERED OFFICE AND AGENT

The address of the initial registered office of the corporation is 140 Prairie Hill, Iowa City, Iowa 52246, and the name of its initial registered agent at such address is Craig Mosher.

ARTICLE V
BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors of the corporation is three (3), and the names and addresses of the persons who are to serve as the initial board of directors are:

Name and Address	
Craig Mosher	115 Prairie Hill Lane Iowa City, IA 52246
Gloria Zmolek	384 21Street SE Cedar Rapids, IA 52403
David Tucker	1425 Oaklawn Avenue Iowa City, IA 52245

Members of the initial Board of Directors shall serve until their term expires as provided in the Bylaws, and a director may also be removed from office at a special meeting of the members of the corporation in such manner as may be provided by the Bylaws.

ARTICLE VI
BYLAWS

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

ARTICLE VII
MEMBERS AND VOTING

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

ARTICLE VIII
DISTRIBUTION OF ASSETS UPON DISSOLUTION

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

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:

Frank Delno Holland, III 1701 E. Court Street
Iowa City, IA 52245

Frank Delno Holland, III, Incorporator

STATE OF IOWA)
) ss:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on September 26, 2017, by Frank Delno Holland, III.

Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
DOUGLAS D. RUPPERT
Commission Number 128909
My Commission Expires
11/4/19

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IOWA
SECRETARY OF STATE
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EXHIBIT "B"

BYLAWS OF
PRAIRIE HILL CONDOMINIUM OWNERS' ASSOCIATION

1. GENERAL PROVISIONS

1.1. Identity. Prairie Hill Condominium Owners' Association, a nonprofit corporation organized under the laws of the State of Iowa, the Articles of Incorporation of which were filed with the Iowa Secretary of State on the 26th day of September, 2017(the "Association"), has been organized for the purpose of administering the operation and management of Prairie Hill Condominium (the"Condominium"), in accordance with the terms of these Bylaws. The Condominium was established by ICCH, LLC, an Iowa limited liability company (the "Declarant"), in accordance with the provisions of IA Chapter 499B (the "Act"). The Condominium is located upon property in Johnson County, Iowa, as more particularly described in the Declaration of Condominium Ownership for Prairie Hill Condominium (the "Declaration"), which is being recorded simultaneously herewith in the records of Johnson County, Iowa.

1.2. Bylaws Subject to Other Documents. The provisions of these Bylaws are applicable to the Condominium and are expressly subject to the terms, provisions, and conditions contained in the Articles of Incorporation of the Association (the "Articles") and in the Declaration.

1.3. Defined Terms. All defined terms used in these Bylaws and not specifically defined herein shall have the meaning given such terms in the Declaration.

1.4. Applicability. All Owners; tenants and occupants of any Unit; and their respective agents, invitees, l icensees, and employees that use the Condominium, or any part thereof, are subject to these Bylaws, and all rules and regulations thereunder as promulgated from time to time.

1 .5 Office. The office of the Association shall be at 140 Prairie Hill Lane, Iowa City, IA 52246, or at any other place within Iowa City, Iowa designated by the Association.

2. PARTICIPATION AND DECISION-MAKING

2.1. Consent. Consent is the primary method of decision-making at all levels of Association governance, except where otherwise required by the Declaration, these Bylaws or Iowa law. Using consent, each member may consent to the stated proposal for a decision, not object to the decision, or make a reasoned objection, which would mean that the Association or one of its committees will not be able to fulfill its aims and responsibilities. When there is such a reasoned objection, the group will work to modify the proposal to meet the objection by seeking a proposal that is good enough for now, with a time limit and the assurance the proposal will be re-evaluated at the end of the time limit. If agreed to by consent at an Association meeting, decision making can be delegated to a committee or an individual. Members of the Association, the Board, or a committee physically present or present via telephone or other communication technology at a meeting may participate in the consent process during the course of such meeting. If consent on a particular issue is not reached at two consecutive meetings, Section 3 .8.2 shall govern. The Board of Directors may adopt Rules and Regulations to further define how consent decision-making will be conducted. The Board will also arrange for orientation trainings on the consent decision-making process. When the consent process fails to reach a decision over two meetings the voting process may be used.

2.2. Responsibility of Membership. Each member of the Association shall be responsible for participating in the administration and management of the Association and in the maintenance of the Condominium social fabric and Common Elements. Such roles might include service on the Board, service on committees, performance of necessary tasks, or other functions as determined by the Board. Unless otherwise decided by the Board, the amount of time expected by the Owner(s) of a condominium unit with two or more adults will be greater than the time expected of a one adult household. The Board is empowered to create additional policies regard ing participation or to provide an option for payment in lieu of participation.

3. MEETINGS OF OWNERS

3.1. Administrative Control. Not withstanding any other provisions of these Bylaws, until the Turnover Meeting, the Declarant shall have the powers and authorities reserved to the Declarant in the Declaration.

3.2. Transitional Committee. Unless the Turnover Meeting has been held, the Declarant shall call a meeting of the Owners within 60 days after the conveyance to persons other than the Declarant of 50 percent of all 36 Units. Notice of the meeting shall be given as provided in Section 3.7 to each Owner at least 10 but not more than 50 days prior to the meeting. The notice shall state the purpose, time, and place of the meeting. If the meeting is not called by the Declarant within the time specified, the meeting may be called and notice given by any Owner. If at the meeting the Owners other than the Declarant fail to select a transitional committee (the "Transitional Committee"), the Declarant shall have no further responsibility to form such a committee. The Transitional Committee shall be advisory only and shall consist of two or more members selected by Owners (other than the Declarant) and shall not include more than one representative of the Declarant. The members of the Transitional Committee shall serve until the Turnover Meeting. The Transitional Committee shall function to ease the transition from control of the administration of the Association by the Declarant to control by the Owners. The Transitional Committee shall have access to the information, documents, and records that the Declarant must turn over to the Owners pursuant to Section 3.3.

3.3. Turnover Meeting. The Turnover Meeting, which shall constitute the initial meeting of the Association, shall be called by the Declarant within 90 days of the expiration of the period of Declarant's administrative control described in Article VI of the Declaration. The Declarant shall give notice (as provided in Section 3.7) of the Turnover Meeting to each Owner at least 10 but not more than 50 days prior to the meeting. The notice shall state the purpose, time, and place of the meeting. If the meeting is not called by the Declarant, the meeting may be called and notice given by any Owner. At the Turnover Meeting, the Declarant shall relinquish control of the administration of the Association to the Owners and the latter shall assume control; the Owners shall elect a board of directors as set forth in these Bylaws; and the Declarant shall deliver to the Association all Association documents and records in Declarant's possession. During the three-month period following the Turnover Meeting, the Declarant or an informed representative thereof shall be available to meet with the Board on at least three mutually acceptable dates to review the records and documents delivered. After the Turnover Meeting, the Declarant shall be relieved of any further responsibility for the administration of the Association except as an Owner of a unit(s).

3.4. Annual Meetings. In the twelfth month following the month in which the Turnover Meeting is held, the first annual meeting of Owners shall be held. Thereafter, annual meetings shall be held in the same month as the initial annual

meeting or in the month following. At such meetings, the Owners shall elect Directors to fill vacancies or to succeed retiring Directors as provided in Section 4 of these Bylaws and shall also transact such other business of the Association as may properly come before the meeting.

3.5. Place of Meetings. Meetings of the Owners shall be held at the principal office of the Association or at such other suitable and convenient place within the City of Iowa City, Iowa, as may be designated by the Board.

3.6. Special Meetings. At any annual meeting, the Association may decide to hold regular meetings of the Association more frequently than on an annual basis. It shall be the duty of the Chairperson or Secretary of the Association ("Secretary") to call a special meeting of the Association if so directed by a majority of the Board or upon a petition signed and presented to the Secretary by the Owners of not less than 15 percent of the condominium units stating the purpose of the meeting. The notice of any special meeting shall state the purpose, time, and place of such meeting. No business shall be transacted at a special meeting except as stated in the notice.

3.7. Notice. The Chairperson or Secretary shall give written notice of each meeting of the Association, at least 10 days but not more than 50 days prior to the date set for such meeting, stating the purpose, time, and place of the meeting and the items on the agenda (including the general nature of any proposed amendment to the Declaration or these Bylaws, any budget changes or proposal to remove a director or officer of the Association), to each Owner of record (and to any first Mortgagee of record who has requested such notice), at the address or email address of such Owner as listed on the records of the Association, or at such other address or email address as such Owner shall have designated by notice in writing to the Association. The giving of a notice in the manner provided in these Bylaws shall be considered notice properly served. Proof of such notice being given, whether by mail, email or personal delivery, shall be provided by the affidavit of the person giving the notice. Following the recording of the Declaration, notices of meetings shall also be given to Declarant in the same manner as given to Owners, and Declarant or a representative of Declarant shall be entitled to attend such meetings. Notice of a meeting may be waived by any Owner before, by attending or after a meeting.

3.8. VOTING

3.8.1. The total number of votes of all Owners shall be 36, which is equal to the total number of condominium units in the Condominium. The Declarant shall be entitled to vote as the Owner of any condominium unit retained by the Declarant.

3.8.2. If consent decision-making applies and consent cannot be reached on an issue after two meetings at which an issue has been discussed and at which formal consent was attempted on that issue, either of the decisions may be referred to a meeting of the Owners or a third meeting of the Board may be called and voting may be used. A decision to hold a third meeting and to shift from consent to voting shall require an affirmative vote of 50 percent of the voting power present at the second meeting. A decision on such issue at the third meeting shall require an affirmative vote of 67 percent of the voting power present for the vote, or such other percentage as required by these Bylaws or the Declaration. Condominium units owned by the Association do not vote and do not count in determining a quorum.

3.8.3. If an Owner is in default for payment of assessments or other charges under these Bylaws, the Declaration, or the Rules and Regulations for 60 consecutive days or more, the Owner's voting rights shall be suspended until such delinquencies are paid in full, including any interest, penalties, or late charges due for such delinquency.

3.9. Absentee Ballots, Proxies and Other Methods of Voting. A vote may be cast in person, by absentee ballot, by written ballot in lieu of a meeting, by proxy, or by any other method specified by the Declaration or these Bylaws. A proxy given by an Owner to any person who represents such Owner at meetings of the Association shall be in writing, signed and dated by such Owner, and may be given to any person or persons of legal age, and shall be filed with the Secretary. A proxy shall terminate one year after its date (or earlier, if specified in the proxy), and every proxy shall automatically cease upon sale of a condominium unit by its Owner. An Owner may pledge or assign such Owner's voting rights to a Mortgagee. In such case, the Mortgagee or its designated representative shall be entitled to receive all notices to which the Owner is entitled hereunder and to exercise the Owner's voting rights from and after the date that the Mortgagee shall give written notice of such pledge or assignment to the Board of Directors. Any first Mortgagee may designate a representative to attend all or any meetings of the Association.

3.10. Fiduciary, Corporate and Joint Owners (Co-Owners). A n executor, administrator, conservator, guardian or trustee may vote, in person or by proxy, at any meeting of the Owners with respect to any condominium unit owned or held by him/her in such capacity, whether or not the same shall have been transferred to his or her name; provided, however, that he or she shall satisfy the Secretary that he or she is the executor, administrator, conservator, guardian or trustee holding such condominium unit in such capacity. Any person voting on behalf of a condominium unit owned by a corporation or other entity shall provide the Secretary with written evidence, satisfactory to the Secretary, that such person is the duly constituted and empowered representative thereof. Unless a valid court order establishes the authority of a co-Owner to vote, whenever any condominium unit is owned by two or more persons jointly, according to the records of the Association, the vote of such condominium unit may be exercised by any of the co-Owners then present, in the absence of protest by a co-Owner. I n the event of disagreement among the co-Owners present, the vote of such condominium unit shall be divided equally among the number of co-Owners of such condominium unit present into fractional votes to be exercised by each such co-Owner present.

3.11. Quorum. At any meeting of the Association, the presence, in person, electronically or by proxy, of a number of Owners holding 51 percent or more of the voting power of the Association shall constitute a quorum. The delayed arrival of an Owner in the action taken at a meeting, evidenced by that Owner signing and concurring in the minutes thereof, shall constitute the presence of such person for the purpose of determining a quorum. When a quorum is once present to organize a meeting, it cannot be broken by the subsequent withdrawal of an Owner or Owners. If any meeting of the Association cannot be organized because of lack of a quorum, the Owners who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present. A quorum shall not be necessary to proceed with and hold a binding Turnover Meeting.

3.12. Binding Vote. The vote of more than 67 percent of the voting power present (whether in person or by proxy) at a meeting at which a quorum is constituted shall be binding upon all Owners for all purposes except where a higher percentage vote is required under Iowa law, the Declaration or these Bylaws.

3.13. Order of Business. Unless otherwise agreed by the Board, the order of business at an annual meeting of the Association shall be:

3.13.1. Calling of the roll. and certifying of proxies;

3.13.2. Proof of notice of meeting or waiver of notice;

3.13.3. Reading of minutes of preceding meeting;

3.13.4. Reports of officers;

3.13.5. Reports of committees, if any;

3.13.6. Election of directors;

3.1 3.7. Unfinished business;

3.13.8. New business; and

3.13.9. Adjournment.

3.14. Rules of Order. Unless other rules of order are adopted by resolution of the Association, all meetings of the Association shall be conducted according to the latest edition of *We the People: Consenting to a Deeper Democracy,* 2nd Edition John Buck and Sharon Villines, Sociocracy.Info - **2017**

4. BOARD OF DIRECTORS

4.1. Number, Term and Qualification. The affairs of the Association shall be governed by the Board of Directors, which shall consist of from one to three persons prior to the Turnover Meeting and four to seven persons after the Turnover Meeting. Until the Turnover Meeting (as provided for in Section 3.3 of these Bylaws) shall have been held, the Board of Directors shall consist of the Director or Directors named in the Articles of Incorporation of the Association, subject to the appointment and removal powers of the Declarant described in Article VI of the Declaration. At the Turnover Meeting, four to seven Directors shall be elected by the Owners to serve until the first annual meeting of the Association. The half or the majority of the Directors elected at the first annual meeting of the Association shall serve for terms of two years and the remainder of the initial Directors shall serve for terms of one year. At the expiration of the initial term of office of each Director elected at the first annual meeting of the Association, his or her successor shall be elected as provided in this Section 4.1 to serve for a term of two years. The Directors shall hold office for the term herein fixed and until their successors

have been qualified and elected. There shall be no limit on the number of successive terms a Director may serve on the Board of Directors, if elected as herein provided. After the Turnover Meeting, all Directors shall be Owners and no Director shall continue to serve on the Board of Directors after he or she ceases to be an Owner. For purposes of this Section 4.1, the officers of any corporation, the trustee of any trust, the partners of any partnership, or the members or managers of any limited liability company that owns a condominium unit shall be considered co-owners of any such Living Unit.

4.2. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all acts in furtherance of and pursuant to such powers and duties, except acts that by or under law, the Declaration or these Bylaws may not be performed by the Board of Directors or delegated to the Board of Directors by the Owners. Such powers and duties of the Board of Directors shall include, without limitation (except as limited elsewhere herein), the following:

4.2.1. Operation, care, inspection, upkeep, repair, replacement and maintenance of the Common Elements, Association Property and any other property for which the Association is responsible for maintenance, repair or replacement, including, without limitation, pursuant to the Maintenance Plan (Section 4.2.21).

4.2.2. Create a budget pursuant to Section 6.1.

4.2.3. Periodically conducting a reserve study, or review and update any existing study, of the Common Elements to determine the reserve fund requirements. The Board of Directors shall, within 30 days after conducting the reserve study, provide to every Owner and the Declarant a written summary of the reserve study and of any revisions to the Maintenance Plan (defined in Section 4.2.21 below) adopted by the Board of Directors as a result of the reserve study.

4.2.4. Collection of the assessment for common expenses from the Owners.

4.2.5. Provision for the designation, hiring and removal of employees and other personnel, including lawyers, accountants, and personnel necessary for the maintenance, inspection, upkeep and repair of the Common Elements, Association Property and any other property for which the Association is responsible for maintenance, repair or replacement; engagement of or contracting

for the services of others; and making purchases for the inspection, maintenance, repair, replacement, administration, management and operation of the condominium regime in accordance with Section 9 of these Bylaws, provided, however, that any management agreement, service contract, or employee contract entered into before the Turnover Meeting shall not exceed five years, and can be terminated by the Association without penalty upon not less than 30 days written notice to the other party given within 60 days after the Turnover Meeting.

4.2.6. Adoption and amendment of rules and regulations of the Condominium ("Rules and Regulations").

4.2.7. Maintaining bank accounts on behalf of the Association and designating the signatories required therefor.

4.2.8. Purchasing, leasing or otherwise acquiring, in the name of the Association or its designee, corporate or otherwise, Units offered for sale or lease or surrendered by their Owners to the Association on behalf of all Owners upon the consent or approval of the Owners.

4.2.9. Bidding for and purchasing Units at foreclosure sales (judicial or non-judicial) or other judicial or execution sales, in the name of the Association or its designee, corporate or otherwise, on behalf of all Owners upon the consent or approval of the Owners.

4.2.10. Selling, leasing, mortgaging, voting the votes appurtenant to (other than for the election of directors), or otherwise dealing with condominium units of the regime acquired by the Association or its designee on behalf of all the Owners.

4.2.11. Intentionally left blank.

4.2.12. Obtaining and reviewing bonds and insurance, including officers' and directors' liability insurance, for the Association, pursuant to the provisions of the Declaration and these Bylaws and in the case of such insurance, reviewing it at least annually.

4.2.13. Making repairs, restorations, additions, and improvements to, or alterations of, buildings or grounds in accordance with the Declaration and these Bylaws after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings or settlement under the threat

thereof or to work that is urgently needed for life, safety or structural integrity reasons.

4.2.14. Making additions and improvements to, or alterations of, the Common Elements with the consent and approval of the Owners.

4.2.15. After giving written notice and an opportunity to be heard, levying fees, late charges, fines and/or interest against the Owners for violations of the Declaration, Bylaws, and/or Rules and Regulations.

4.2.16. Borrowing money on behalf of the Association with the consent of the Owners, provided, however, that no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interest in the Common Elements without the consent of the Owner of such Unit.

4.2.17. Adjusting and settling claims under insurance policies.

4.2.18. Filing all appropriate income tax returns.

4.2.19. Filing of any reports required under Iowa law.

4.2.20. Enforcement by legal means of the provisions of the Declaration, these Bylaws and any Rules and Regulations adopted hereunder. Nothing in these Bylaws shall be construed as requiring the Association to take any specific action to enforce violations.

4.2.21. Establish, periodically update, and implement a 30-year maintenance plan ("Maintenance Plan") that identifies those components of the Common Elements, Association Property and any other property for which the Association is responsible for maintenance, repair or replacement requiring periodic maintenance, including information regarding warranties, the useful life of the Common Elements and a maintenance manual defining how and when such maintenance should be performed and setting forth the estimated cost of such maintenance, repair or replacement. The Maintenance Plan shall be appropriate for the size and complexity of the Common Elements and shall address the requirements of the Maintenance Plan. Declarant shall be notified by the Board prior to the inspections, shall have a right for Declarant or its employees or contractors to be present during the inspections and have a right to receive a copy of the inspection reports promptly upon request. The operating and reserve budgets of the Association shall take into account the costs of complying with the Maintenance

Plan. Changes or updates to the Maintenance Plan should be based upon the advice of competent experts or consultants.

4.2.22. Intentionally left blank.

4.2.23. On at least an annual basis, monitor water and energy usage of the Common Elements, and the trash and recycling volume of the condominium regime. Report the results to the Owners to provide feedback useful in reducing the environmental footprint.

4.2.24. Adopting Rules and Regulations for the use of the Common House (including its guest rooms, common kitchen and storage rooms) and other common facilities, including the adoption of policies, rental rates, fees and terms for rentals and charging and collecting such rental fees.

4.2.25. Limitations. The powers of the Board of Directors enumerated in these Bylaws shall be limited in that the Board of Directors shall have no authority to (i) exceed the overall Association budget without the prior approval of Owners, (ii) exceed a budgeted category by more than 10% of the original budgeted amount without prior approval of Owners (any increase in one budget category must be offset by a decrease in another), or (iii) enter into agreements having a term in excess of two years, except agreements specifically authorized in these Bylaws, without, in each case, the prior approval of the Owners.

4.2.26. Attendance. Board members shall be expected to attend all proceedings of the Board of Directors and all meetings of the Association.

4.3. Organizational Meeting. The Board of Directors shall hold an organizational meeting within 30 days following the annual meeting of the Association or following any meeting at which an election of Directors has been held,

4.4. Regular and Special Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Special meetings of the Board of Directors may be called by the Chairperson and must be called by the Secretary at the written request of at least two Directors. Notice of regular meetings and any special meeting shall be given to each Director, personally or by mail, telephone or email at least two days prior to the day named for such meeting, and shall state the time, place and purpose of such meeting. For a period of 10 years following recording of the Declaration,

notices of meetings shall also be given to Declarant in the same manner as given to Directors. All meetings of the Board of Directors shall be open to the Owners except that the following matters and any other matters permitted by state law may be considered in executive session: (a) consulting with legal counsel regarding the rights and duties of the Association in connection with existing or potential litigation; or criminal matters; (b) dealing with personnel matters, including salary negotiations and discipline; (c) negotiation of contracts with third parties; and (d) collection of unpaid assessments. Executive sessions shall be convened and conducted as provided under Iowa law. Except in the event of an emergency, the Board of Directors shall vote in an open meeting on whether to meet in executive session. If the Board of Directors votes to meet in executive session, the Chairperson shall announce the general nature of the necessity for the executive session and when and under what circumstances the deliberations can be disclosed to the Owners. The statement, motion, or decision to meet in executive session must be included in the minutes of the meeting. A contract or action considered in executive session does not become effective unless the Board, following the executive session, reconvenes in an open meeting and votes on the contract or action, which must be reasonably identified in the open meeting and included in the minutes.

For other than emergency meetings, notice of each meeting of the Board of Directors shall be posted at a place or places within the condominium regime at least three days prior to the meeting, or notice shall be provided by a method otherwise reasonably calculated to inform the Owners of such meeting.

4.5. Waiver of Notice. Any member of the Board of Directors may at any time waive notice of any meeting of the Board of Directors and such waiver shall be deemed equivalent to the receipt of such notice. Attendance by a member of the Board of Directors at any meeting of the Board of Directors shall constitute a waiver of notice of the time and place thereof; except where a Director attends the meeting for the sole purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. If all the members of the Board of Directors are present at any meeting of the Board of Directors, however, no notice to Directors shall be required and any business may be transacted at such meeting.

4.6. Quorum. At all meetings of the Board of Directors, a majority of the members thereof shall constitute a quorum for the transaction of business, and, if the Board is using voting after consent was not reached (see Section 4.14), the votes of 67 percent of the members of the Board of Directors present at a meeting at which a

quorum is present shall constitute action of the Board of Directors, unless a different percentage is required under Iowa law, the Declaration or these Bylaws. If at any meeting of the Board of Directors there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time until a quorum is present. At any such adjourned meeting at which a quorum is present, any business that might have been transacted at the meeting originally called may be transacted without further notice.

4.7. Removal. At any regular or special meeting of the Owners, any one or more of the members of the Board of Directors may be removed with or without cause, but only by approval of at least 67 percent of the Owners not withstanding the quorum provisions of Section 3.11, and a successor may then and there or thereafter be elected to fill the vacancy thus created in the manner set forth in Section 4.1. The notice of any such meeting shall state that such removal is to be considered, and any Director whose removal has been proposed shall be given an opportunity to be heard at the meeting.

4.8. Resignation. Any Director may resign at any time by sending a written notice of such resignation to the office of the Association, addressed to the Secretary. Unless otherwise specified therein, such resignation shall take effect upon receipt thereof by the Secretary.

4.9. Vacancies. Vacancies on the Board of Directors caused by any reason other than the removal of a member pursuant to Section 4.7 shall, in the case of a vacancy relating to a Director elected by the Owners, be filled by vote of a majority of the remaining Directors at a special meeting of the Board of Directors held for that purpose promptly after the occurrence of any such vacancy. Each person so elected or appointed shall be a member of the Board of Directors for the remainder of the term of the member whose position was vacated or until a successor shall be elected at a special meeting or at the next annual meeting of the Owners.

4.10. Compensation. No Director shall receive any compensation from the Association for acting in such capacity, but shall be reimbursed for his or her reasonable out-of pocket expenses.

4.11. Liability and Indemnification of Directors, Officers, Manager or Managing Agent. To the fullest extent authorized by law and the Articles of Incorporation, the personal liability of each Director to the Association or its Owners for monetary damages for conduct as a Director shall be eliminated. Each Director and officer and the manager or managing agent, if any, shall be indemnified and held harmless

by the Association, to the fullest extent permitted by law, from and against all expenses and liabilities, including attorneys' fees, reasonably incurred or imposed upon such person 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 being or having been a Director, officer, manager or managing agent and shall be indemnified upon any reasonable settlement thereof.

The foregoing rights of indemnification shall be in addition to and not exclusive of any and all other rights conferred on such persons under any agreement, vote of the Owners or otherwise.

4.12. Insurance. The Board of Directors shall comply with the insurance requirements contained in Section 10 of these Bylaws. In addition, the Board of Directors, in its discretion, may obtain such other insurance as it deems necessary to protect the interests of the Association, the Board of Directors or the Owners.

4.13. Standing or Special Committees. The Board of Directors by resolution may designate committees, each committee to consist of three or more Owners that, to the extent provided in such resolution, shall have and may exercise the powers set forth in such resolution. Committees shall keep regular minutes of their proceedings and report the same to the Board of Directors when required and to the Owners on a regular basis. The members of any such committees designated shall be appointed by the Board of Directors or the Chairperson. The Board of Directors, the Chairperson, or the Owners may appoint Owners to fill vacancies on any committee occasioned by death, resignation, removal, or inability to act for any extended period of time.

4.14. Voting. Decision-making by the Board of Directors shall be by consent with fall back to voting as described in Sections 2.1 and 3.8.2 of these Bylaws. A Director who is present at a meeting of the Board of Directors at which action is taken on any Association matter is presumed to have assented to such action unless the Director states a position of blocking consent or votes against such action or abstains from consent or voting on the action because the Director claims a conflict of interest. When action is taken on any matter at a meeting of the Board of Directors, the standing aside or block of consent or the vote or abstention of each Director must be recorded in the minutes of the meeting. Directors may not vote by proxy or by secret ballot at meetings of the Board of Directors. If requested in writing by 33 percent of the Owners, a specific action by the Board shall be referred to the Association at large for consent or a vote.

4.15. Rules of Order. Unless other rules of order are adopted by resolution of the Association, all meetings of the Board shall be conducted according to the latest edition of *We the People: Consenting to a Deeper Democracy,* 2nd Edition John Buck and Sharon Villines, Sociocracy.Info - **2017**

5. OFFICERS

5.1. Designation. The principal officers of the Association shall be the Chairperson, the Secretary, and the Treasurer, all of whom shall be selected by the Board of Directors from among themselves. The Board of Directors shall also appoint a Vice Chairperson, an Assistant Secretary, and an Assistant Treasurer from among the remaining Board members. All officers shall be Owners.

5.2. Selection. The officers of the Association shall be selected annually by the Board of Directors at the organizational meeting of each new Board of Directors and shall hold office at the pleasure of the Board of Directors and until their successors are selected and qualified. If any office shall become vacant, the Board of Directors or the Association shall elect a successor to fill the unexpired term at any regular or special meeting of the Board of Directors, or at any regular or special meeting of the Association called for such purpose. In the event the Board and Association disagree as to whom is elected to the officer positions, the Association's choice shall prevail.

5.3. Removal. Upon the affirmative vote of 67 percent of the Board of Directors, any officer may be removed, either with or without cause, and his or her successor shall be selected as in 5.2 above.

5.4. Chairperson. The Chairperson shall be the chief executive officer of the Association. He or she shall facilitate all meetings of the Owners and of the Board of Directors. He or she shall have all of the general powers and duties that are usually incident to the office of the chief executive officer of an association, including, but not limited to, the power to appoint committees from among the Owners from time to time as he or she may in his or her discretion decide are appropriate to assist in the conduct of the affairs of the Association.

5.5. Vice Chairperson. The Vice Chairperson shall take the place of the Chairperson and perform his or her duties whenever the Chairperson is absent or unable to act. If neither the Chairperson nor the Vice Chairperson is able to act, the Board of Directors shall appoint some other member of the Board of Directors

to act in the place of the Chairperson on an interim basis. The Vice Chairperson shall also perform such other duties as shall be prescribed by the Board of Directors or by the Chairperson.

5.6. Secretary. The Secretary shall keep the minutes of all proceedings of the Board of Directors and the minutes of all meetings of the Association. He or she shall attend to the giving and serving of all notices to the Owners and Directors and other notices required by law and also keep the records of the Association, except for those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an association and as may be required by the Directors or the Chairperson. In addition, the Secretary shall act as Vice Chairperson, taking the place of the Vice Chairperson and performing his or her duties whenever the Vice Chairperson is absent or unable to act, unless the Directors have appointed another Vice Chairperson.

5.7. Assistant Secretary. The Assistant Secretary shall take the place of the Secretary and perform his or her duties whenever the Secretary is absent or unable to act. The Assistant Secretary shall also assist the Secretary with the giving and receiving of all notices and with record keeping and other duties incident to the office of Secretary of an association and as may be required by the Board of Directors or the Chairperson.

5.8. Treasurer. The Treasurer shall be responsible for Association funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements necessary for the preparation of all required financial data. He or she shall be responsible for the deposit of all funds and other valuable effects in such depositories as may be designated by the Board of Directors, and he or she shall disburse funds of the Association upon properly authorized vouchers. He or she shall in general perform all other duties incident to the office of Treasurer of an association and such other duties as may be assigned to him or her by the Board of Directors.

5.9. Assistant Treasurer. The Assistant Treasurer shall take the place of the Treasurer and perform his or her duties whenever the Treasurer is absent or unable to act. The Assistant Treasurer on a regular basis shall assist the Treasurer with financial record keeping and other duties incident to the office of Treasurer of an association and such other duties as may be assigned to him or her by the Board of Directors or the Chairperson.

5.10. Execution of Instruments. All agreements, contracts, deeds, leases and other instruments of the Association, shall be executed by such person or persons as may be designated by general or special resolution of the Board of Directors.

5.11. Compensation of Officers. No officer shall receive any compensation from the Association for acting as an officer.

6. BUDGET, EXPENSES AND ASSESSMENTS

6.1. Budget. At least annually, the Board of Directors shall prepare a budget for the Association to be approved by the Owners. Such budget shall include an estimate of the common expenses expected to be incurred. They shall assess the common expenses (reduced by any previous over assessment) to each Owner in the manner set forth in the Declaration. The budget shall take into account the requirements of the Maintenance Plan adopted pursuant to Section 4.2.21 of these Bylaws. The budget shall provide for an adequate reserve fund for major maintenance, repairs and replacement of those Common Elements, Association Property and any other property for which the Association is responsible that must be maintained, repaired or replaced on a periodic basis by the Association in accordance with Section 6.2 of these Bylaws. The Board of Directors shall advise each Owner in writing of the amount of common expenses payable by him or her, and furnish a summary of each budget and amended budget on which such common expenses are based to all Owners and, if requested, to their Mortgagees, within 30 days after adoption of the budget. Failure to deliver a summary of any budget or amended budget to each Owner shall not affect the liability of any Owner for any such assessment. Nothing herein contained shall be construed as restricting the right of the Board of Directors to, at any time, in their sole discretion, levy any additional assessment in the event that the budget originally adopted shall appear to be insufficient to pay costs and expenses of operation and management of the condominium regime, or in the event of emergencies. Any budget for the Association prepared by Declarant or during the period of Declarant's administrative control of the Association pursuant to the Declaration shall be based on Declarant's reserve study. The reserve study assumes that the Board conducts normal, routine maintenance for the elements reserved for and that the Board is required to perform pursuant to this Declaration, the Bylaws and Iowa law. If the Board fails to perform required maintenance, the reserve fund may be inadequate at the time of the required replacement for one or more elements included in the reserve study. After the Turnover Meeting, the Board of Directors shall be responsible, in its sole discretion, for preparation of the budget of the Association and shall not rely upon prior budgets or projections prepared by Declarant.

6.2. Reserve Fund

6.2.1. Prior to the Turnover Meeting. Declarant shall conduct a reserve study and shall establish in the name of the Association a reserve fund for the major maintenance, repair and replacement of Common Elements, Association Property and any other property for which the Association is responsible that will normally require replacement in more than one and fewer than 30 years and exterior painting of Common Elements, as applicable. The common expenses of the Condominium shall be calculated on the basis of expected replacement costs and life expectancy of all involved property, such that the reserve fund is reasonably expected to provide sufficient funds for its replacement. Declarant shall establish in the name of the Association a Reserve Fund for the Association. At the time of closing of each sale of a condominium unit by the Declarant, the Declarant shall make a contribution of $500 to the Reserve Fund. Amounts paid into this fund shall not be considered advance payments of the monthly assessments for common expenses described in Section 6.4. At or prior to the Turnover Meeting, Declarant shall transfer the amount of the Reserve Fund to the Association. During the period of administrative control described in the Declaration, Declarant shall not use any funds contained in the Reserve Fund to defray Declarant's expenses, contributions to reserves, or construction costs, or to compensate for any deficits in the operating budget of the condominium regime.

6.2.2. After the Turnover Meeting
The Board of Directors shall administer the reserve fund and shall adjust at regular intervals, but no less than annually, the amount of the periodic payments into it to reflect changes in current replacement costs over time. The Board of Directors shall annually conduct a reserve study or review and update an existing reserve study of the Common Elements, Association Property and any other property for which the Association is responsible to determine reserve account requirements. Following the second year after the Turnover Meeting, the Association may by an affirmative vote of at least 75 percent of the Owners elect to reduce or increase future assessments for the reserve funds. Any funds established for any of the purposes mentioned in this Section 6.2.2 shall be deemed to be a part of the Reserve Fund held safe from any other designation. The amount of the reserve fund shall constitute an asset of the Association and shall not be distributed to any Owner except on termination of the condominium regime and the Association.

The reserve fund is to be used only for the above mentioned items, as applicable, and is to be kept separate from the operating and special assessments. After the

Turnover Meeting, however, the Board of Directors may borrow amounts from the reserve fund to meet high seasonal demands on funds obtained from regular assessments or to meet other unexpected increases in expenses that will later be paid from special or regular assessments, if the Board of Directors has adopted a resolution, which may be an annual continuing resolution, authorizing the borrowing of funds. Not later than the adoption of the budget for the following year, the Board shall adopt by resolution a repayment plan providing for repayment of the borrowed funds within a reasonable period. Repayment of such amounts borrowed from the reserve fund shall include any interest that would otherwise have been earned on such amounts. Reserve fund assessments shall be allocated as described in Article III of the Declaration and shall commence as described in Article VII of the Declaration. If the estimated cash requirement proves inadequate for any reason, including nonpayment of any Owner's assessment, the Board of Directors may at any time levy a further assessment, which shall be assessed to the Owners as provided in Article III section 3 of the Declaration. The Board of Directors shall serve notice of such further assessment on all Owners by a statement in writing giving the amount and reasons therefor, and such further assessment shall become effective with the first monthly assessment of common expenses that is due more than 30 days after the delivery or mailing of such notice of further assessment.

6.3. Estimate of Common Expenses. Common expenses shall include:

6.3. Expenses of administration.

6.3.1. Cost of insurance or bonds obtained in accordance with these A general operating reserve, sufficient to pay the amount of the deductible on any insurance policy held by the Association under Section 10.1.1.

6.3.2. Expenses paid out from the Reserve Fund (see Section 6.2) and the cost of the reserve study, or its review and update.

6.3.3. Any carryover of a deficit in common expenses for any prior period, and any accrued interest or late charges thereon.

6.3.4. The cost of establishing, updating, and implementing the Maintenance Plan as discussed in Section 9 of these Bylaws.

6.3.5. Utilities for the Common Elements and other utilities not separately metered or charged.

6.3.6. Services of any person or firm to act on behalf of the Owners in connection with any other matter where the respective interests of the Owners are deemed by the Board to be similar and nonadverse to each other.

6.3.7. Professional management services, landscaping, snow removal, waste removal (subject to the provisions of the Declaration relating thereto), recycling, painting, cleaning, outside window washing, inspection, maintenance, decorating, repair and replacement of the Common Elements for which the Association is responsible.

6.3.8. Furnishings and equipment for the Common Elements as the Board shall determine are necessary and proper.

6.3.9. Any other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations or assessments that the Board is required to secure or pay for, pursuant to the terms of the Declaration or these Bylaws or that in its opinion shall be necessary or proper for the inspection, maintenance and operation of the condominium regime, and that the Board determines should be assessed to the Owners under Section 6.4.

6.3.10. Paving, resurfacing, or re-striping of parking areas.

6.3.11. The discharge of any mechanic's lien or other encumbrance levied against the condominium regime or against the Common Elements or Association property, rather than merely against the interests therein of particular Owners. Where one or more Owners are responsible for the existence of such lien, they shall be jointly and severally liable for the cost of discharging it and any costs incurred by the Board by reason of such lien or liens shall be specifically assessed to the responsible Owner(s).

6.3.12. Inspection, maintenance and repair of any Unit or Common Element if the Board determines that such inspection, maintenance or repair is necessary to protect the Common Elements or any other portion of the condominium regime, and the Owner of such Unit (or the Owner responsible for maintenance of such Common Element, as applicable) has failed or refused to perform such maintenance or repair within a reasonable time after written notice of the necessity of such

maintenance or repair delivered by the Board to such Owner, provided that the Board shall levy a special assessment against such Owner for the cost of such maintenance or repair.

6.3.13. Expenses for shared food, social activities, trainings and conflict resolution services that have been approved by the Board or the Association.

6.3.14. Any other items properly chargeable as an expense of the Association.

6.4. Assessment of Common Expenses. All Owners shall be obliged to pay on a monthly basis in advance common expenses assessed to them by the Board on behalf of the Association pursuant to these Bylaws and the Declaration, including amounts applicable to the Reserve Fund described in Section 6.2 of these Bylaws; provided, however, that such reserve assessments may be collected on a monthly, quarterly, or semiannual basis, and at least annually, and may be assessed prospectively or in arrears. Assessments shall be allocated in accordance with Section 7.2 of the Declaration. Assessments may not be waived due to limited use or non use of Common Elements. Declarant shall be assessed as the Owner of any unsold Unit, but such assessment shall be prorated to the date of sale of the Unit. Assessments shall commence in accordance with Section 7.3 of the Declaration. At the time of closing of the initial and for each subsequent sale of a condominium unit by the Declarant, the Declarant shall make the $500.00 contribution described in Section 6.2.1 to the Reserve Fund. The Board, on behalf of the Association, shall assess the common expenses against the Owners and shall take prompt action to collect from an Owner any common expense due that remains unpaid by him or her for more than 30 days from the due date for its payment (except as provided above for the Declarant).

6.4.1 Owners shall have the option of prepaying common expense and Reserve Fund assessments (without any advantage).

6.5. Capital ImprovementAssessments. In the case of any duly authorized capital improvement to the Common Elements, the Board may by resolution establish separate assessments for the same, which may be treated as capital contributions by the Owners, and the proceeds of which shall be used only for the specific capital improvements described in the resolution.

6.6. Violation by Owners; Remedies. The violation of any Rule or Regulation or other determination duly adopted by the Board, or the breach of any covenant or provision contained in the Declaration or these Bylaws, shall give the Association

the right: (i) to enjoin, abate or remedy by appropriate legal proceedings the continuance of any such breach, and (ii) after giving written notice and an opportunity to be heard, levying reasonable fees, late charges, fines and/or interest against the Owners for violations of the Declaration, Bylaws, and/or Rules and Regulations, in addition to exercising any other rights or remedies provided for in the foregoing documents, based on a resolution of the Board that is delivered via certified mail to the violating Owners. Any Owner aggrieved by such a violation shall also have the right, on behalf of the Association, to enjoin, abate, or remedy by appropriate legal proceedings any such violation and to recover its expenses in accordance with Section 12.1.

All expenses of the Association in connection with such violation and such action or proceedings (including any action or proceeding brought on behalf of the Association), including engineering, architectural and other professional fees and costs, court costs and attorneys' fees and any other fees and expenses (including fees, fines, late charges and interest imposed pursuant to these Bylaws), and all damages, liquidated or otherwise, together with interest until the amount outstanding is paid, shall be charged to and assessed against such defaulting Owner and shall be added to and deemed part of his or her respective share of the common expenses. The Association has a lien for all of the same upon the Units of such defaulting Owner. Any and all of such rights and remedies may be exercised at any time, cumulatively or otherwise, by the Association.

Any violations by an Owner of the Declaration, these Bylaws or any Rules and Regulations that are deemed by the Board to be a hazard to public health or safety may be corrected immediately as an emergency measure by the Association, and the cost thereof shall be charged to the offending Owner as a specific item, which shall be a lien against the offending Owner's Unit or Units with the same force and effect as if the charge were a part of the normal common expenses attributable to such Unit or Units.

6.7. Liability of Owners. An Owner shall be liable for the expenses of any maintenance, repair or replacement to the Common Elements or Association property rendered necessary by his or her act, neglect or carelessness or by that of any member of his or her family, or his or her or their guests, employees, invitees, agents or lessees, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association. Such liability shall also include any increase in insurance rates occasioned by use, misuse, occupancy or abandonment of any Unit or its appurtenances. Nothing in these Bylaws, however, shall be construed to modify any waiver by insurance companies of rights of

subrogation. The expense of any such maintenance, repair or replacement shall be charged to the responsible Owner as a specific item, which shall be a lien against such Owner's Unit or Units with the same force and effect as if the charge were a part of the normal common expenses attributable to such Owner's Unit or Units.

6.8. No Waiver. The failure of the Association or of an Owner to enforce any right, provision, covenant or condition that may be granted by any of the provisions of the Declaration, these Bylaws or any Rules or Regulations shall not constitute a waiver of the right of the Association or an Owner to enforce such right, provision, covenant or condition in the future.

7. RECORDS AND AUDITS

7.1. General Records. The Board and the managing agent or manager, if any, shall keep detailed records of the actions of the Board and the managing agent or manager, minutes of the meetings of the Board and minutes of the meetings of the Association and contemporaneous written documentation of the Association's inspection, operation, care, upkeep, repair, replacement and maintenance of the Common Elements and Association Property. The Board shall maintain a list of Owners entitled to vote at meetings of the Association and a list of all Mortgagees of Units, to the extent it has received such information from the Owners. The Association shall maintain a copy, suitable for duplication, of: (i) the Declaration, these Bylaws, the Rules and Regulations, the recorded plat(s) and any amendments or supplements thereto; (i i) the most recent annual financial statement of the Association described in Section 7.5 hereof; (iii) the current operating budget of the Association and reserve study; and (iv) all documents, information and records delivered to the Association at the Turnover Meeting. Such documents shall be available for inspection and upon written request, available for duplication by Owners, Mortgagees of Units, insurers and guarantors of such Mortgages, and prospective purchasers of Units during normal business hours. The Board shall retain the documents for a minimum of ten years. Records kept by or on behalf of the Association may be withheld from examination as may be permitted under Iowa law.

7.2. Records of Receipts and Expenditures. The Board or its designee shall keep detailed, accurate records in chronological order of the receipts and expenditures affecting the Common Elements, itemizing the maintenance and repair expenses of the Common Elements and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for examination by the

Owners, Mortgagees of Units, and insurers and guarantors of such Mortgages during normal business hours.

7.3. Assessment Roll. The assessment roll shall be maintained in a set of accounting books (electronic or otherwise) in which there shall be an account for each Unit. Such account shall designate the name and address of the Owner or Owners, the amount of each assessment against the Owners, the dates and amounts in which the assessment comes due, the amounts paid upon the account and the balance due on the assessments.

7.4. Payment of Vouchers. The Treasurer shall be responsible for issuing checks once the related vouchers and the corresponding payment check have been reviewed and approved by the Board. Any voucher up to and including $1,000 shall require the signed approval of one Board member other than the Treasurer or Assistant Treasurer. Any voucher and the corresponding payment check in excess of $1,000 shall require the signed approval of two Board members other than the Treasurer or Assistant Treasurer.

7.5. Reports and Audits. Annual financial statements of the Association, consisting of a balance sheet and income and expense statement for the preceding fiscal year, shall be rendered by the Board to all Owners, and to all Mortgagees of Units who have requested the same, within 90 days after the end of each fiscal year. Upon written request, any holder, insurer or guarantor of a first Mortgage shall be entitled to a copy of the financial statement for the immediately preceding fiscal year at the expense of the Association and shall be made available within 120 days after the end of such fiscal year.

7.6. Appropriate backups shall be made of all Association records and documents.

7.7. Notice of Sale, Mortgage, Rental or Lease. Immediately upon the closing of any sale, mortgage, rental or lease of any Unit, the Owner shall promptly inform the Secretary or manager of the name and address of the purchaser, mortgagee, lessee, or tenant.

7.8. Statement of Assessments. Within 10 business days after receipt of a written request from an Owner or Owner's agent for the benefit of a prospective purchaser of such Owner's Unit(s), the Association shall provide a written statement detailing the amounts due from the Owner and unpaid at the time the request was received, including amounts due for common expense, Reserve Fund, and capital improvement assessments; fines and other charges; accrued interest;

and for late payment charges. Furthermore, the percentage rate at which interest accrues on assessments not paid when due and the percentage rate used to calculate the late payment charges (or the amount of a fixed charge for late payment) shall also be provided in writing. The Association is not required to comply with the foregoing request if the Association has commenced litigation by filing a cause of action against the Owner and the litigation is pending when the statement would otherwise be due.

8. OCCUPATION AND USE

The Prairie Hill Condominium Owners' Association is intended to be an owner-occupied community. However, rentals are allowed under the conditions described herein.

8.1.Rental. The Leasing or Renting of a condominium unit by its Owner shall be governed by the provisions of this Section 8.1. "Leasing or Renting" a condominium unit means the granting of a right to use or occupy a condominium unit, for a specified term or under special circumstances if an extension has been granted, whether in exchange for the payment of rent (that is, money, property or other goods or services of value) or not; but shall not mean and include ownership of a condominium unit by means of joint tenancy or tenancy-in-common. No Owner shall be permitted to Lease his or her Unit for hotel or transient purposes, which shall be defined as Renting for any period less than 30 days. Nothing in this Section 8.1 is intended to prevent an Owner from collecting rent or sharing expenses with a housemate so long as the condominium unit is also the primary residence of the Owner. Owners retain their voting rights during the period their living units are rented or leased out.

8.1.1. Unsold Condominium Units. The Declarant has the option of renting out unsold living units for specified periods of time, however, no lease by Declarant shall be of a term of less than 30 days.

8.1.2. Written Leases. All Leasing, Rental or other occupancy agreements shall be in writing and shall specifically reference and be subject to the Declaration, these Bylaws and with the Rules and Regulations, if any (with a default by the tenant or occupant in complying with thisDeclaration, Bylaws or Rules and Regulations constituting a default under the Lease, Rental or occupancy agreements). Owners shall provide a copy of the Declaration, Bylaws and Rules and Regulations to their tenants at the time of entering into the Lease, Rental or other occupancy agreement and shall obtain a written acknowledgement from tenants acknowledging receipt of the documents.

8.1.3. Responsibility for Assessments. Owners will continue to be fully responsible for all assessments due the Association, monthly or otherwise during the term a condominium unit is leased or rented.

8.1.4. Limitation on Rented or Non-Owner Occupied Units. At no time shall more than 10 percent of the completed, engineer certified condominium units be rented or occupied by non-Owner occupants. In order to ensure that the foregoing limitation is not exceeded, Owners who intend to rent or grant occupancy rights to their condominium unit shall provide 30 days written notice to the Board of their intentions. Each such Owner may proceed to rent or grant occupancy to non-Owner occupants for his or her condominium unit unless such Owner is provided written notice that such rental or non-Owner occupancy would exceed the limitation of the foregoing sentence. In the event of such, the requesting Owner shall not rent or grant non-Occupancy to any person until the Board notifies him or her that such rental or occupancy would not violate the limitation on non-Owner occupied condominium unit. The Board shall maintain a list of Owners, on a first-come, first-served basis and shall promptly notify each Owner on such list as it becomes permissible to rent or grant non-Owner occupancy of such Owner's condominium unit. By consent or a vote of 75 percent of the Board, the Board may in its sole discretion, on a time limited, case-by case basis, change the 10 percent rental limitation.

8.1.5. Violations by Tenant. If any tenant of a condominium unit violates or permits the violation by his or her guests and invitees of any provisions of the Declaration, Bylaws or of the Rules and Regulations of the Association, and the Board determines that such violations have been repeated and that a prior notice to cease has been given, the Board may give written notice to the tenant of the condominium unit and the Owner thereof to forthwith cease such violations; and if the violation is thereafter repeated, the Board shall have the authority, on behalf and at the expense of the Owner, to fine the tenant if the Owner fails to do so after notice from the Board and an opportunity to be heard. The Owner and tenant shall be jointly and severally liable for any such fine.

8.1.6. Assistance by Tenants in Administration of the Condominium. If the tenant and Owner of the condominium unit occupied by such tenant agree that the tenant will assist with the administration or maintenance of the condominium unit, as described in Section 2.2, the Owner shall notify the Board in writing of such agreement. However, in the event the tenant does not participate in such manner,

the Owner will be solely responsible for participation in lieu or making a payment in lieu to the Association, as determined by the Board of Directors.

8.1.7. Parking Spaces. Owners shall indicate on the lease or rental agreement for a condominium unit whether a parking space, as described in the Declaration, is included with the lease or rental. Owners may also lease parking spaces to other Owners in the Association so long as such leases are in writing and copies are provided to the Board of Directors. Owners may not lease parking spaces to any party who is not an Owner or tenant of a condominium unit. In no instance shall the lease of a parking space release the Owner of such Unit from the responsibility of meeting maintenance requirements pursuant to Section 2.2 and paying assessments related to the parking space.

8.1.8. No Other Restrictions. Other than as slated in this Section 8.1, there is no restriction on the right of any Owner to lease or otherwise rent his or her condominium unit.

8.2. Residential Use. Except as expressly permitted in these Bylaws or the Declaration, or as otherwise permitted by Board approval (with such conditions as the Board may establish) or such limited commercial uses as are permitted to be conducted under the City of Iowa City Zoning Ordinance, each condominium unit shall be occupied and used only as a residence and for no other purpose. Without the prior consent of the Board of Directors, no more persons may live in a condominium unit on a permanent basis than is permitted under the City of Iowa City Zoning Ordinance. Nothing contained in the Declaration or Bylaws shall preclude an Owner from having a "home office" from which the Owner conducts some of his or her business affairs, so long as (a) the condominium unit is not generally open to the public; (b) its use is limited to occasional visits by appointment-only customers, clients, or trade vendors; (c) and the Owner complies with all applicable laws in conducting such uses, including the City of Iowa City Zoning Ordinance. Nothing contained in this Section 8.2 shall prevent the Declarant or Declarant's successors and assigns from completing the condominium units and the buildings they are in, maintaining condominium units as models for display purposes, and otherwise maintaining construction or sales offices displays and signs.

8.3. Insurance Risk. No condominium unit or Common Elements shall be occupied or used by anyone in such a manner as to result in an increase in the cost of casualty or liability insurance for the condominium regime or the risk of

cancellation, or threat of cancellation, of any policy of insurance, any condominium unit or any part of the Common Elements.

8.4. Compliance. Each Owner shall comply and shall require all residents, invitees, employees and visitors to his or her condominium unit to comply with the Act, the Declaration, these Bylaws and the Rules and Regulations adopted pursuant thereto.

8.5. Alterations. Except as otherwise permitted by these Bylaws or the Declaration, no Owner (except for Declarant) shall make or allow any structural alterations in or to any of his or her condominium unit(s), or make or allow any alteration or addition to the Common Elements, including, without limitation, the installation of a fence not included in the design guidelines adopted by the Board of Directors or a structure in a Limited Common Element yard, without the prior consent in writing of the Board of Directors, which shall not be unreasonably withheld. The foregoing restriction shall not apply to landscaping within a Limited Common Element yard by the Owner to whom such yard is reserved. However, an Owner shall not be allowed to plant any trees in the Limited Common Element Yard. The Board of Directors may adopt design guidelines with acceptable paint colors and materials for Unit exteriors from which Owners may choose for such Owner's condominium unit(s). An Owner utilizing the colors, and materials included in the Board's design guidelines shall not be required to obtain Board approval prior to commencing such work.

The Board of Directors shall consider the granting of consent to any alteration proposed under this Section 8.5 only after the Owner shall submit a complete set of architectural, mechanical, electrical or other relevant plans and specifications, which submission shall be reviewed by such architects and engineers as the Board of Directors shall deem appropriate. The Board shall provide a copy of such submission materials to the Declarant upon receipt. Whether or not such consent is granted, the Owner shall pay, upon demand and in advance, if so required by the Board of Directors, for such professional review. During the course of construction and after completion of same, the Board of Directors shall cause its professional advisors to inspect the work to ensure that it is performed in compliance with the approved plans. The costs of such inspection(s) shall be paid by the Owner to the Board of Directors, upon demand. The Board shall provide reasonable advance notice to Declarant of its inspection to Declarant and Declarant or its contractors or agents may, but shall not be obligated to, inspect the work concurrently with the Board's professional advisors. Prior to commencement of construction, the Owner shall provide the Board of Directors with copies of all relevant building permits and evidence of due compliance with any other requirements of the City of Iowa City,

Iowa, regarding such work. Before proceeding with any approved alterations or improvements, the Owner shall, if the Board of Directors so requires, provide to the Association, at the expense of the Owner, a performance bond and a labor and materials bond, issued by a surety satisfactory to the Board of Directors, each in the amount of at least 125 percent of the estimated cost of such alterations or improvements or such other security as shall be satisfactory to the Association.

8.6. Occupants of Corporate Unit. Whenever a condominium unit is owned in whole or in part by a partnership, corporation, trust, or other entity, such an entity shall designate at the closing of the acquisition of its ownership interest one particular person or family that shall be entitled to be the primary occupant of the condominium unit. Only such designated person or family and nonpaying guests may occupy such condominium unit. A different person or family may be so designated as the named user of a condominium unit by written notice to the Association; provided, however, that no more than two such changes may be made in any calendar year.

8.7. Non-Interference. Each condominium unit shall be used only for such purpose and to such extent as will not interfere with any Common Elements or the enjoyment thereof by the other Owners.

8.8. Nuisances. No nuisances or noxious or offensive activities shall be allowed in the condominium regime nor shall any use or practice be allowed that is improper or offensive in the opinion of the Board of Directors or that unreasonably interferes with or is an unreasonable annoyance to the peaceful possession or proper use of the condominium regime by other Owners or occupants or requires any alteration of or addition to any Common Element. Unit Owners and their guests shall exercise care not to make noises that may disturb other Owners or guests, including the use of musical instruments, radios, televisions and amplifiers. Speakers for audio equipment may not be mounted on or against walls or on floors of a condominium unit without an adequate sound barrier to prevent vibration and transmission of bass sounds outside the condominium unit. The Board may establish reasonable quiet hours at the condominium regime, pursuant to Section 8.25. Highway noise, noise from the Iowa City Municipal Airport and trains in the vicinity of the condominium regime, noise from mechanical systems of the condominium regime, air compressors and other incidental noises from multi-family buildings, including, without limitation, from residents' use of the Common Elements in accordance with these Bylaws and the Rules and Regulations, shall not be considered nuisances. In addition, smells from barbeques in the Common Elements shall not be considered nuisances.

Owners shall not discard or throw, or allow to be discarded or thrown, intentionally or otherwise, any items from the windows or entry areas, including, without limitation, cigarettes or ashes. Owners shall not allow the storage or use of hazardous substances in their condominium units other than normal cleaning materials and paint stored and used in accordance with applicable law. Owners and other occupants shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other Owners, occupants, guests, or invitees, or directed at the manager, its agents or employees, or vendors.

8.9. Smoking Restrictions. No smoking, pursuant to the terms and provisions of the Smokefree Air Act, Iowa Code Chapter 142D and Chapter 153 of the Iowa Administrative Code, as amended, shall be allowed in/on the General or Limited Common Elements of the condominium regime.

8.10. Unlawful or Improper Activities. No unlawful use shall be made of the condominium regime or any part thereof, and all legal requirements shall be strictly complied with. Compliance with any legal requirements shall be accomplished by and at the sole expense of the Owner or Association, as the case may be, whichever shall have the obligation to maintain and repair the portion of the condominium regime affected by any such legal requirement. Each Owner shall give prompt notice to the Board of Directors of any written notice received of the violation of any legal requirement affecting the Owner's condominium unit(s) or the condominium regime. Notwithstanding the foregoing provisions, an Owner may, at such Owner's expense, defer compliance with and contest, by appropriate proceedings prosecuted diligently and in good faith, the validity or applicability of any legal requirement affecting any portion of the condominium regime that such Owner is obligated to maintain and repair, and the Board of Directors shall cooperate with such Owner in such proceedings, provided that:

8.10.1. Such Owner shall pay and shall defend, save harmless, and indemnify the Board of Directors, the Association, and each other Owner against all liability, loss or damage that any of them respectively shall suffer by reason of such contest and any noncompliance with such legal requirement, including attorneys' fees and other expenses incurred;

8.10.2. Such Owner shall keep the Board of Directors advised as to the status of such proceedings; and

8.10.3. If any Owner conducts any activity or fails to comply with any legal requirement that increases the insurance premiums on insurance carried by the Association, or for which the Association is directly or indirectly responsible, such Owner shall pay such increased premium to the Association, upon demand, and if not so paid, such amount shall bear interest after the date of such demand at the rate determined by the Board of Directors.

8.11. Contested Legal requirements. An Owner need not comply with any legal requirement so long as the Owner is contesting the validity or applicability thereof as provided in Section 8.10, provided that noncompliance shall not create a dangerous condition or constitute a crime or an offense punishable by fine or imprisonment, and that no part of the condominium regime shall be subject to being condemned or vacated by reason of noncompliance or otherwise by reason of such contest. The Board of Directors may also contest any legal requirement without being subject to the conditions described in Section 8.10 as to the contest and may also defer compliance with any legal requirement, subject to the conditions contained in this Section 8.1 1 as to deferral of compliance by an Owner, and the costs and expenses of any contest by the Board of Directors shall be a common expense.

8.12. Improper Discharge. No Owner or occupant shall discharge, or permit to be discharged, anything into water lines, storm drainage system, vents or flues of the condominium regime that may violate applicable laws or regulations or might reasonably be anticipated to cause damage thereto or reduce the life expectancy thereof (excepting normal wear and tear), spread odors or otherwise be harmful or offensive.

8.13. Limitation on Storage Areas. The Board of Directors shall determine what may and may not be stored in the interior and exterior General Common Elements of the Condominium. No hazardous or flammable materials will be stored in storage areas, including, without limitation, the Limited Common Element storage spaces, bike rooms, and yard/tool sheds, unless such items are stored in a manner consistent with insurance requirements and all applicable laws.

8.14. Vehicle Parking Restrictions. Outdoor parking spaces are restricted to use for parking of operative motor vehicles. Owners of garage parking spaces may install shelving at the closed end of the garage parking space so long as sufficient space remains available within the garage parking space to park a car. Parking of boats, trailers, truck campers, or recreational vehicles in excess of a length to be established by the Board and the parking of equipment and vehicles in excess of a

gross vehicle weight to be established by the Board shall not be allowed on any part of the condominium regime. No Owner shall permit any vehicle that is in an extreme state of disrepair to be abandoned or to remain parked upon condominium property or upon any adjoining public street for a period in excess of 48 hours. A vehicle shall be deemed to be in an "extreme state of disrepair" when the Board reasonably determines that its presence offends occupants of the neighborhood. The Board shall require removal of any inoperative vehicle, or any other equipment or item improperly stored in parking spaces. If the same is not removed, the Board shall cause removal at the risk and expense of the Owner thereof.

All Owners are entitled to at least one parking space. If they have purchased a garage parking space, that space is their one parking space. All Owners of condominium units larger than 800 square feet are entitled to two parking spaces. The Board of Directors will assign all outdoor parking spaces. Garage parking spaces shall be purchased by Owners on a "first come, first served" basis.

8.15. Animals

8.15.1. Owners are permitted to keep up to three household pets (other than fish), such as dogs or cats, within a condominium unit.

8.15.2. Any inconvenience, damage or unpleasantness caused by pets or other animals shall be the responsibility of the respective Owners thereof.

8.15.3. No animals shall be raised, kept or permitted within the condominium units, except domestic dogs, cats, or other household pets.

8.15.4. No pets shall be permitted to run at large.

8.15.5. No such dogs, cats or household pets shall be kept, bred or raised for commercial purposes.

8.15.6. All dogs and cats must be licensed and spayed or neutered at breeding age.

8.15.7. All cats and dogs must wear visible identification that includes owner contact information when outside their home condominium unit.

8.15.8. No pet shall be left unattended for a period that, in the judgment of the Board, presents an unreasonable risk of harm to the pet.

8.15.9. All pets shall be carried or maintained on a leash while outside a condominium unit.

8.15.10. Dogs which exhibit aggressive or other dangerous behavior are required to obtain an AKC Canine Good Citizen or similar certification as acceptable to the Board in order to remain in the condominium regime.

8.15.11. Except for service animals, no animals will be allowed within common buildings or common interior spaces. Notwithstanding the foregoing, owners of condominium units in the Common House shall be allowed to walk their pets through (enter/exit) the Common House to his or her condominium unit.

8.15.12. An Owner may be required to remove a pet after receipt of two notices in writing from the Board of Directors of violations of any Rule, Regulation or restriction governing pets within the condominium regime.

8.15.13. The Board may elect in its sole discretion to allow chickens, bees and other small farm animals to be kept in designated common spaces, subject to compliance with local governmental ordinances and agreement by the Owners.

8.15.14. No animals of any kind shall be permitted to be kept within storage areas, except within the chicken coops or in any structure or kennel allowed by the Board to be constructed for the purpose of keeping animals.

8.15.15. The Board may adopt additional pet restrictions in accordance with Section 8.25 and all pet owners shall abide by those additional Rules and Regulations.

8.16. Signs and Displays. Signs up to 6 inches by 24 inches displaying the occupant's name and address are permitted at condominium unit entries. Also permitted are: temporary signs not larger than 18 inches by 24 inches at condominium unit entries or within the Unit's Limited Common Element yard area advertising the property for sale, signs not larger than 18 inches by 24 inches in front of a particular condominium unit within the Unit's Limited Common Element yard area announcing support for an individual or position listed upon any election ballot, and temporary community decorations, which are to be removed

upon the sale of the Unit, holding of the election, or conclusion of the community event (as applicable).

8.17. Trash. No part of any condominium unit or the Common Elements shall be used or maintained as a dumping area for rubbish, trash, garbage or other waste, other than designated common trash disposal and compost areas. The Board may adopt additional Rules and Regulations regarding the management of trash, recycling and compost.

8.18. Auctions or Open House. No Owner shall, when attempting to sell, lease or otherwise dispose of his or her condominium unit, or any personal property located therein, hold an "open house" or "auction" without the prior written notification to the Board of Directors and other Owners.

8.19. Common Buildings and Outdoor Open Space. Common buildings, facilities and play areas and all General Common Elements, common gardens and storage areas, are for the use of the Owners, guests and tenants, including guests present on the condominium regime for educational purposes. The Board shall post Rules and Regulations adopted stating the hours the various facilities shall be available for use and the scheduling and conditions related to use. Use of common buildings and open space shall also be subject to the Rules and Regulations adopted by the Board from time to time.

8.20. Utilities and Antennae. No sewer, drainage, utility lines, wires, satellite dishes, or other devices for the communication or transmission of electric current, power, or signals (including telephone, television, microwave, or radio signals) shall be constructed, placed, or maintained anywhere in or upon the condominium regime other than within buildings or other structures unless contained in conduits or placed or maintained underground or concealed in or under the building or other structures, without the prior written approval of the Board. No device for the transmission or reception of telephone, television, microwave, or radio signals will be allowed within the condominium regime unless the antenna is located and screened so as not to be visible from neighboring buildings and streets. The Association shall also provide to Owners a designated space on the roof of the various buildings for the installation of satellite dishes and other communications equipment. Nothing contained in this Section 8.20 shall be construed to prohibit the erection or use of temporary power or telephone facilities during construction or repair of improvements nor shall it apply to construction activities of Declarant. In addition, this Section 8.20 shall not prohibit Declarant or the Board from installing or allowing the installation of solar or other alternative power

generating equipment within the condominium regime. The restrictions contained in this Section 8.20 shall be effective only to the extent permissible under applicable laws and regulations.

8.21. Outdoor Lighting. Outdoor lighting attached to condominium units or installed in Limited Common Element yards shall be downcast and/or shielded so as not to project into the windows of neighboring condominium units and shall not unreasonably project into neighboring Limited Common Element yards.

8.22. Association Rules and Regulations. In addition to the foregoing requirements, the Association and the Board may adopt, modify, or revoke such Rules and Regulations governing the conduct of persons and the operation and use of the condominium units and the Common Elements as they may deem necessary or appropriate in order to assure environmental values of the Owners and the peaceful and orderly use and enjoyment of the condominium regime including, without limitation, establishment of reasonable administrative fees, such as fees for new owner set-up and owner's packet, move-in and move-out fees, etc. Any such Rules and Regulations may be amended, modified or revoked by the Board or Association in the same manner as these Bylaws. A copy of the Rules and Regulations, upon adoption, and a copy of each amendment, modification or revocation thereof, shall be delivered by the Board promptly to each Owner, made available to renters and prospective purchasers, and shall be binding upon all Owners and occupants of all condominium units from the date of delivery. In the event of a conflict between a Rule or Regulation adopted by the Board and by the Association, the Rule or Regulation adopted by the Association shall prevail over the Rule or Regulation adopted by the Board.

Neither the Board nor the Association may adopt any Rules and Regulations in violation of the following provisions:

8.22.1. Equal Treatment. Similarly situated Owners shall be treated similarly.

8.22.2. Speech. The rights of Owners and occupants to display on their condominium unit any political signs and symbols of the kinds normally displayed inside or outside of residences located in residential neighborhoods on individually owned property shall not be abridged.

8.22.3. Religious and Holiday Displays. The rights of Owners to display on their condominium unit religious and holiday signs, symbols, and decorations of the

kinds normally displayed inside or outside of residences located in residential neighborhoods shall not be abridged.

8,22.4. Activities within a Condominium Unit. Neither the Association nor the Board shall make any rule that interferes with the activities of the residents carried on within the confines of their condominium unit, except that the Association may prohibit certain activities not normally associated with property restricted to residential use, such as those which:

a. impose monetary costs on the Association or other Owners,
b. create a danger to the health or safety of other occupants,
c. generate excessive noise or traffic,
d. create unsightly conditions visible outside of the condominium unit,
e. block views from other condominium units, or
f. create an unreasonable source of annoyance.

8,22.5. Solar Energy. Neither the Association nor the Board shall make any rule that prohibits the installation of solar equipment, such as solar collectors or clotheslines. The Association or Board may, however, place reasonable restrictions on the locations of such devices and may establish rules for installation so as to protect the Association from any costs or liability associated with them.

8,22.6. Interpretation of this Section. This Section shall be interpreted to give the Association and the Board the widest possible latitude in adopting Rules and Regulations as long as such Rules and Regulations do not conflict with the Association's obligations under the U.S. Constitution, federal civil rights laws, federal housing laws, or the State of Iowa Constitution and statutes.

8,22.7. Activities of Declarant. Nothing in this Section 8 or in the other sections or provisions of these Bylaws shall be construed to limit, modify, or otherwise restrict the rights of Declarant pursuant to the Declaration with respect to the planning, designing, developing, constructing, and sale of condominium units and other improvements within the condominium regime.

9. MAINTENANCE OF CONDOMINIUM PROPERTY

9.1. Maintenance and Repair. The Declaration has provisions for damage or destruction caused by casualty. Otherwise, the following applies:

9.1.1. Condominium Units. Each Owner of a condominium unit shall be responsible for the maintenance, repair, or replacement of the, interior doors and door assemblies, the interior of window frames and assemblies, and any plumbing fixtures, fire sprinkler system, range hoods, telephones, fans, lighting fixtures and lamps, refrigerators, dishwashers, ranges, or other appliances and accessories that may be in his or her condominium unit.

Owners of Units within a Building Structure shall confer with one another prior to changing the exterior paint color or any materials used on the exterior of the Building Structure.

9.1.2. Garage Parking Spaces. The Owners of garage parking spaces shall be responsible for the maintenance, repair and replacement of such parking spaces and shall keep his or her space in a clean and safe condition.

9.1.3. Limited Common Element Yards and Patios. Each Owner shall maintain the Limited Common Element yard and patio area reserved for his or her condominium unit, including the landscaping and any roof overhang and structures located therein (including any porch) in a neat and clean condition, free from debris and standing water.

9.1.4. Common Elements and Association Property. The Association shall maintain, inspect, repair, or replace the General Common Elements, Limited Common Elements, Association Property and any other property for which the Association is responsible in good condition and in accordance with the Maintenance Plan. The Association's costs for such activities shall be charged to the Owners as a common expense in accordance with the Declaration, as such Declaration may be amended; provided, that if such maintenance, repairs or replacement have been necessitated by acts or omissions of an Owner by reason of which the Owner is responsible under applicable law or under these Bylaws for all or a portion of the costs thereof, such costs shall be charged solely to the Owner so responsible. However, should actual collection of such costs from the responsible Owner within a reasonable period of time prove impossible after reasonable collection efforts, the uncollected portion may be charged as a common expense in accordance with the Declaration, as such Declaration may be amended, subject to reimbursement of any amounts later collected from the responsible Owner. Without limitation of the foregoing, the Association shall be responsible for the inspection, painting, staining, maintenance, repair and replacement of the bike

storage structures, trash enclosure, and Common House (including, without limitation, the inspection, repair and replacement of the roof, exterior doors, door frames and assemblies, window frames and assemblies); cleaning of the Common House interior and all Association Property located therein; cleaning of the exterior surfaces of all window and door glass of the Common House; and the cutting, pruning, trimming, and watering of all landscaping on General Common Elements. The association is responsible for including, without limitation, the inspection, repair and replacement of the roof, exterior doors, door frames and assemblies, window frames and assemblies, and siding of the condominium units. The Association is responsible for maintaining warranties in effect, if any, for all portions of the Common Elements, Association Property and any other property for which the Association is responsible, to the fullest extent possible.

9.1.5. Repairs by Association. The Association may make repairs to a condominium unit that an Owner is obligated to make and that he or she does not make within a reasonable time. If such repairs are of an emergency nature (in that the repairs must be promptly made to prevent further or imminent potential damage to the Unit involved, other Units or any Common Element), the Association may make such repairs immediately, without notice to the Owner, if he or she is not available for reasonable notification within the time frame that the nature of the emergency shall reasonably afford. The Association shall indemnify its agents, employees and other of its representatives from any and all liability to any Owner incurred by reason of any reasonable exercise of the right of entry afforded in the Declaration or these Bylaws to effect emergency repairs. The Association shall have no liability to an Owner for any use of its right of entry or right to make emergency repairs if it shall have reasonable cause to believe that such action is required. An Owner shall be deemed to have consented to having such repairs done to his or her Unit by the Association. An Owner shall reimburse the Association in full for the cost of such repairs, except to the extent covered by insurance proceeds received by the Association, including any legal or collection costs incurred by the Association in order to collect the costs of such repairs. All such sums of money shall bear interest from the due date therefor at the rate provided in the Declaration. The Association may collect all such sums of money in such installments as the Board may determine, which installments shall be added to the monthly contributions towards the common expenses of such Owner, after the Owner's receipt of notice thereof. All such payments are deemed to be additional contributions towards the common expenses and recoverable as such.

9.2. Failure to Follow Maintenance Plan. If the Association fails to follow the maintenance and inspection requirements contained in the Maintenance Plan described in Section 4.2.21 above, then the Association hereby waives any claim it might otherwise have against Declarant and its design professionals, contractors and subcontractors and their consultants, including without limitation, all of their officers, members, directors, employees, agents, brokers and affiliates, for loss or damage to the extent the same results from such failure to follow the Maintenance Plan, and shall indemnify such persons and entities from and against claims by Owners or other persons or entities for loss or damage resulting from such failure.

10. AMENDMENTS TO BYLAWS

10.1. How Proposed. Amendments to the Bylaws shall be proposed by either a majority of the Board or by Owners holding at least 33 percent of the voting power of the Association. The proposed amendment must be put in writing and shall be included in the notice of any meeting at which action is to be taken thereon.

10.2. Adoption. A resolution adopting a proposed amendment may be proposed by either the Board or by the Owners and must be adopted by 67% of all Owners entitled to vote at a meeting called for that purpose. Owners not present at the meeting considering such amendment may express their approval in writing delivered to the Board at or prior to such a meeting. For so long as Declarant remains the owner of one or more condominium units, the Bylaws may not be modified, added to, amended or repealed so as to eliminate, change, or impair any rights, privileges, easements, licenses or exemptions granted therein or herein to the Declarant or its designee, or otherwise adversely affect the Declarant or such designee, without the Declarant's or such designee's prior written consent in each instance.

10.3. Regulatory Amendments. Until the Declarant has turned over control of the Association to the Owners, Declarant shall have the unilateral right to amend these Bylaws in order to comply with the requirements of any applicable statute, ordinance, regulation or guideline of the Federal Housing Administration, the United States Department of Veterans Affairs, Rural Development or the Farm Service Agency of the United States Department of Agriculture, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, any department, bureau, board, commission or agency of the United States or the State of Iowa or any corporation wholly owned, directly or indirectly, by the United States or the State of Iowa that

insures, guarantees or provides financing for a condominium regime or units in a condominium regime. If the need to amend these Bylaws arises after turnover of the Association to the Owners, the amendment must be approved by the Association in accordance with the requirements of these Bylaws and Iowa law.

10.4. Execution and Recording. An amendment shall not be effective until certified by the Chairperson and Secretary of the Association, and recorded in the miscellaneous records of the Johnson County, Iowa Recorder.

10.5. Rights of Declarant. Nothing in this Section 10 shall limit the right of the Declarant to approve amendments to the Bylaws pursuant to the Declaration.

11. LITIGATION

11.1. Complaints Against. Complaints brought against the Association, the Board of Directors or the officers, employees, or agents thereof, in their respective capacities as such, or against the condominium regime as a whole, shall be directed to the Board, which shall promptly give written notice thereof to the Owners and any Mortgagees who have requested notice thereof and shall be defended by the Board. One or more Owners shall have the right to enjoin, abate, or remedy by appropriate legal proceedings any failure by the Association or the Board to comply with the provisions of the Declaration, these Bylaws, or any Rule or Regulation. Complaints against one or more, but less than all of the Owners, shall be directed to such Owners, who shall promptly give written notice thereof to the Board of Directors and to the Mortgagees having an interest in such Units, and shall be defended by such Owners.

11.2. Mediation. Prior to initiating litigation or arbitration in which the Association and a Unit Owner have an adversarial relationship, all claims shall first be submitted to mediation pursuant to the provisions of Iowa Code Chapter 679C, as amended. The foregoing requirement does not apply to circumstances in which irreparable harm to a party will occur due to delay or litigation initiated to collect assessments, other than assessments attributable to fines.

11.3. Limitations on Actions. Notwithstanding any other provision of the Declaration or these Bylaws, the Association shall not expend or commit to expend in excess of $2,500 for attorneys' fees and costs for any specific litigation or claim matter or enter into any contingent fee contract on any claim in excess of $20,000 unless first approved by a majority of the Owners. The foregoing limitation shall

not apply to actions for delinquent assessments or other charges under the Declaration or these Bylaws, for actions initiated by the Association during Declarant's period of administrative control pursuant to the Declaration; for actions challenging real estate taxation or condemnation proceedings; for actions initiated against any contractor or vendor hired by the Association or supplier of goods and services to the Association; to defend claims filed against the Association or to assert counterclaims in proceedings instituted against it; actions to summarily abate and remove a structure or condition that violates the Declaration or these Bylaws; or for the defense of the Association of an action or proceeding brought against the Association.

11.4. No Recovery of Attorneys' Fees. Except as specifically provided for in the Declaration or these Bylaws and to the extent allowed under Iowa law, no party in an arbitration, mediation or other proceeding shall be entitled to recover costs and attorneys' fees in connection therewith.

11.5. Suits Against Declarant. Declarant shall have the right to be present at any meeting of the Association (but not duly called executive sessions of the Board) during which the Board or the Owners vote on whether to initiate legal action against Declarant. The Board shall provide Declarant with at least10 days written notice of the time and place of any such meeting.

12. MISCELLANEOUS

12.1. Notices. All notices to the Association or to the Board shall be sent in care of the managing agent, or if there is no managing agent, to the principal office of the Association or to such other address as the Board may hereafter designate by written notice thereof to each Owner. All notices to any Owner shall be sent to such address as may have been designated by him or her, in writing, to the Board, or if no address has been designated, then to the Owner's condominium unit and, except as provided in this Section 13.1, shall be sent by hand delivery, overnight courier service or by certified or registered U.S. Mail, return receipt requested with charges or postage prepaid. Notices shall be deemed given upon the earlier of actual delivery or refusal of a party to accept delivery thereof.

At the discretion of the Board, any notice, information or other written material required to be given to an Owner or Director may be given by electronic mail, facsimile or other form of electronic communication ("Electronic Communication") acceptable to the Board. Not withstanding the foregoing sentence, electronic

communication may not be used to give notice of (a) failure to pay an assessment; (b) foreclosure of an association lien; (c) an action the Association may take against an Owner; or (d) an offer to arbitrate or mediate under the provisions of Iowa law. An Owner or Director may decline to receive notice by Electronic Communication and may direct the Board of Directors to provide notice as required elsewhere in these Bylaws, the Declaration or Iowa law.

12.2. Waiver. No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

12.3. Invalidity; Number; Captions. The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability or effect of the remainder of these Bylaws. As used herein, the singular shall include the plural, and the plural the singular. The masculine and neuter shall each include the masculine, feminine and neuter, as the context requires. All captions used herein are intended solely for convenience of reference and shall in no way limit any of the provisions of these Bylaws.

12.4. Action by Board Without a Meeting. Any action that Iowa law, the Declaration or the Bylaws require or permit the Board to take at a meeting may be taken without a meeting if a consent in writing setting forth the action so taken is signed by all of the Directors entitled to vote on the matter. The consent, which shall have the same effect as a unanimous vote of the Board, shall be filed in the records of minutes of the Association.

12.5. Written Ballot Process. Votes of the Owners may be conducted by written ballot. For votes of the Owners by written ballot, the Board shall provide Owners with at least 10 days notice before written ballots are mailed or otherwise delivered. The notice shall state the general subject matter of the vote by written ballot, the date after which ballots may be distributed and the period during which the Association will accept written ballots. If, at least three days before written ballots are scheduled to be mailed or otherwise distributed, at least 10 percent of the Owners petition the Board of Directors requesting secrecy procedures, a written ballot must be accompanied by a secrecy envelope, a return identification envelope to be signed by the Owner, and instructions for mailing and returning the ballot. Written ballots that are returned in secrecy envelopes may not be examined or counted before the deadline for returning ballots has passed. Notwithstanding the foregoing, a secrecy envelope and signed return identification envelope shall not be required for the

written ballot of an Owner whose consent or approval is required by the Declaration, these Bylaws or Iowa law. Not withstanding the foregoing, action by written ballot may not substitute for the Turnover Meeting, the annual meeting of the Association, a special meeting called at the request of the Owners pursuant to these Bylaws, or any meeting of the Association for which the agenda includes a proposal to remove a Director from the Board.

12.6. Conflicts. These Bylaws are intended to comply with Iowa law and the Declaration. In case of any irreconcilable conflict, Iowa law and the Declaration shall take precedence over these Bylaws, any amendments hereto or any Rules and Regulations adopted hereunder.

12.7. Liability Survives Termination. The sale or other disposition of his or her Unit or Units shall not relieve or release any former Owner from any liability or obligation incurred or in any way connected to such ownership, nor shall such termination impair any rights or remedies that the Association may have against such former Owner arising out of or in any way connected with such ownership and the covenants and obligations incident thereto.

12.8. Indexing. Whenever any dollar amount is specified in these Bylaws, such amount shall be automatically adjusted each January 1 based upon any changes in the Consumer Price Index - All Items - for all urban consumers published by the U.S. Bureau of Labor Statistics (or any generally accepted substitute for such index, if such index shall be discontinued) using the index for January, 2016 as the base year.

12.9. Declarant as Owner. Except as expressly provided in these Bylaws and the Declaration, Declarant shall, with respect to any Units owned by Declarant, enjoy any and all rights, and assume any and all obligations, enjoyed or assumed by an Owner.

Dated at Iowa City, Iowa, this 30 day of March, 2018.

PRAIRIE HILL OWNERS ASSOCIATION

By: Craig Mosher

Craig Mosher, President

EXHIBIT "C"

Prairie Hill Condominium Rules and Regulations

Rentals: Owners may lease or rent their condominium unit with the prior approval of the Board of Directors for periods of time up to 1 year. Owners retain their voting rights during the period their condominium units are rented or leased out. No Owner shall be permitted to lease his or her unit for hotel or transient purposes. Owners may lease or share a condominium unit as long as the condominium unit is also the primary residence of the Owner.

-**Violation of Tenants**: If a tenant violates any provision of the Declaration, Bylaws, or Rules and Regulations of the Association, and the Board determines that such violations have been repeated and that a prior oral notice to cease has been given, the Board may give written notice to the tenant and the unit owner to cease such violation. If the violation is repeated, the board has the authority to fine the Owner pursuant to the provisions in the Association Bylaws.

-**Parking**: Tenants may lease parking spaces and garage spaces from the Owner. Owners can also lease parking spaces and garage spaces to other Owners.

Exterior Alterations: Except as otherwise permitted by the Bylaws or Declaration, no owner shall make or allow any structural alterations to his or her condominium unit or to the common elements, including installation of a fence, without the prior consent in writing of the Board of Directors. Such alterations are further subject to the requirements set forth in Paragraph 4 of Article VIII of the Declaration.

Nuisances/Disturbing the Peace: No disruptive activities that unreasonably interfere with the peaceful possession or proper use of the condominium regime by other Owners is allowed. This includes loud or disturbing noises (including musical instruments, radio and television, and loud voices). Owners, their guests, invitees and tenants will not engage in any abusive or harassing behavior, either verbal or physical.

Smoking Restrictions. No smoking, pursuant to the terms and provisions of the Smokefree Air Act, Iowa Code Chapter 142D and Chapter 153 of the Iowa Administrative Code, as amended, shall be allowed in/on the General or Limited Common Elements of the condominium regime.

Unlawful Use: No unlawful use shall be made of a condominium unit or any part thereof, and all legal requirements as to usage shall be strictly complied with.

Improper Discharge. No Owner, guest, invitee or tenant shall discharge, or permit to be discharged, anything into water lines, storm drainage system, vents or flues of the condominium regime that violate applicable laws or regulations or cause damage thereto or reduce the useful life thereof (excepting normal wear and tear), or spread offensive or harmful odors.

Vehicle Parking Restrictions. Parking spaces are restricted to use for parking of operative motor vehicles. Owners of garage parking spaces may install shelving at the closed end of the garage parking space so long as sufficient space remains available within the garage to park a car. Parking of boats, trailers, truck campers, or recreational vehicles in excess of 20 feet in length and the parking of equipment and vehicles in excess of 15,000 pounds shall not be allowed on any part of the condominium regime. No Owner shall permit any vehicle that is in an extreme state of disrepair to be abandoned or to remain parked upon condominium regime property for a period in excess of 48 hours. The Board shall require removal of any inoperative vehicle, or any other equipment or item improperly stored in a parking space. If the same is not removed, the Board shall cause removal at the risk and expense of the Owner thereof.

Animals: Owners are permitted to keep up to three household pets (other than fish) that are in compliance with City of Iowa City, Iowa, ordinances regarding pets, such as dogs or cats, within a condominium unit. Any inconvenience, damage or messes caused by pets or other animals in Units or yards shall be the responsibility of the respective Owners thereof. No animals shall be raised, kept or permitted within the Units, except domestic dogs, cats, or other household pets. No pets shall be permitted to run at large. No such dogs, cats or household pets shall be kept, bred or raised for commercial purposes. All dogs and cats must be licensed and spayed or neutered at breeding age.

All cats and dogs must wear visible identification that includes owner contact information when outside their home condominium unit. No pet shall be left unattended for a period that, in the judgment of the Board, presents an unreasonable risk of harm to the pet. All pets shall be carried or maintained on a leash while outside a condominium unit. Dogs which exhibit aggressive or other dangerous behavior are required to obtain an AKC Canine Good Citizen or similar certification as acceptable to the Board in order to remain in the condominium regime.

Except for service animals, no household pets as described herein will be allowed within the Common House. Owners of condominium units in the Common House shall be allowed to walk their pets through (enter/exit) the Common House to his or her condominium unit. An Owner may be required to remove a pet after receipt of two notices in writing from the Board of Directors of violations of any Rule, Regulation or restriction governing pets within the condominium regime.

The Board may elect in its sole discretion to allow chickens, goats, bees and other small farm animals to be kept on designated common elements, subject to compliance with Iowa City, Iowa, ordinances and agreement by the Owners.

Signs and Displays. Signs up to 6 inches by 24 inches displaying the occupant's name and address are permitted at condominium unit entries. Also permitted are: temporary signs not larger than 18 inches by 24 inches at condominium unit entries or within the condominium unit's Limited Common Element Yard area advertising the condominium unit for sale; signs not larger than 18 inches by 24 inches in front of a particular condominium unit within the Unit's Limited Common Element Yard area announcing support for an individual or position listed upon any election ballot, and temporary community decorations, which are to be removed upon the sale of the condominium unit, holding of the election, or conclusion of the community event (as applicable).

Trash. No part of any condominium unit or the Common Elements shall be used or maintained as a dumping area for rubbish, trash, garbage or other waste, other than designated common trash disposal and compost areas.

Auctions or Open House. No Owner shall, when attempting to sell, lease or otherwise dispose of his or her condominium unit, or any personal property located therein, hold an "open house" or auction without at least a seven (7) day prior written notification to the Board of Directors and other Owners.

Common House and General Common Elements. The Common House and all General Common Elements are for the use of the Owners, guests, invitees and tenants. The Board may post Rules and Regulations stating the hours the Common House facilities shall be available for use and the scheduling and conditions related to such usage.

Utilities and Antennae. No sewer, drainage, utility lines, wires, satellite dishes, or other devices for the communication or transmission of electric current, power, or signals (including telephone, internet, television, microwave, or radio signals) shall be constructed, placed, or maintained anywhere in or upon the condominium regime other than within buildings or other structures unless contained in conduits or placed or maintained underground or concealed in or under a building or other structure, without the prior written approval of the Board. No device for the transmission or reception of telephone, internet, television, microwave, or radio signals will be allowed within the condominium regime unless the antenna is located and screened so as not to be visible from other condominium units. The Association may also provide to Owners a designated space on the roof of the various buildings for the installation of satellite dishes and other communications equipment.

Outdoor Lighting: Outdoor lighting attached to condominium units or installed in Limited Common Element Yards shall be downcast and/or shielded so as not to project into the windows of neighboring condominium units and shall not unreasonably project into neighboring Limited Common Element Yards.

Solar Energy. Prior to installation of any solar equipment on the condominium regime, an Owner must obtain approval for said installation from the Board of Directors. The Board of Directors may place reasonable restrictions on the locations of such devices and may establish rules for installation so as to protect the Association from any costs or liability associated with them. Said installation are further subject to the requirements set forth in Paragraph 4 of Article VIII of the Declaration.

All maintenance, replacement of and repairs to any approved and installed solar equipment shall be made by the Owner who installed said equipment. The solar equipment shall be maintained in good order, condition, and repair.

Condominium Units. Condominium unit owners shall do all maintenance activities necessary to maintain the good appearance and condition of his or her condominium unit and keep his or her Limited Common Element Yard and patio area clean and free of debris and standing water. In addition, each Owner shall be responsible for the maintenance, repair, or replacement of any plumbing fixtures, range hoods, telephones, fans, lighting fixtures and lamps, refrigerators, dishwashers, ranges, or other appliances and accessories that may be in his or her condominium unit.

Garage Spaces. The Owners of Garage Spaces shall be separately assessed and will be responsible for a pro rata share of the expenses for the maintenance, repair and replacement of the garage building where their garage space is located and shall keep his or her Garage Space in a clean and safe condition.

Limited Common Element Yards and Patios. Each Owner shall have the exclusive use of the Limited Common Element Yard and patio area reserved for his or her condominium unit. Owners shall be responsible for the landscaping in their Common Element Yard and shall keep the same in a neat and clean condition, free from debris and standing water.

Common Elements and Association Property. The Association shall maintain, inspect, repair, or replace the General Common Elements, Limited Common Elements, Association Property and any other property for which the Association is responsible in good condition and in accordance with the Maintenance Plan. The Association's costs for such activities shall be charged to the Owners as a common expense in accordance with the Declaration; provided, that if such maintenance, repairs or replacement have been necessitated by acts or omissions of an Owner all or a portion of the costs thereof shall be charged to the Owner so responsible. However, should actual collection of such costs from the responsible Owner within a reasonable period of time prove unsuccessful after reasonable collection efforts, the uncollected portion may be charged as a common expense in accordance with the Declaration, subject to reimbursement of any amounts later collected from the responsible Owner. Without limitation of the foregoing, the Association shall be responsible for the

inspection, painting, staining, maintenance, repair and replacement of the bike storage structures, trash enclosure, condominium unit exteriors and the Common House (including, without limitation, the inspection, repair and replacement of the roof, exterior doors, door frames and assemblies, window frames and assemblies); cleaning of the Common House interior and all Association Property located therein; cleaning of the exterior surfaces of all window and door glass of the Common House; and the cutting, pruning, trimming, and watering of all landscaping on General Common Elements. The Association is responsible for maintaining warranties in effect, if any, for all portions of the Common Elements, Association Property and any other property for which the Association is responsible, to the fullest extent possible.

Repairs by Association. The Association may make emergency repairs to a Unit (in that the repairs must be promptly made to prevent further or imminent potential damage to the condominium unit involved, other condominium units or any Common Element), without notice to the Owner, if he or she is not available for reasonable notification within the time frame that the nature of the emergency shall reasonably afford. The Association shall indemnify its agents, employees and other of its representatives from any and all liability to any Owner incurred by reason of the implementation of such emergency repairs.

The Association shall have no liability to an Owner for emergency repairs if it shall have reasonable cause to believe that such action is required. An Owner shall be deemed to have consented to having such repairs done to his or her condominium unit by the Association. An Owner shall reimburse the Association in full for the cost of such repairs, except to the extent covered by insurance proceeds received by the Association, including any legal or collection costs incurred by the Association in order to collect the costs of such repairs. All such sums of money shall bear interest from the due date therefor at the rate1% above the prevailing Wall Street Journal reported prime interest rate. The Association may collect all such sums of money in such installments as the Board of Directors may determine, which installments shall be added to the monthly contributions towards the common expenses of such Owner, after the Owner's receipt of notice thereof. All such payments are deemed to be additional contributions toward the common expenses and recoverable as such.

EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDING 1

KITCHEN NOTES

(A) APPROXIMATELY 4'-6"x9'-8" AREA DEDICATED FOR KITCHEN ISLAND TO BE SUPPLIED AND INSTALLED BY OWNER.

(B) ROUGH-IN SUPPLY AND DRAIN AS REQUIRED TO ACCOMMODATE HAND SINK IN SOUTHWEST QUADRANT OF KITCHEN ISLAND. ISLAND, SINK AND FAUCET TO BE SUPPLIED AND INSTALLED BY OWNER POST CONTRACT.

FLOOR FINISH LEGEND

1 POLISHED CONCRETE
2 CARPET
5 TROWELED CONCRETE

TYPICAL FLOOR GRILLE NOTES:

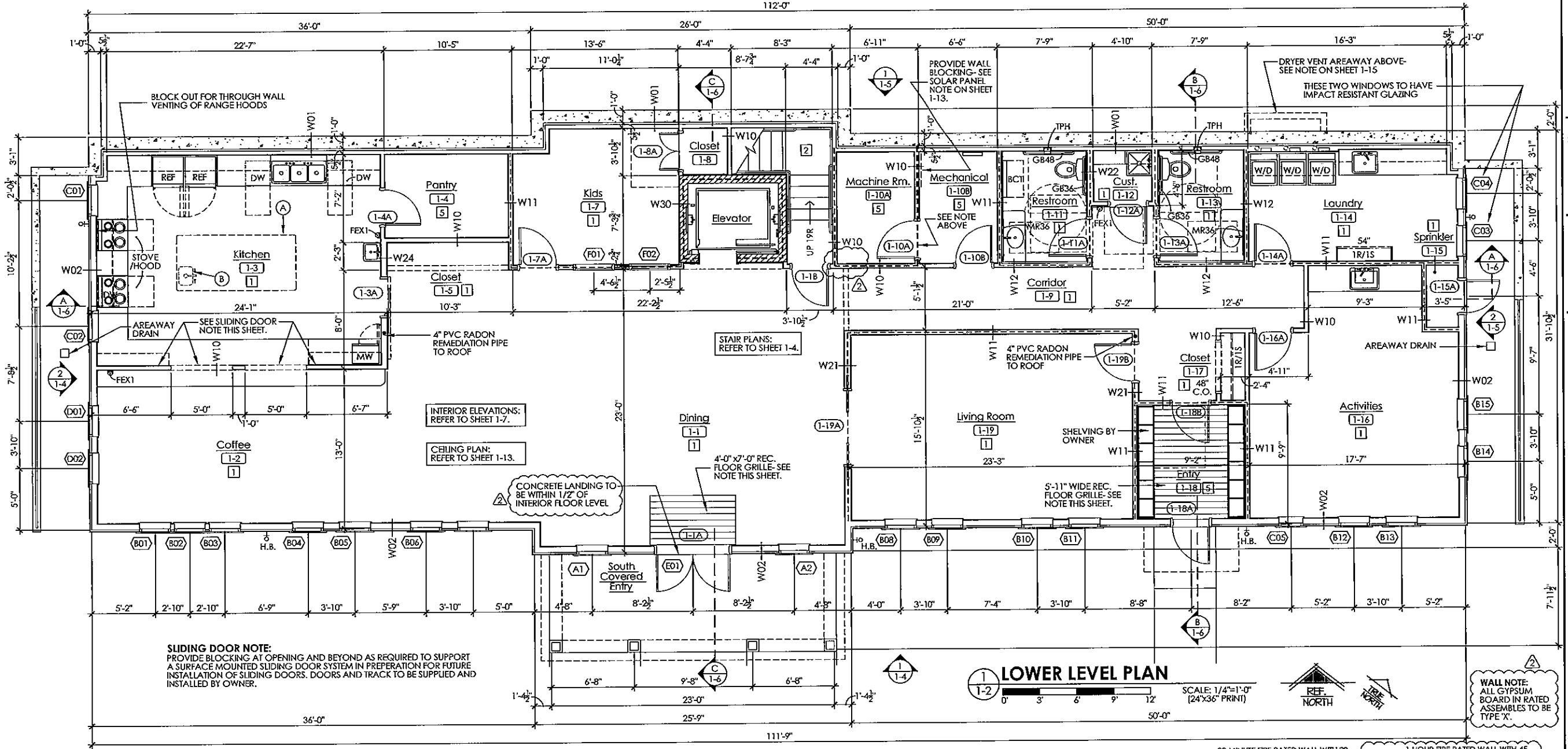
PROVIDE CONSTRUCTION SPECIALTIES PediMat M2 ENTRANCE MAT SYSTEM WITH RECESSED LEVEL BASE (LB) FRAME AT CONCRETE SUSTRATE (RM. 1-18), ALUMINUM TAPERED ANGLE FRAME AT WOOD SUBSTRATE (RM. 1-20). PROVIDE MANUFACTURER'S THRESHOLD FRAME AT EXTERIOR DOORS. ALL ALUMINUM TO BE ANODIZED WITH COLOR FROM MANUFACTURER'S SELCTION. PROVIDE HEAVY DUTY CARPET INSERTS. ALL SURFACES IN CONTACT WITH MASONRY TO RECEIVE ZINC CHROMATE PRIMER.

FLOOR GRILLE NOTES AT RMS. 1-1 & 1-18:

RECESS SLAB 1/2" OR PER MANUFACTURER'S RECOMMENDATION TO ACCEPT CONSTRUCTION SPECIALTIES PediMat M2 RECESSED ENTRY MAT SYSTEM. PROVIDE STRAIGHT SIDE WALLS TO ACCEPT RECESSED LEVEL BASE FRAME. PROVIDE FLAT LEVEL SLAB AT RECESS. RECESSED ENTRANCE MAT. INSTALLTION MAY REQUIRE LATEX LEVELING COMPOUND IF SLAB NOT SUFFICENTLY FLAT AND LEVEL.

MACHINE ROOM NOTE:

THE ELEVATOR MACHINE ROOM SHALL HAVE ONE HOUR RATED WALLS AND 45 MINUTE RATED DOOR AND FRAME.



SLIDING DOOR NOTE:
PROVIDE BLOCKING AT OPENING AND BEYOND AS REQUIRED TO SUPPORT A SURFACE MOUNTED SLIDING DOOR SYSTEM IN PREPERATION FOR FUTURE INSTALLATION OF SLIDING DOORS. DOORS AND TRACK TO BE SUPPLIED AND INSTALLED BY OWNER.

LOWER LEVEL PLAN

SCALE: 1/4"=1'-0" (24"x36" PRINT)

REF. NORTH / TRUE NORTH

WALL NOTE:
ALL GYPSUM BOARD IN RATED ASSEMBLES TO BE TYPE 'X'.

DOOR TYPES

SEE SHEET 1-4 FOR DOOR STYLES

MARK	SIZE	RATING	OPERATION	STYLES	NOTE
1-1A	PR. 3'-0"x7'-0"	—	SWINGING	A	4
1-1B	3'-0"x6'-8"	2	SWINGING	G	1
1-3A	3'-0"x6'-8"	—	SLIDING	G	3
1-4A	2'-10"x6'-8"	—	SWINGING	C	
1-7A	PR. 1'-6"x6'-8"	—	SWINGING	F	
1-8A	3'-0"x6'-8"	—	SWINGING	D	
1-10A	3'-0"x7'-0"	45 MIN.	SWINGING	B	1
1-10B	3'-0"x6'-8"	—	SWINGING	C	
1-11A	3'-0"x6'-8"	—	SWINGING	C	
1-12A	3'-0"x6'-8"	—	SWINGING	C	
1-13A	3'-0"x6'-8"	—	SWINGING	C	

MARK	SIZE	RATING	OPERATION	STYLES	NOTE
1-14A	3'-0"x6'-8"	—	SWINGING	B	1, 2
1-15A	3'-0"x7'-0"	—	SWINGING	B	4
1-16A	3'-0"x6'-8"	—	SWINGING	G	
1-18A	3'-0"x7'-0"	—	SWINGING	A	4
1-18B	3'-0"x6'-8"	—	SWINGING	F	
1-19A	PR. 3'-0"x6'-8"	—	POCKET	C	
1-19B	3'-0"x6'-8"	—	SWINGING	C	

DOOR NOTES:
1. DOOR TO HAVE SMOKE SEALS AND CLOSER.
2. DOOR TO BE SOLID CORE FLUSH.
3. HANG WITH SURFACE MOUNTED TRACK.
4. INSULATED EXTERIOR DOOR WITH INSULATED GLASS IF GLAZED.
5. DOOR TO HAVE MAGNETIC HOLD-OPEN ACTIVATED BY AUTOMATIC FIRE SUPPRESSION SYSTEM.

WINDOW TYPES

MARK	SIZE	OPERATION	HEAD HT.	NOTE
A01 → A02	2'-6"x7'-0"	CASEMENT	8'-0"	
B01 → B17	2'-6"x6'-0"	CASEMENT	8'-0"	
C01 → C05	2'-6"x3'-0"	CASEMENT	8'-0"	
D01 → D02	2'-6"x5'-0"	CASEMENT	8'-0"	
E01	6'-0"x10'	FIXED	8'-0"	
F01 → F02	3'-4"x4'-4"	FIXED	6'-10"	

ACCESSORIES ABBREVIATIONS

BCT	BABY CHANGE TABLE	MR36	36"Wx48"H MIRROR
FDS	FOLD-DOWN SEAT	MR44	44"Wx48"H MIRROR
GB36	36" GRAB BAR	MR48	48"Wx48"H MIRROR
GB48	48" GRAB BAR	TB18	18" TOWEL BAR
GB-S	SHOWER GRAB BARS	TB24	24" TOWEL BAR
		TPH	PAPER HOLDER

WALL TYPES

--- INSULATED WALL — — 30 MINUTE FIRE RATED WALL WITH 20 MINUTE RATED DOORS AND FRAME ---- 1 HOUR FIRE RATED WALL WITH 45 MINUTE RATED DOORS AND FRAME

SEE WALL SECTIONS FOR ENTIRE ASSEMBLY

W01 — 12" CONCRETE WALL; 2" RIGID INSULATION; HIGH DENSITY BLOWN-IN FIBERGLASS INSULATION; 5/8" GYPSUM BOARD ON 2x4 STUDS AT 24" O.C.

W02 — SIDING ON DRAINAGE MATRIX; 1-1/2" ZIP SHEATHING; 1" FLASH FOAM; HIGH DENSITY BLOWN-IN FIBERGLASS INSULATION; 5/8" GYPSUM BOARD ON 2x6 STUDS AT 24" O.C.

W10 — 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 24" O.C.

W11 — 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 24" O.C.; 3-1/2" BATT INSULATION

W12 — TWO LAYERS 5/8" GYPSUM ONE SIDE OF 2x4 STUDS AT 24" O.C.; 3-1/2" BATT INSULATION; 5/8" GYPSUM BOARD ONE SIDE

W21 — 5/8" GYPSUM BOARD EACH SIDE OF 2x6 STUDS AT 24" O.C.; 5-1/2" BATT INSULATION

W22 — TWO LAYERS 5/8" GYPSUM ONE SIDE OF 2x6 STUDS AT 24" O.C.; 5-1/2" BATT INSULATION; 5/8" GYPSUM BOARD ONE SIDE

W24 — 5/8" GYPSUM BOARD EACH SIDE OF 2x6 STUDS AT 24" O.C.

W30 — 5/8" GYPSUM BOARD EACH SIDE OF 1x2 FURRING AT 24" O.C.; 8" CONCRETE MASONRY UNIT; ONE HOUR WALL ASSEMBLY - U.L. U905 (2)

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IOWA CITY COHOUSING
BUILDING #1 AT PRAIRIE HILL
IOWA CITY, IOWA

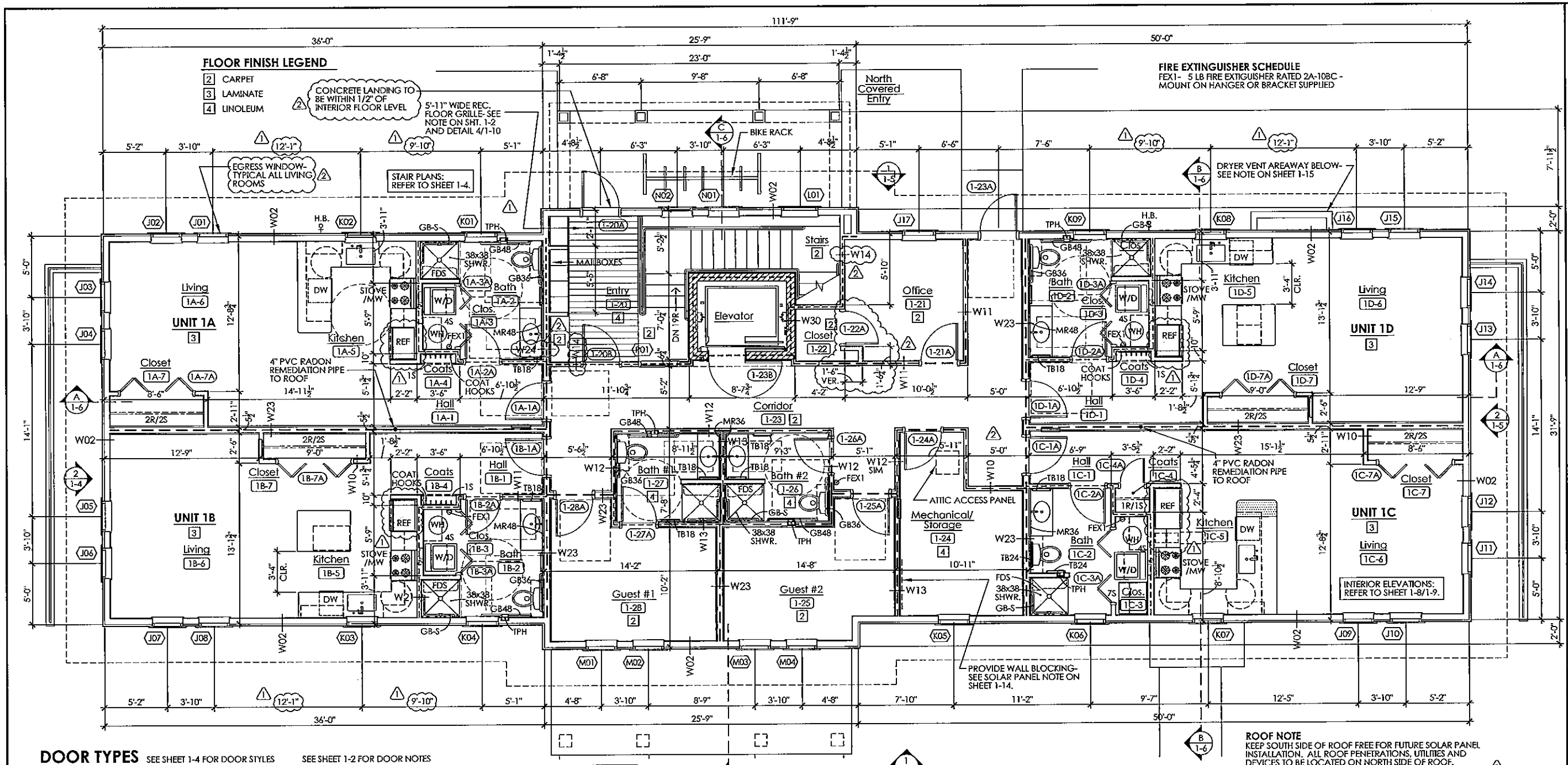
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Drawn by: MSK
Chckd by: JFS
File: COHO1-24

Sheet No: 1

EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDING 1



DOOR TYPES

SEE SHEET 1-4 FOR DOOR STYLES SEE SHEET 1-2 FOR DOOR NOTES

MARK	SIZE	RATING	OPERATION	STYLES	NOTE
1-20A	3'-0"x7'-0"	——	SWINGING	A	4
1-20B	3'-0"x6'-8"	45 MIN.	SWINGING	F	
1-21A	3'-0"x6'-8"	20 MIN.	SWINGING	C	1
1-22A	2'-8"x6'-8"	——	SWINGING	C	
1-23A	3'-0"x7'-0"	——	SWINGING	A	4
1-23B	3'-0"x7'-0"	45 MIN.	SWINGING	B	1, 5
1-24A	3'-0"x6'-8"	20 MIN.	SWINGING	C	1
1-25A	3'-0"x6'-8"	20 MIN.	SWINGING	C	1
1-26A	2'-10"x6'-8"	20 MIN.	SWINGING	C	1
1-27A	2'-10"x6'-8"	——	SWINGING	C	
1-28A	3'-0"x6'-8"	20 MIN.	SWINGING	C	1
1A-1A	3'-0"x6'-8"	20 MIN.	SWINGING	C	1
1A-2A	2'-10"x6'-8"	——	SWINGING	C	
1A-3A	5'-0"x6'-8"	——	BI-FOLD	E	
1A-7A	6'-0"x6'-8"	——	BI-FOLD	E	
1B-1A	3'-0"x6'-8"	20 MIN.	SWINGING	C	1
1B-2A	2'-10"x6'-8"	——	SWINGING	C	
1B-3A	6'-0"x6'-8"	——	BI-FOLD	E	
1B-4A	2'-0"x6'-8"	——	SWINGING	C	
1B-7A	6'-0"x6'-8"	——	BI-FOLD	E	
1C-1A	3'-0"x6'-8"	20 MIN.	SWINGING	C	1
1C-2A	2'-10"x6'-8"	——	SWINGING	C	
1C-3A	6'-0"x6'-8"	——	BI-FOLD	E	
1C-4A	2'-0"x6'-8"	——	SWINGING	C	
1C-7A	6'-0"x6'-8"	——	BI-FOLD	E	
1D-1A	3'-0"x6'-8"	20 MIN.	SWINGING	C	1
1D-2A	2'-10"x6'-8"	——	SWINGING	C	
1D-3A	6'-0"x6'-8"	——	BI-FOLD	E	
1D-4A	2'-0"x6'-8"	——	SWINGING	C	
1D-7A	6'-0"x6'-8"	——	BI-FOLD	E	

WINDOW TYPES

MARK	SIZE	OPERATION	HEAD HT.	NOTE
J01 → J17	2'-6"x5'-0"	CASEMENT	7'-6"	
K01 → K09	2'-6"x4'-0"	CASEMENT	7'-6"	
L01	3'-0"x6'-0"	CASEMENT	7'-6"	
M01 → M04	2'-6"x6'-0"	CASEMENT	8'-2"	
N01 → N02	2'-6"x6'-0"	CASEMENT	7'-6"	
P01	3'-4"x4'-4"	FIXED	6'-10"	45 MIN.
Q01 → Q06	1'-4"x2'-0"	FIXED	15'-3"	SINGLE GLAZED

ACCESSORIES ABBREVIATIONS

BCT	BABY CHANGE TABLE	MR36	36"Wx48"H MIRROR
FDS	FOLD-DOWN SEAT	MR44	44"Wx48"H MIRROR
GB36	36" GRAB BAR	MR48	48"Wx48"H MIRROR
GB48	48" GRAB BAR	TB18	18" TOWEL BAR
GB-S	SHOWER GRAB BARS	TB24	24" TOWEL BAR
		TPH	PAPER HOLDER

UPPER LEVEL PLAN

SCALE: 1/4"=1'-0" (24"x36" PRINT)

REF. NORTH TRUE NORTH

ROOF NOTE
KEEP SOUTH SIDE OF ROOF FREE FOR FUTURE SOLAR PANEL INSTALLATION. ALL ROOF PENETRATIONS, UTILITIES AND DEVICES TO BE LOCATED ON NORTH SIDE OF ROOF.

WALL NOTE:
ALL GYPSUM BOARD IN RATED ASSEMBLIES TO BE TYPE 'X'.

WALL TYPES

--- INSULATED WALL — — 30 MINUTE FIRE RATED WALL WITH 20 MINUTE RATED DOORS AND FRAME - - - - 1 HOUR FIRE RATED WALL WITH 45 MINUTE RATED DOORS AND FRAME

SEE WALL SECTIONS FOR ENTIRE ASSEMBLY

W02
- SIDING ON DRAINAGE MATRIX
- 1-1/2" ZIP SHEATHING
- 1" FLASH FOAM
- HIGH DENSITY BLOWN-IN FIBERGLASS INSULATION
- 5/8" GYPSUM BOARD ON 2x6 STUDS AT 24" O.C.

W10
- 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 24" O.C.

W11
- 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 24" O.C.
- 3-1/2" BATT INSULATION

W12
- TWO LAYERS 5/8" GYPSUM ONE SIDE OF 2x4 STUDS AT 24" O.C.
- 3-1/2" BATT INSULATION
- 5/8" GYPSUM BOARD ONE SIDE

W13
- TWO LAYERS 5/8" GYPSUM EACH SIDE OF 2x4 STUDS AT 24" O.C.
- 3-1/2" BATT INSULATION

W14
- 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 16" O.C.
- 3-1/2" BATT INSULATION
- ONE HOUR WALL ASSEMBLY - U.L. U305

W21
- 5/8" GYPSUM BOARD EACH SIDE OF 2x6 STUDS AT 24" O.C.
- 5-1/2" BATT INSULATION

W22
- TWO LAYERS 5/8" GYPSUM ONE SIDE OF 2x6 STUDS AT 24" O.C.
- 5-1/2" BATT INSULATION
- 5/8" GYPSUM BOARD ONE SIDE

W23 W24
- TWO LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE ON 2x6 STUDS AT 24" O.C.
- 5-1/2" BATT INSULATION
- W24: ONE HOUR WALL ASSEMBLY - U.L. U305 SIM.

W30
- 5/8" GYPSUM BOARD EACH SIDE OF 1x2 FURRING AT 24" O.C.
- 8" CONCRETE MASONRY UNIT
- ONE HOUR WALL ASSEMBLY - U.L. U905

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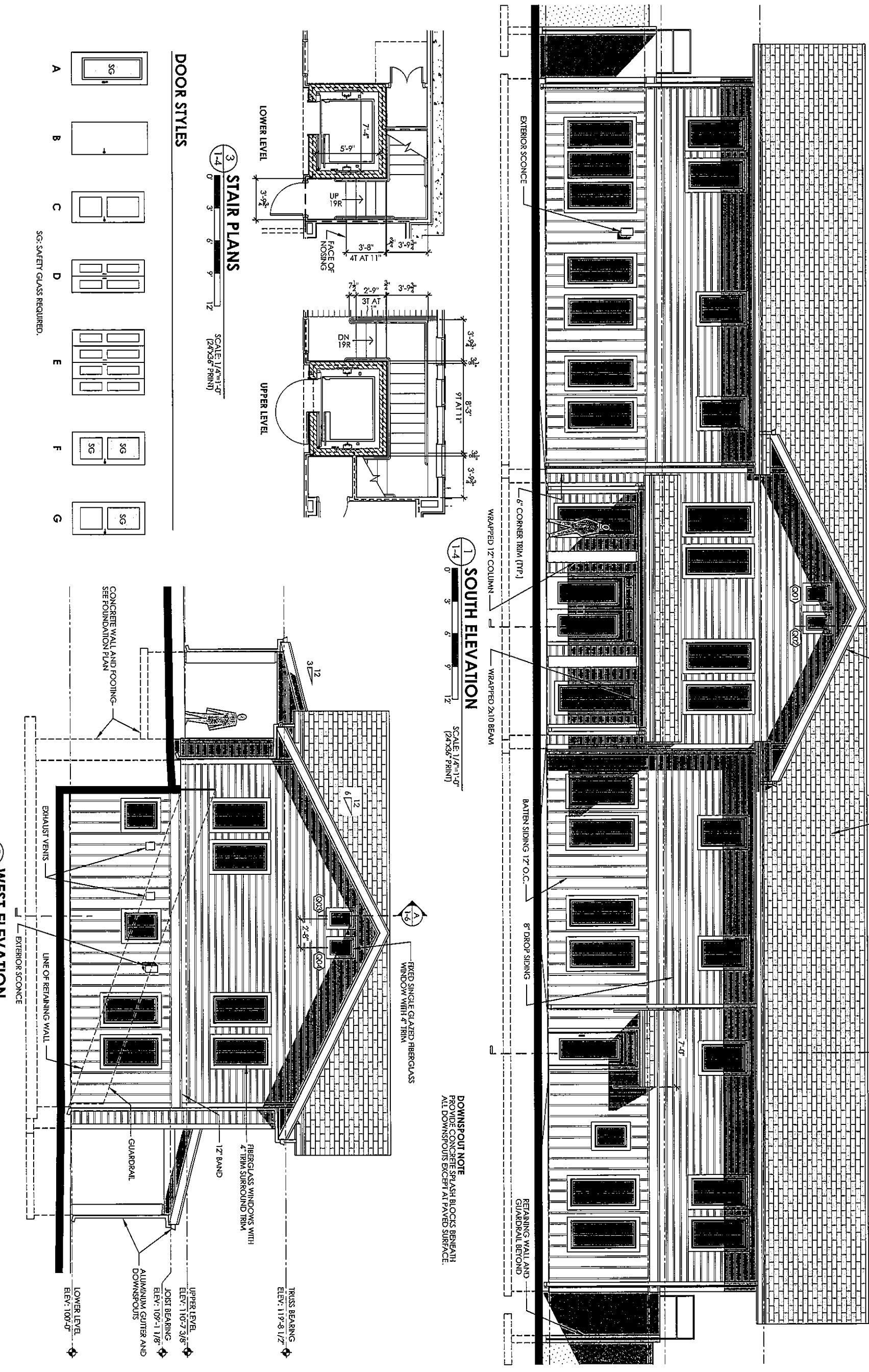
IOWA CITY COHOUSING
BUILDING #1 AT PRAIRIE HILL
IOWA CITY, IOWA

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Job No: COHO1
Date: APRIL 2017
Drawn by: MSK
Chkd by: JFS
File: COH01-24

Sheet No: 2



3 1-4 **STAIR PLANS**
0' 3' 6' 9' 12'
SCALE: 1/4"=1'-0" (24"X36" PRINT)

1 1-4 **SOUTH ELEVATION**
0' 3' 6' 9' 12'
SCALE: 1/4"=1'-0" (24"X36" PRINT)

DOWNSPOUT NOTE
PROVIDE CONCRETE SPLASH BLOCKS BENEATH ALL DOWNSPOUTS EXCEPT AT PAVED SURFACE.

2 1-4 **WEST ELEVATION**
0' 3' 6' 9' 12'
SCALE: 1/4"=1'-0" (24"X36" PRINT)

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IOWA CITY, IOWA

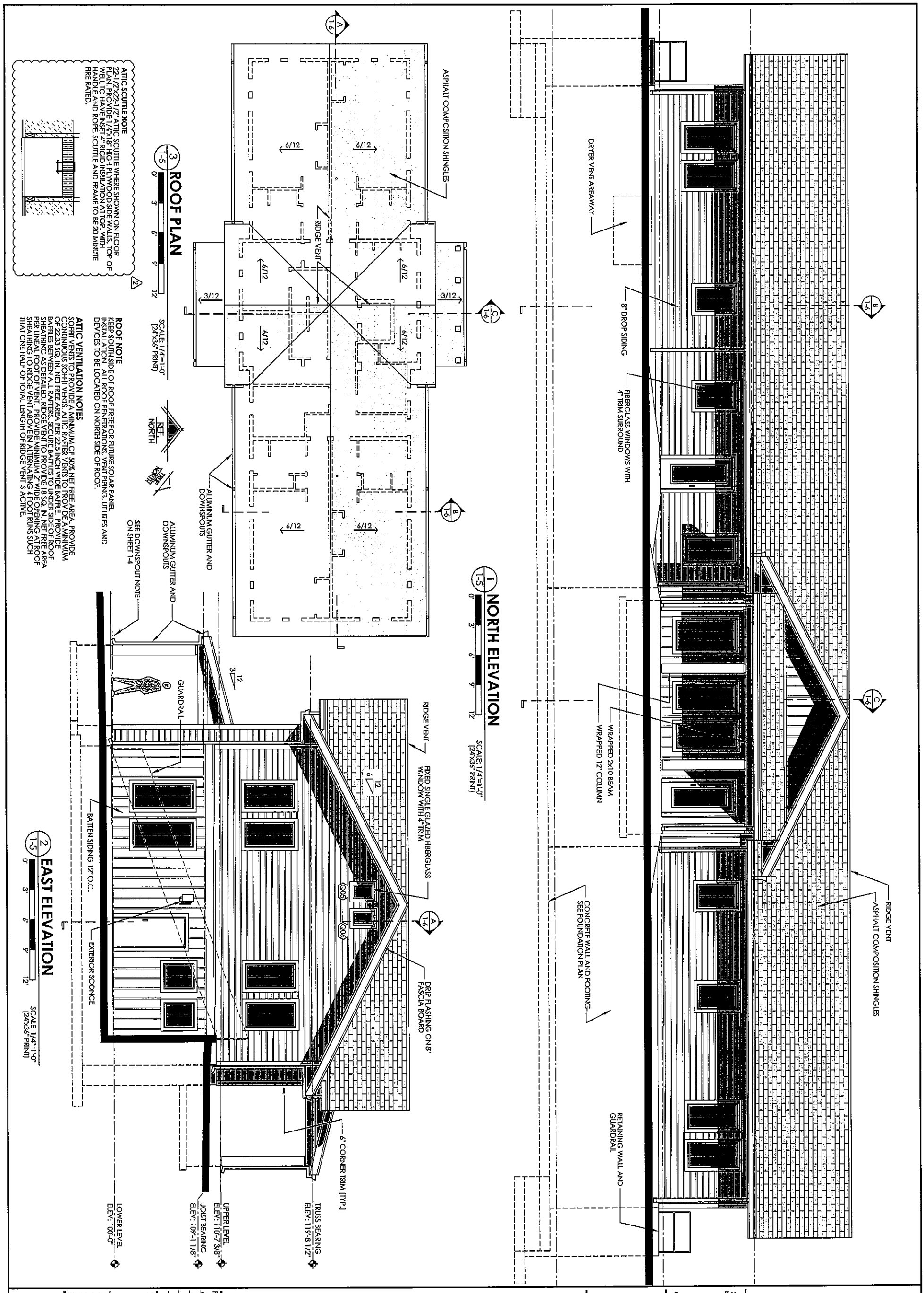
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EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDING 1



IOWA CITY COHOUSING

BUILDING #1 AT PRAIRIE HILL

IOWA CITY, IOWA

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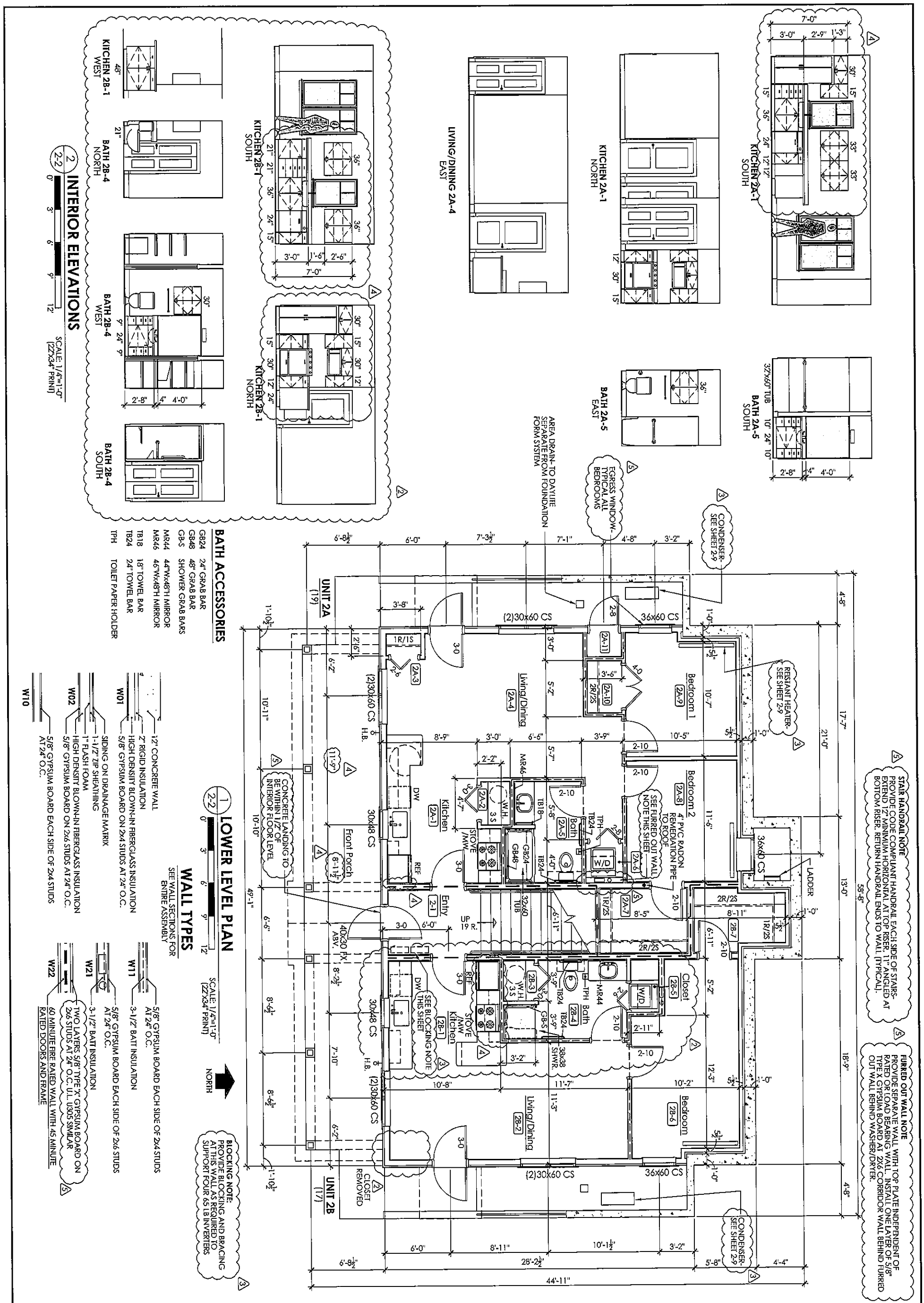
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IOWA CITY COHOUSING

BUILDING #2 AT PRAIRIE HILL

IOWA CITY, IOWA

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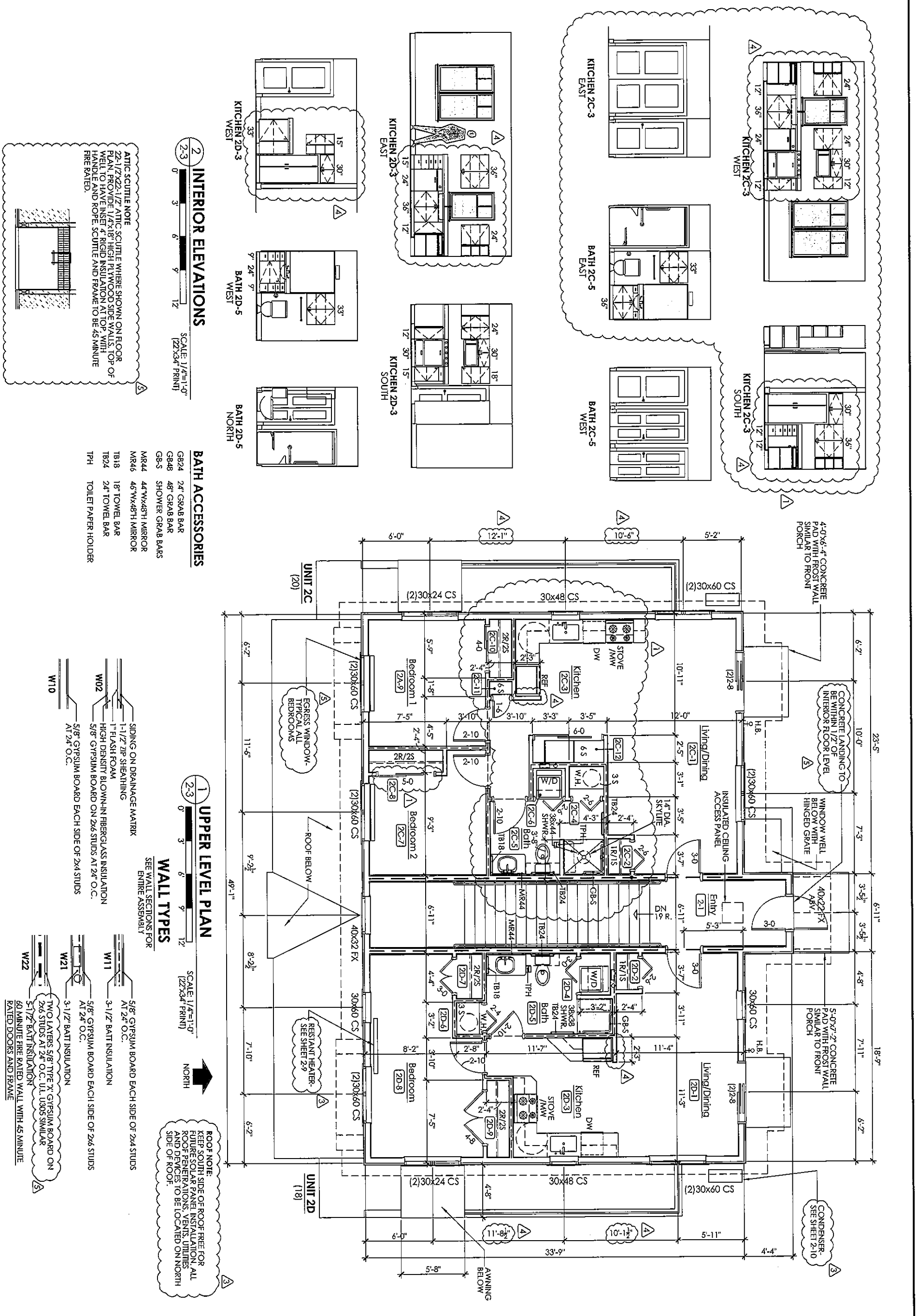
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INTERIOR ELEVATIONS

2-3 | SCALE: 1/4"=1'-0" (22"x34" PRINT)

BATH ACCESSORIES

GB24	24" GRAB BAR	
GB48	48" GRAB BAR	
GB-S	SHOWER GRAB BARS	
MR44	44"Wx48"H MIRROR	
MR46	46"Wx48"H MIRROR	
TB18	18" TOWEL BAR	
TB24	24" TOWEL BAR	
TPH	TOILET PAPER HOLDER	

ATTIC SCUTTLE NOTE
22-1/2"x22-1/2" ATTIC SCUTTLE WHERE SHOWN ON FLOOR PLAN. PROVIDE 1/4"x18" HIGH PLYWOOD SIDE WALLS, TOP OF WELL TO HAVE INSET 4" RIGID INSULATION AT TOP, WITH HANDLE AND ROPE. SCUTTLE AND FRAME TO BE 45 MINUTE FIRE RATED.

UPPER LEVEL PLAN

2-3 | SCALE: 1/4"=1'-0" (22"x34" PRINT)

WALL TYPES

SEE WALL SECTIONS FOR ENTIRE ASSEMBLY

W11
- 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 24" O.C.
- 3-1/2" BATT INSULATION

W21
- 5/8" GYPSUM BOARD EACH SIDE OF 2x6 STUDS AT 24" O.C.
- 3-1/2" BATT INSULATION

W22
- TWO LAYERS 5/8" TYPE 'X' GYPSUM BOARD ON 2x6 STUDS AT 24" O.C. U.L. U305 SIMILAR
- 5-1/2" BATT INSULATION
- 60 MINUTE FIRE RATED WALL WITH 45 MINUTE RATED DOORS AND FRAME

W02
- SIDING ON DRAINAGE MATRIX
- 1-1/2" ZIP SHEATHING
- 1" FLASH FOAM
- HIGH DENSITY BLOWN-IN FIBERGLASS INSULATION
- 5/8" GYPSUM BOARD ON 2x6 STUDS AT 24" O.C.
- 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 24" O.C.

W10

IOWA CITY COHOUSING
BUILDING #2 AT PRAIRIE HILL
IOWA CITY, IOWA

Revisions:
- 07.28.16- UNIT 2C
- 04.17.17
- 05.12.17
- 06.09.17 PERMIT SET REVISIONS

PRINTING DATE 06.09.17

Sheet Description: UPPER LEVEL PLAN

Job No: COHO2
Date: JUNE 2016
Drawn by: MSK
Chckd by: JFS

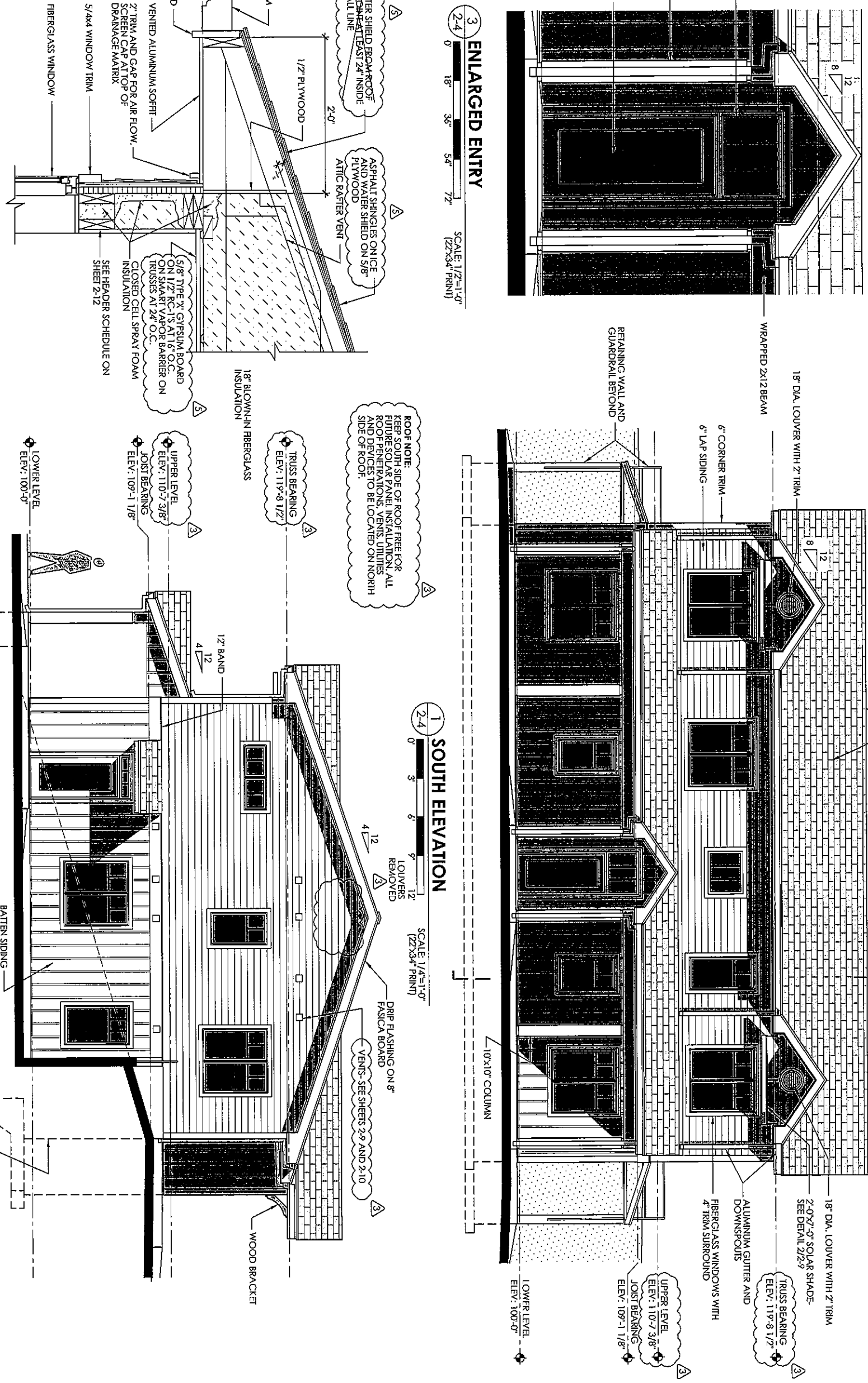
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EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDING 2



3 2-4 ENLARGED ENTRY

0' 18" 36" 54" 72"

SCALE: 1/2"=1'-0" (22"x34" PRINT)

1 2-4 SOUTH ELEVATION

0' 3' 6' 9' 12'

SCALE: 1/4"=1'-0" (22"x34" PRINT)

2 2-4 EAST ELEVATION

0' 3' 6' 9' 12'

SCALE: 1/4"=1'-0" (22"x34" PRINT)

4 2-4 ROOF DETAIL

0' 6" 12" 18" 24"

SCALE: 1 1/2"=1'-0" (22"x34" PRINT)

ROOF NOTE:
KEEP SOUTH SIDE OF ROOF FREE FOR FUTURE SOLAR PANEL INSTALLATION. ALL ROOF PENETRATIONS, VENTS, UTILITIES AND DEVICES TO BE LOCATED ON NORTH SIDE OF ROOF.

IOWA CITY COHOUSING
BUILDING #2 AT PRAIRIE HILL
IOWA CITY, IOWA

PRINTING DATE 06.09.17

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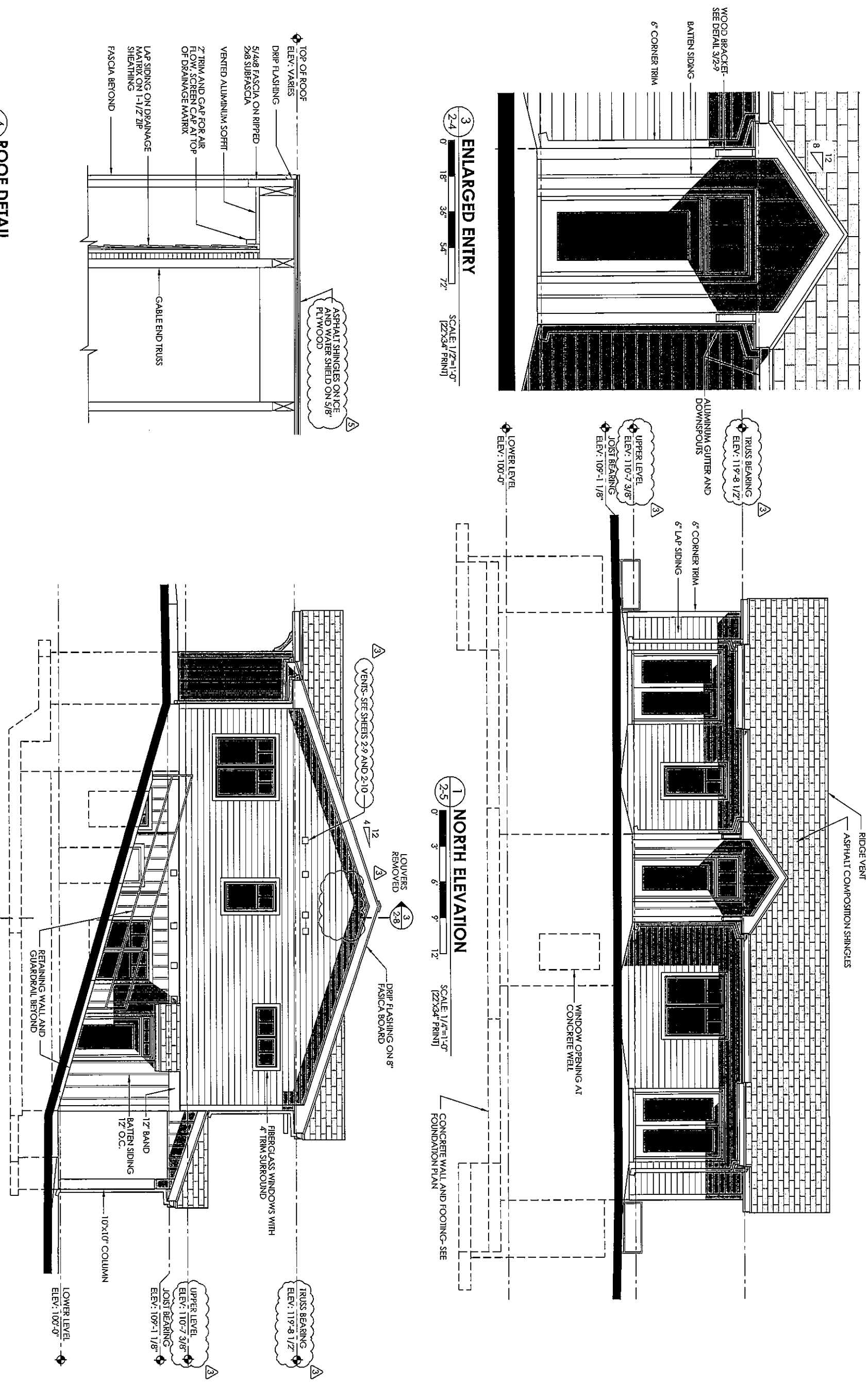
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Revisions:
3 04.17.17
4 05.12.17
5 06.09.17 PERMIT SET REVISIONS

Sheet Description: EXTERIOR ELEVATIONS

Job No: COHO2
Date: JUNE 2016
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IOWA CITY COHOUSING
BUILDING #2 AT PRAIRIE HILL
IOWA CITY, IOWA

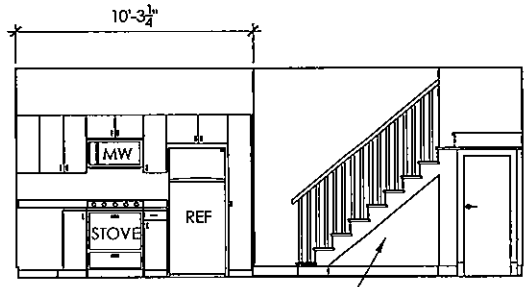
Revisions:
3 04.17.17
4 05.12.17
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Sheet Description: EXTERIOR ELEVATIONS

Job No: COHO2
Date: JUNE 2016
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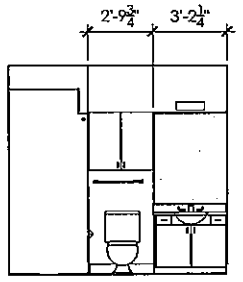
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EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDINGS 3 & 5

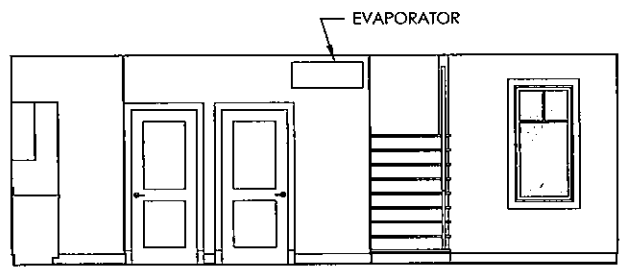


KITCHEN 3A-2
WEST

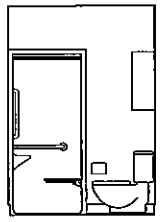
OPEN UNDER STAIRS AT UNIT A



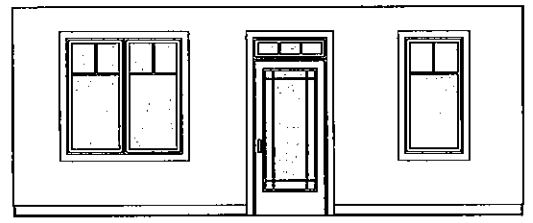
BATH 1 3A-4
EAST



KITCHEN 3A-2
NORTH



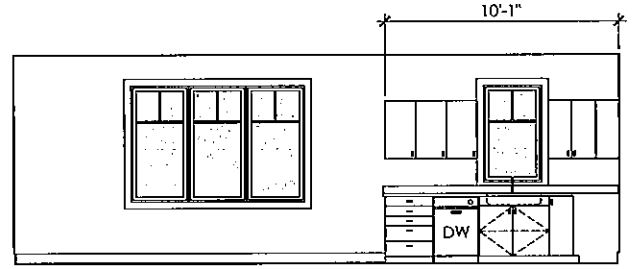
BATH 1 3A-4
NORTH



LIVING 3A-1
EAST

UNIT B ELEVATIONS SIMILAR

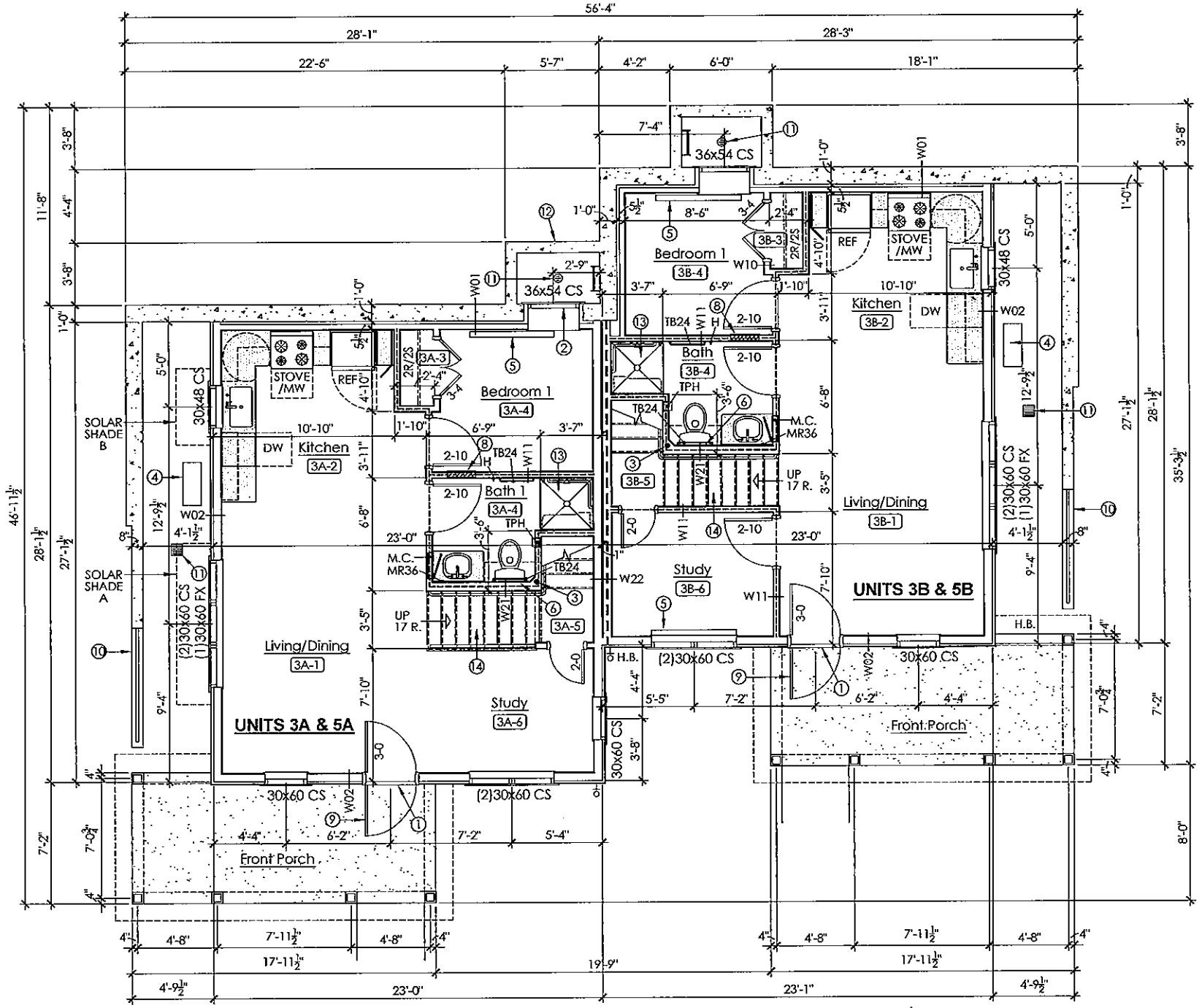
CABINET CONFIGURATION BY SUPPLIER (TYPICAL)



KITCHEN 3A-2
SOUTH

2 3-2 INTERIOR ELEVATIONS

SCALE: 1/4"=1'-0" (22"x34" PRINT)



1 3-2 LOWER LEVEL PLAN

SCALE: 1/4"=1'-0" (22"x34" PRINT)

NORTH

FLOOR PLAN KEYNOTES

THESE NOTES APPLY TO THIS SHEET ONLY.

1. CONCRETE LANDING TO BE WITHIN 1/2" OF INTERIOR FLOOR LEVEL (TYPICAL)- SLOPE CONCRETE AS REQUIRED.
2. EGRESS WINDOW- TYPICAL ALL BEDROOMS
3. 4" PVC RADON REMEDIATION PIPE TO ROOF - SEE NOTES ON SHEET 3-10. FURR OUT WALL AS REQUIRED IF NOT WITHIN 2x6 WALL.
4. CONDENSER- SEE ELECTRICAL PLAN.
5. RESISTANT HEATER- SEE ELECTRICAL PLAN.
6. PROVIDE 2x6 BLOCKING IN WALLS AT ALL TOILETS FOR FUTURE INSTALLATION OF GRAB BARS.
8. ELECTRICAL PANEL BOARD.
9. INSULATED STORM DOOR.
10. CONCRETE RETAINING WALL WITH GUARDRAIL.
11. AREA DRAIN- TO DAYLITE SEPARATE FROM FOUNDATION FORM SYSTEM
12. CONCRETE WELL WITH HINGED GRATE AND METAL LADDER.
13. 38"x38" SHOWER WITH GRAB BARS AND FOLD-DOWN SEAT AS SELECTED BY OWNER.
14. WOOD STAIRS WITH CODE COMPLIANT HANDRAIL AT ONE SIDE. 10" TREADS.

BATH ACCESSORIES

H	HOOK
L.C.	LINEN CABINET
M.C.	MEDICINE CABINET
MR36	36"Wx48"H MIRROR
MR48	48"Wx48"H MIRROR
TB18	18" TOWEL BAR
TB24	24" TOWEL BAR
TPH	TOILET PAPER HOLDER (RECESSED)

WALL TYPES SEE WALL SECTIONS FOR ENTIRE ASSEMBLY

W01
- 12" CONCRETE WALL
- 2" RIGID INSULATION
- HIGH DENSITY BLOWN-IN FIBERGLASS INSULATION
- 5/8" GYPSUM BOARD ON 2x4 STUDS AT 24" O.C.

W02
- SIDING ON DRAINAGE MATRIX
- 1-1/2" ZIP SHEATHING
- 1" FLASH FOAM
- HIGH DENSITY BLOWN-IN FIBERGLASS INSULATION
- 5/8" GYPSUM BOARD ON 2x6 STUDS AT 24" O.C.

W10
- 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 24" O.C.

W11
- 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 24" O.C.
- 3-1/2" BATT INSULATION

W21
- 5/8" GYPSUM BOARD EACH SIDE OF 2x6 STUDS AT 24" O.C.
- 3-1/2" BATT INSULATION

W22
- 5/8" GYPSUM BOARD ONE SIDE OF 2x6 STUDS AT 24" O.C.
- ONE HOUR FIRE RATED WALL ASSEMBLY U.L. U340 SIMILAR
- 5-1/2" BATT INSULATION

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PRINTING DATE 11.11.17

IOWA CITY COHOUSING

IOWA CITY, IOWA

Revisions:

Sheet Description:

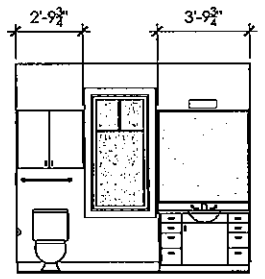
LOWER LEVEL PLAN

Job No:	COHO3
Date:	NOV. 2017
Drawn by:	MSK
Chckd by:	JFS
File:	COHO3-13

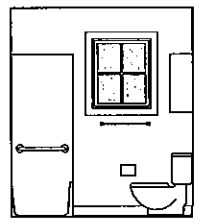
Sheet No:

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EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDINGS 3 & 5



BATH 1 3A-12
EAST



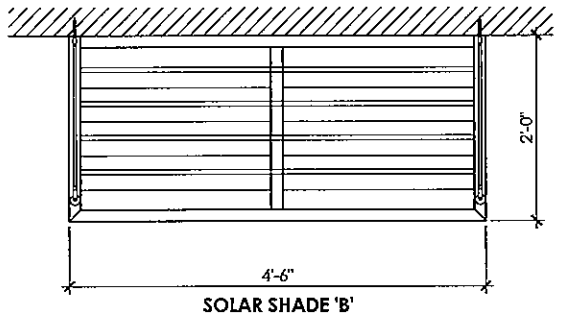
BATH 1 3A-12
NORTH

UNIT B ELEVATIONS SIMILAR

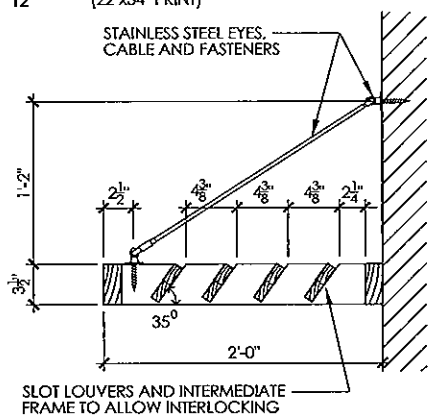
CABINET CONFIGURATION BY SUPPLIER (TYPICAL)

2/3-2 INTERIOR ELEVATIONS

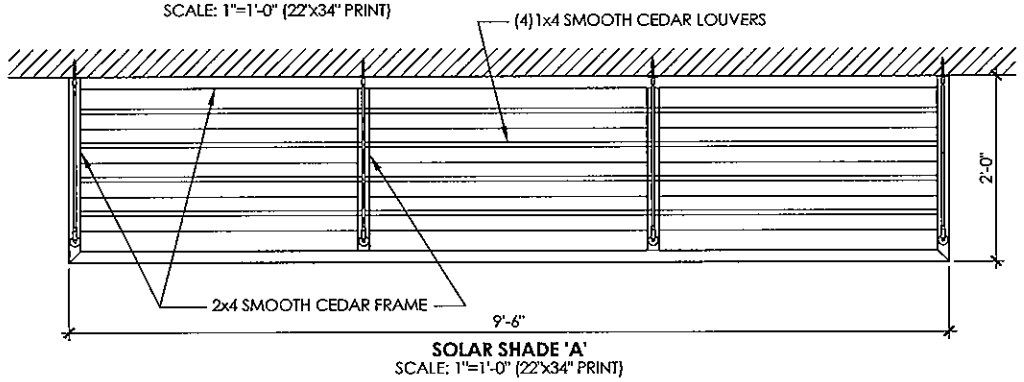
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SOLAR SHADE 'B'
SCALE: 1"=1'-0" (22"x34" PRINT)

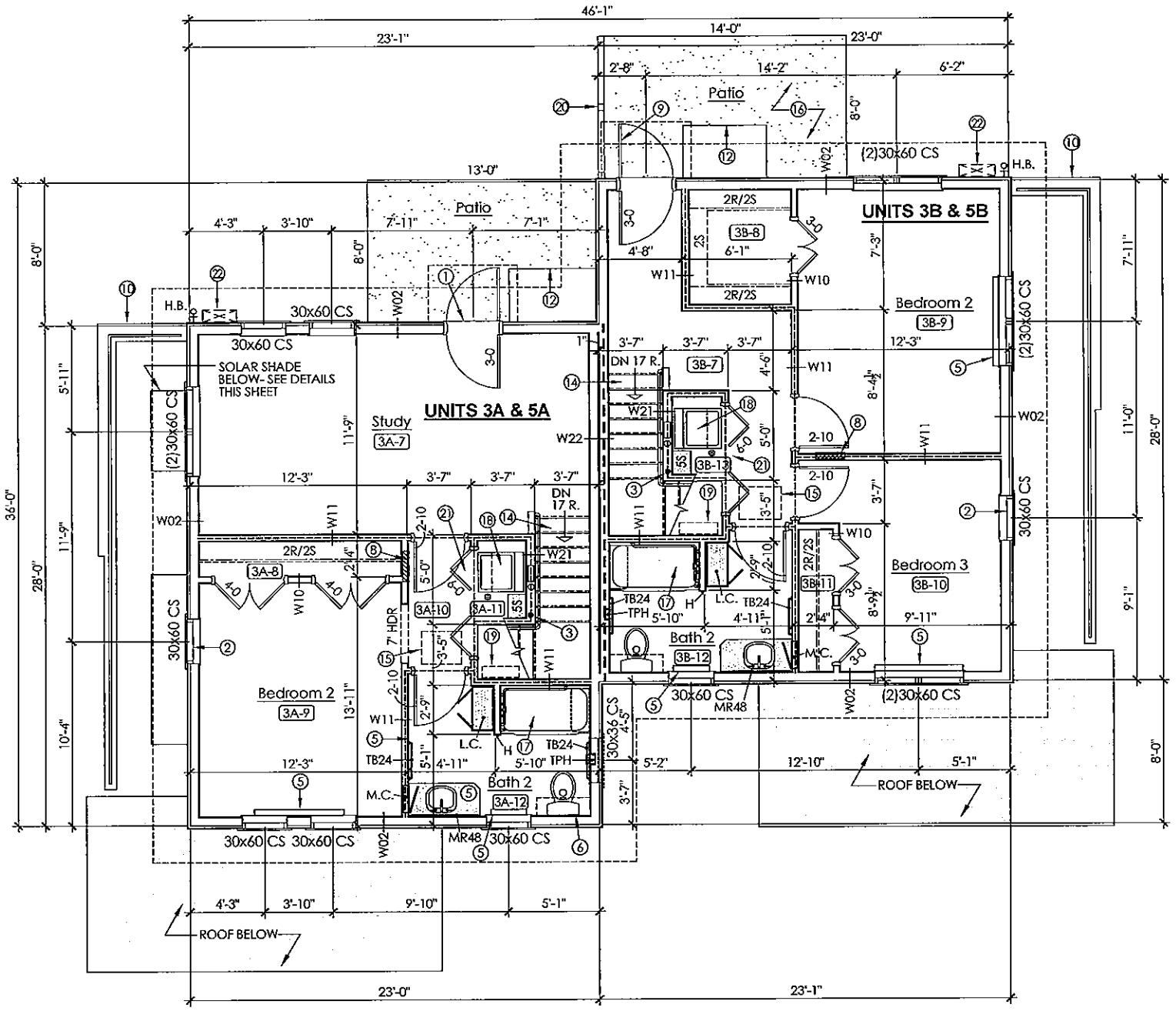


SECTION
SCALE: 1"=1'-0" (22"x34" PRINT)



SOLAR SHADE 'A'
SCALE: 1"=1'-0" (22"x34" PRINT)

2/3-3 SOLAR SHADE DETAILS



1/3-3 UPPER LEVEL PLAN

SCALE: 1/4"=1'-0" (22"x34" PRINT)

NORTH

FLOOR PLAN KEYNOTES

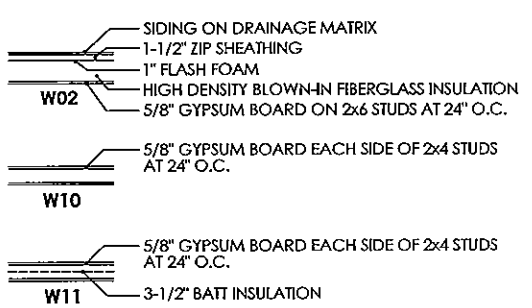
THESE NOTES APPLY TO THIS SHEET ONLY.

1. CONCRETE LANDING TO BE WITHIN 1/2" OF INTERIOR FLOOR LEVEL (TYPICAL)- SLOPE CONCRETE AS REQUIRED.
2. EGRESS WINDOW- TYPICAL ALL BEDROOMS
3. 4" PVC RADON REMEDIATION PIPE TO ROOF - SEE NOTES ON SHEET 3-10. FURR OUT WALL AS REQUIRED IF NOT WITHIN 2x6 WALL.
5. RESISTANT HEATER- SEE ELECTRICAL PLAN.
6. PROVIDE 2x6 BLOCKING IN WALLS AT ALL TOILETS FOR FUTURE INSTALLATION OF GRAB BARS.
8. ELECTRICAL PANEL BOARD.
9. INSULATED STORM DOOR.
10. CONCRETE RETAINING WALL WITH GUARDRAIL.
12. CONCRETE WELL WITH HINGED GRATE AND METAL LADDER.
14. WOOD STAIRS WITH CODE COMPLIANT HANDRAIL AT ONE SIDE. 10" TREADS.
15. 24"X30" ATTIC ACCESS DOOR. PROVIDE 1/4"x18" HIGH PLYWOOD SIDE WALLS, TOP OF WELL TO HAVE INSET 8" RIGID INSULATION AT TOP- SEE DETAIL 2/3-7.
16. CONCRETE PAD WITH FROST WALL SIMILAR TO FRONT PORCH
17. 32"x60" TUB WITH GRAB BARS AND FOLD-DOWN SEAT AS SELECTED BY OWNER.
18. STACKED WASHER/DRYER WITH ADJACENT FLOOR DRAIN.
19. WALL MOUNTED TANKLESS WATER HEATER.
20. 5'-0"H x 8'-0"L PRIVACY FENCE- (3)-4x4 POSTS AND 1x6 SMOOTH CEDAR BOARD.
21. PROVIDE 3'x8" TRANSFER GRILL IN WALL ABOVE DOOR AT LAUNDRY ROOM- CENTER ON DOOR BELOW.
22. PHOTOVOLTAIC PANEL INVERTER- REFER TO THE ROOF PLAN ON SHEET 3-4. PROVIDE BLOCKING AND BRACING AT THIS WALL AS REQUIRED TO SUPPORT A 65 LB INVERTERS.

BATH ACCESSORIES

H	HOOK
L.C.	LINEN CABINET
M.C.	MEDICINE CABINET
MR36	36"Wx48"H MIRROR
MR48	48"Wx48"H MIRROR
TB18	18" TOWEL BAR
TB24	24" TOWEL BAR
TPH	TOILET PAPER HOLDER (RECESSED)

WALL TYPES SEE WALL SECTIONS FOR ENTIRE ASSEMBLY



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IOWA CITY COHOUSING

IOWA CITY, IOWA

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UPPER LEVEL PLAN

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Chckd by:	JFS
File:	COHO3-13

Sheet No:
2

ATTIC VENTILATION NOTES

SOFFIT VENTS:
SOFFIT VENTS TO PROVIDE A MINIMUM OF 50% NET FREE AREA. PROVIDE CONTINUOUS SOFFIT VENTS. PROVIDE SOFFIT VENTS AT ALL SOFFITS. MAIN STRUCTURE AND PORCHES. ATTIC RAFTER VENTS TO PROVIDE A MINIMUM OF 22.33 SQ. IN. NET FREE AREA PER 22.5 INCH WIDE BAFFLE. PROVIDE BAFFELS BETWEEN ALL RAFTERS. SECURE BAFFLES TO UNDER SIDE OF ROOF SHEATHING AS DETAILED.

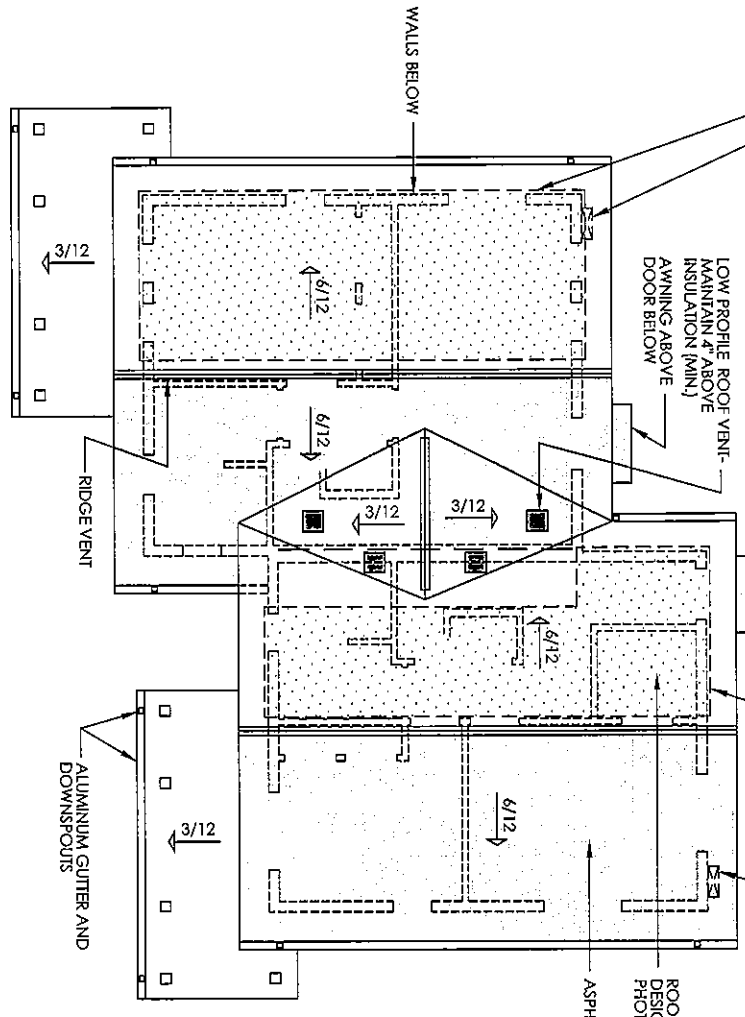
RAKE END VENTS:
PROVIDE CONTINUOUS VENTED PANELS OF SAME CONFIGURATION AS SOFFIT VENTS AT EACH RAKE END, BOTH SIDES OF RAKE. APPROXIMATELY SEVEN LINEAR FEET RUNNING FROM EACH PEAK. HOLD VENTED PANELS ABOVE TOP INSULATION IN ATTIC. PROVIDE THESE VENTED PANELS AT ALL GABLE ENDS, EAST AND WEST SIDES.

RIDGE VENTS:
RIDGE VENTS TO PROVIDE 18 SQ. IN. NET FREE AREA PER LINEAL FOOT OF VENT. PROVIDE MINIMUM 2" WIDE OPENING AT ROOF SHEATHING TO RIDGE VENT ABOVE CONTINUOUS AT ALL ROOF VENT LOCATIONS. PROVIDE RIDGE VENTS AT EACH OF TWO PRIMARY EAST-WEST RIDGES. ENTIRE LENGTH. PROVIDE RIDGE VENTS AT THE RIDGE OF THE 'CRICKETS' LOCATED BETWEEN PRIMARY RIDGES.

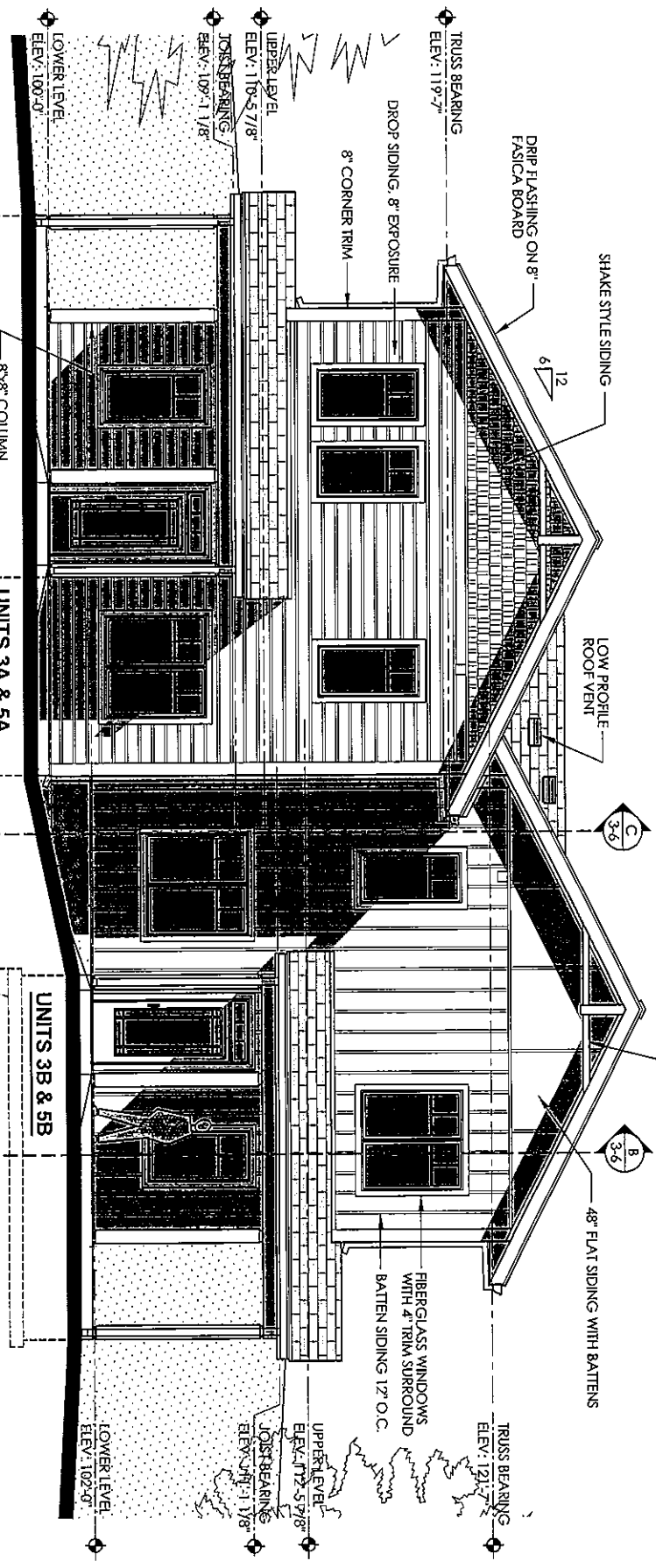
ROOF VENTS:
PROVIDE LOW PROFILE ALUMINUM ROOF LOUVERS WITH WEATHER FILTERS IN QUANTITY AND LOCATION INDICATED ON DRAWINGS. EACH LOUVER TO PROVIDE 60 SQUARE INCHES NET FREE AREA. BASIS OF DESIGN: GAF - MASTER FLOW SSB9060AWF

PHOTOVOLTAIC PANEL NOTES

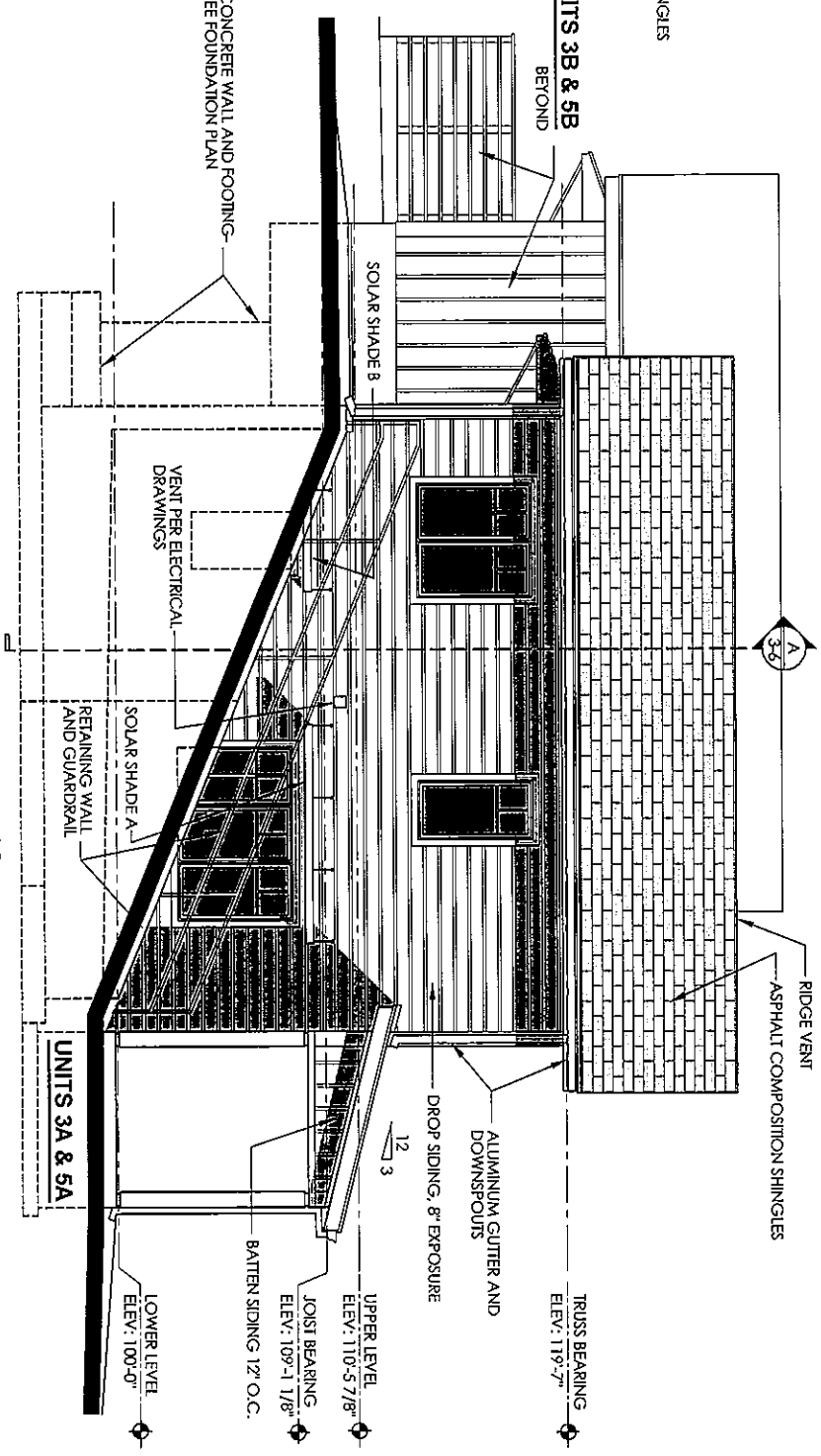
1. KEEP SOUTH SIDE OF ROOF FREE FOR FUTURE SOLAR PANEL INSTALLATION AS INDICATED. ALL ROOF PENETRATIONS, VENTS, UTILITIES AND DEVICES TO BE LOCATED OUTSIDE OF HATCHED AREAS.
2. PROVIDE 1" METALLIC CONDUIT (EMT) FROM ABOVE THE ROOF, NEAR RIDGE, TO THE EXTERIOR INVERTER LOCATION SHOWN ON THE PLANS. PROVIDE 1" CONDUIT FROM INVERTER LOCATION TO UNIT PANELBOARD LOCATION.
3. PROVIDE BLOCKING FOR EXTERIOR MOUNTED INVERTER WEIGHING 60 POUNDS. THE APPROXIMATE INVERTER DIMENSIONS ARE 24" WIDE, 36" HIGH AND 8" DEEP.



3-4 **ROOF PLAN**
0' 4' 8' 12' 16'
SCALE: 3/16"=1'-0" (22"x34" PRINT)



1 3-4 **EAST ELEVATION**
0' 3' 6' 9' 12'
SCALE: 1/4"=1'-0" (22"x34" PRINT)



2 3-4 **SOUTH ELEVATION**
0' 3' 6' 9' 12'
SCALE: 1/4"=1'-0" (22"x34" PRINT)

IOWA CITY COHOUSING

IOWA CITY, IOWA

Revisions:

Sheet Description: EXTERIOR ELEVATIONS

Job No: COHO3
Date: NOV. 2017
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Chckd by: JFS
File: COHO3-13

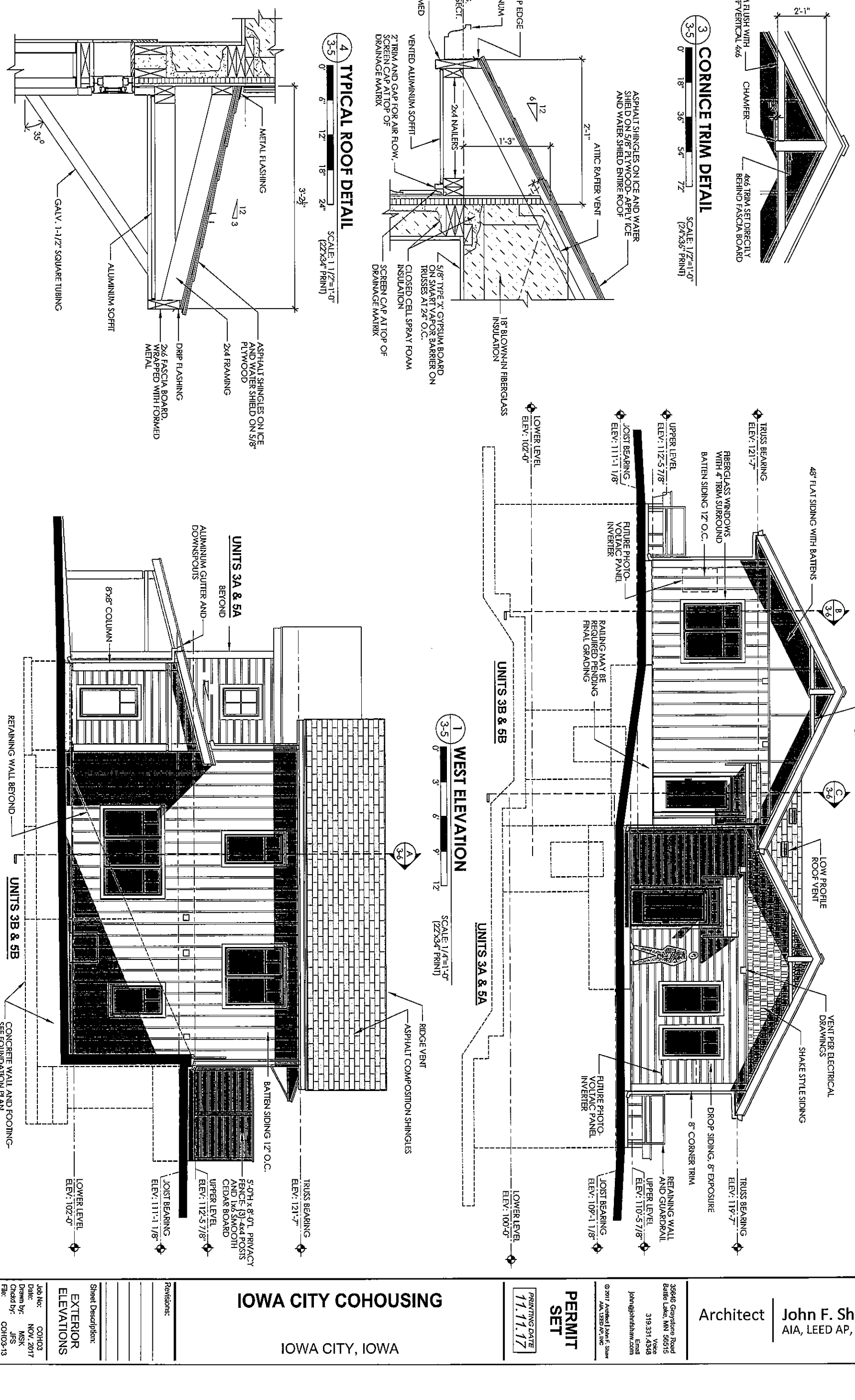
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IOWA CITY COHOUSING

IOWA CITY, IOWA

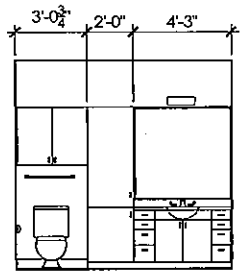
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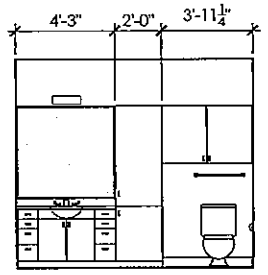
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Sheet No: 4

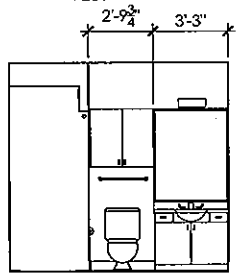
EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDINGS 4, 7, 9, & 10



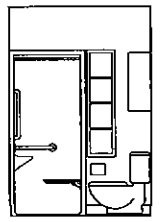
BATH 1 4A-7
WEST



BATH 1 4B-5
WEST



BATH 2 4A-14
WEST
BATH 2 4B-11 SIM.



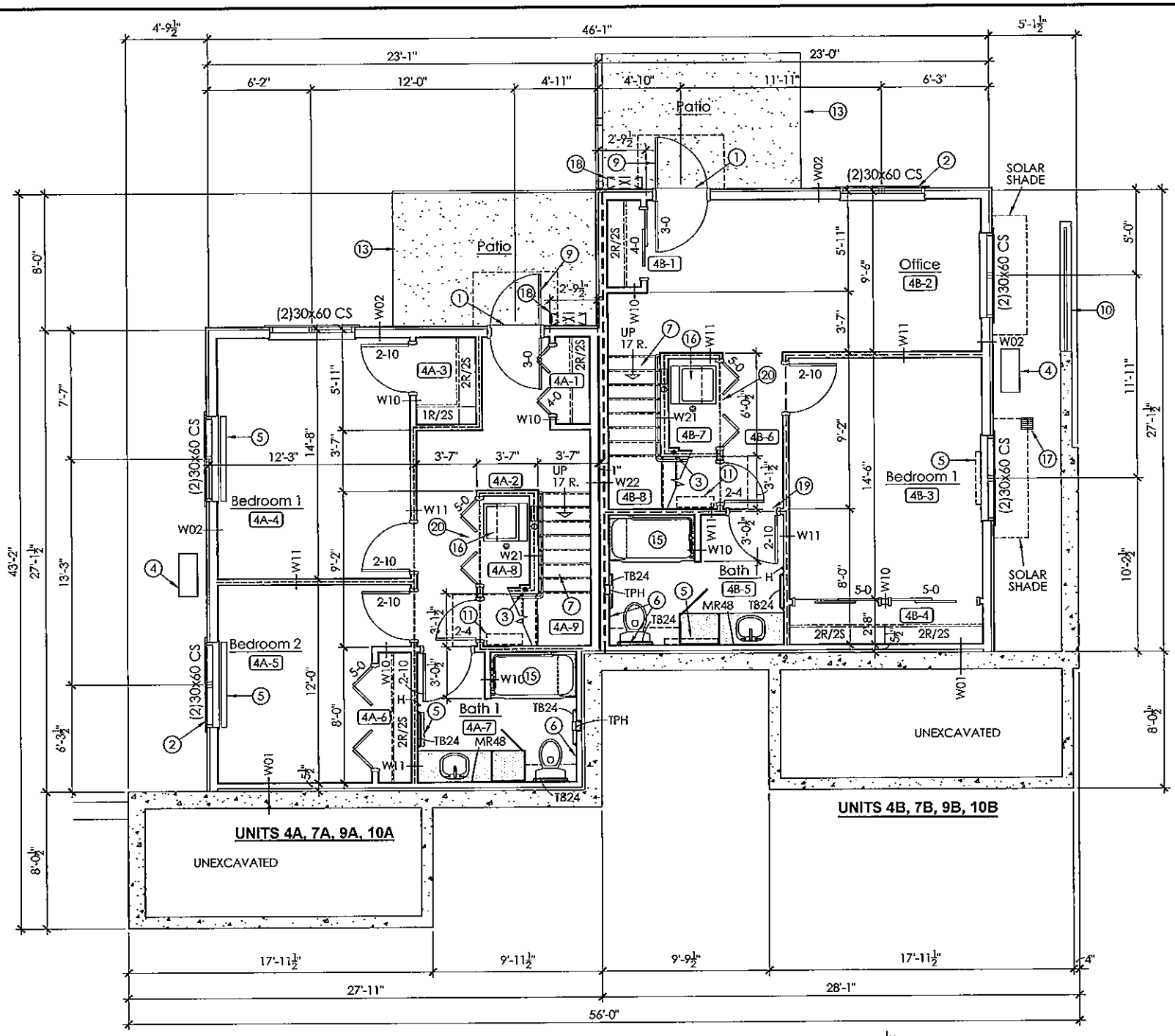
BATH 2 4A-14
SOUTH
BATH 2 4B-11 SIM.

CABINET CONFIGURATION BY SUPPLIER (TYPICAL)

2/4-2 INTERIOR ELEVATIONS

SCALE: 1/4"=1'-0" (22"x34" PRINT)

0' 3' 6' 9' 12'



1/4-2 LOWER LEVEL PLAN

SCALE: 1/4"=1'-0" (22"x34" PRINT)

0' 3' 6' 9' 12'

NORTH

FLOOR PLAN KEYNOTES

THESE NOTES APPLY TO THIS SHEET ONLY.

1. CONCRETE LANDING TO BE WITHIN 1/2" OF INTERIOR FLOOR LEVEL (TYPICAL)- SLOPE CONCRETE AS REQUIRED.
2. EGRESS WINDOW- TYPICAL ALL BEDROOMS
3. 4" SCHEDULE 40 PVC RADON REMEDIATION PIPE TO ROOF - SEE NOTES ON SHEET 3-10. FURR OUT WALL AS REQUIRED IF NOT WITHIN 2x6 WALL.
4. CONDENSER- SEE ELECTRICAL PLAN.
5. RESISTANT HEATER- SEE ELECTRICAL PLAN.
6. PROVIDE 2x6 BLOCKING IN WALLS AT ALL TOILETS FOR FUTURE INSTALLATION OF GRAB BARS.
7. WOOD STAIRS WITH CODE COMPLIANT HANDRAIL AT ONE SIDE. 10" TREADS.
9. INSULATED STORM DOOR.
10. CONCRETE RETAINING WALL WITH GUARDRAIL.
11. WALL MOUNTED TANKLESS WATER HEATER- SEE ELECTRICAL PLAN.
13. CONCRETE PAD WITH FROST WALL- SEE FOUNDATION PLAN.
14. 7'-0"H x 8'-0"L PRIVACY FENCE- (3)-4x4 POSTS AND 1x6 SMOOTH CEDAR BOARD
15. 32"x60" TUB WITH GRAB BARS AND FOLD-DOWN SEAT AS SELECTED BY OWNER.
16. STACKED WASHER/DRYER WITH ADJACENT FLOOR DRAIN.
17. AREA DRAIN- SEE FOUNDATION PLAN.
18. PHOTOVOLTAIC PANEL INVERTER LOCATION.
19. TRANSLUCENT TRANSOM LIGHT ABOVE DOOR INTO BATH 4B-5.
20. PROVIDE 3'x8" TRANSFER GRILL IN WALL ABOVE DOOR AT LAUNDRY ROOM- CENTER ON DOOR BELOW.

BATH ACCESSORIES

H	HOOK
M.C.	MEDICINE CABINET
MR36	36"Wx48"H MIRROR
MR48	48"Wx48"H MIRROR
TB18	18" TOWEL BAR
TB24	24" TOWEL BAR
TPH	TOILET PAPER HOLDER (RECESSED)

WALL TYPES SEE WALL SECTIONS FOR ENTIRE ASSEMBLY

W01
- 12" CONCRETE WALL
- 2" RIGID INSULATION
- HIGH DENSITY BLOWN-IN FIBERGLASS INSULATION
- 5/8" GYPSUM BOARD ON 2x4 STUDS AT 24" O.C.

W02
- SIDING ON DRAINAGE MATRIX
- 1-1/2" ZIP SHEATHING
- 1" FLASH FOAM
- HIGH DENSITY BLOWN-IN FIBERGLASS INSULATION
- 5/8" GYPSUM BOARD ON 2x6 STUDS AT 24" O.C.

W10
- 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 24" O.C.

W11
- 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 24" O.C.
- 3-1/2" BATT INSULATION

W21
- 5/8" GYPSUM BOARD EACH SIDE OF 2x6 STUDS AT 24" O.C.
- 3-1/2" BATT INSULATION

W22
- 5/8" GYPSUM BOARD ONE SIDE OF 2x6 STUDS AT 24" O.C.
- ONE HOUR FIRE RATED WALL ASSEMBLY U.L. U340 SIMILAR
- 5-1/2" BATT INSULATION

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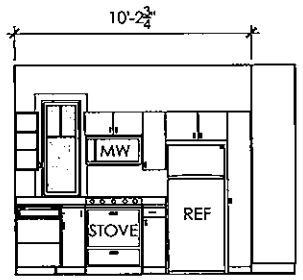
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LOWER LEVEL PLAN

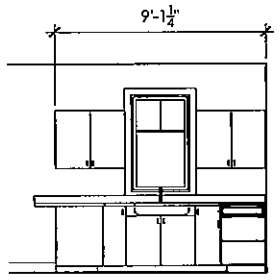
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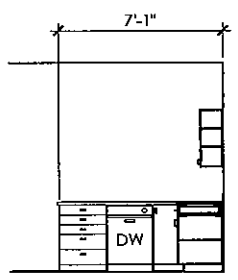
EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDINGS 4, 7, 9, & 10



KITCHEN 4A-11
EAST
KITCHEN 4B-13 SIM.



KITCHEN 4A-11
NORTH
KITCHEN 4B-13 SIM.



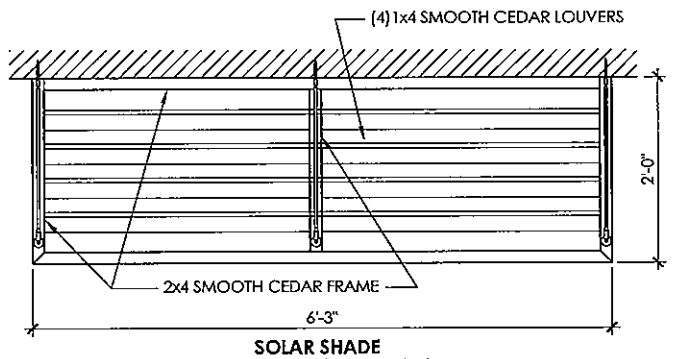
KITCHEN 4A-11
WEST
KITCHEN 4B-13 SIM.

CABINET CONFIGURATION BY SUPPLIER (TYPICAL)

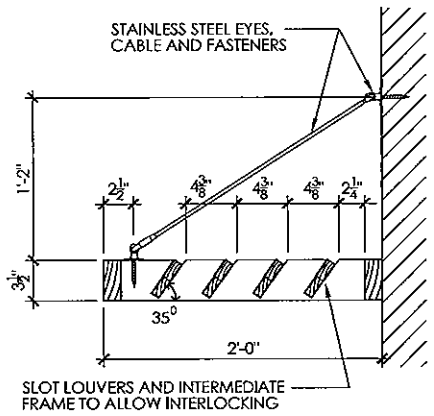
2/4-2 INTERIOR ELEVATIONS

0' 3' 6' 9' 12'

SCALE: 1/4"=1'-0" (22"x34" PRINT)

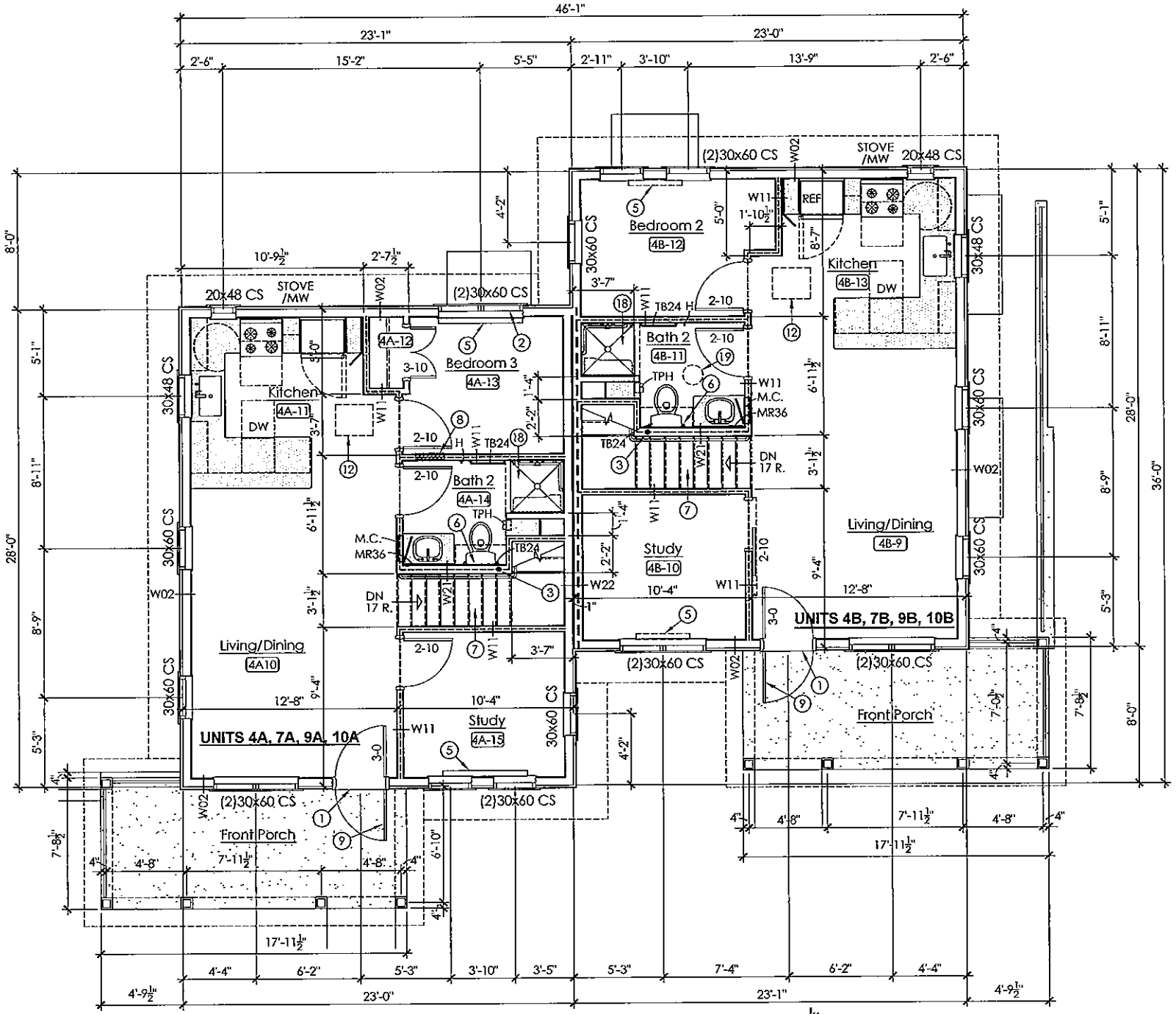


SOLAR SHADE
SCALE: 1"=1'-0" (22"x34" PRINT)



SECTION
SCALE: 1"=1'-0" (22"x34" PRINT)

3/4-2 SOLAR SHADE DETAILS



1/3-3 UPPER LEVEL PLAN

0' 3' 6' 9' 12'

SCALE: 1/4"=1'-0" (22"x34" PRINT)

NORTH

FLOOR PLAN KEYNOTES

THESE NOTES APPLY TO THIS SHEET ONLY.

1. CONCRETE LANDING TO BE WITHIN 1/2" OF INTERIOR FLOOR LEVEL (TYPICAL)- SLOPE CONCRETE AS REQUIRED.
2. EGRESS WINDOW- TYPICAL ALL BEDROOMS
3. 4" SCHEDULE 40 PVC RADON REMEDIATION PIPE TO ROOF - SEE NOTES ON SHEET 3-10. FURR OUT WALL AS REQUIRED IF NOT WITHIN 2x6 WALL.
5. RESISTANT HEATER- SEE ELECTRICAL PLAN.
6. PROVIDE 2x6 BLOCKING IN WALLS AT ALL TOILETS FOR FUTURE INSTALLATION OF GRAB BARS.
7. WOOD STAIRS WITH CODE COMPLIANT HANDRAIL AT ONE SIDE. 10" TREADS.
9. INSULATED STORM DOOR.
10. CONCRETE RETAINING WALL WITH GUARDRAIL.
12. 24"X30" ATTIC ACCESS DOOR. PROVIDE 1/4"x18" HIGH PLYWOOD SIDE WALLS. TOP OF WELL TO HAVE INSET 8" RIGID INSULATION AT TOP- SEE DETAIL 2/4-9.
18. 38"X38" SHOWER WITH GRAB BARS AND FOLD-DOWN SEAT AS SELECTED BY OWNER.
19. TUBULAR DAYLIGHTING ASSEMBLY.

BATH ACCESSORIES

H	HOOK
M.C.	MEDICINE CABINET
MR36	36"Wx48"H MIRROR
MR48	48"Wx48"H MIRROR
TB18	18" TOWEL BAR
TB24	24" TOWEL BAR
TPH	TOILET PAPER HOLDER (RECESSED)

WALL TYPES SEE WALL SECTIONS FOR ENTIRE ASSEMBLY

W02
- SIDING ON DRAINAGE MATRIX
- 1-1/2" ZIP SHEATHING
- 1" FLASH FOAM
- HIGH DENSITY BLOWN-IN FIBERGLASS INSULATION
- 5/8" GYPSUM BOARD ON 2x6 STUDS AT 24" O.C.

W10
- 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 24" O.C.

W11
- 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 24" O.C.
- 3-1/2" BATT INSULATION

W21
- 5/8" GYPSUM BOARD EACH SIDE OF 2x6 STUDS AT 24" O.C.
- 3-1/2" BATT INSULATION

W22
- 5/8" GYPSUM BOARD ONE SIDE OF 2x6 STUDS AT 24" O.C.
- ONE HOUR FIRE RATED WALL ASSEMBLY U.L. U340 SIMILAR
- 5-1/2" BATT INSULATION

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Sheet No:
2

EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDINGS 4, 7, 9, & 10

ATTIC VENTILATION NOTES

SOFFIT VENTS:
SOFFIT VENTS TO PROVIDE A MINIMUM OF 50% NET FREE AREA. PROVIDE CONTINUOUS SOFFIT VENTS. PROVIDE SOFFIT VENTS AT ALL SOFFITS, MAIN STRUCTURE AND PORCHES. ATTIC RAFTER VENTS TO PROVIDE A MINIMUM OF 22.33 SQ. IN. NET FREE AREA PER 22.5 INCH WIDE BAFFLE. PROVIDE BAFFELS BETWEEN ALL RAFTERS. SECURE BAFFLES TO UNDER SIDE OF ROOF SHEATHING AS DETAILED.

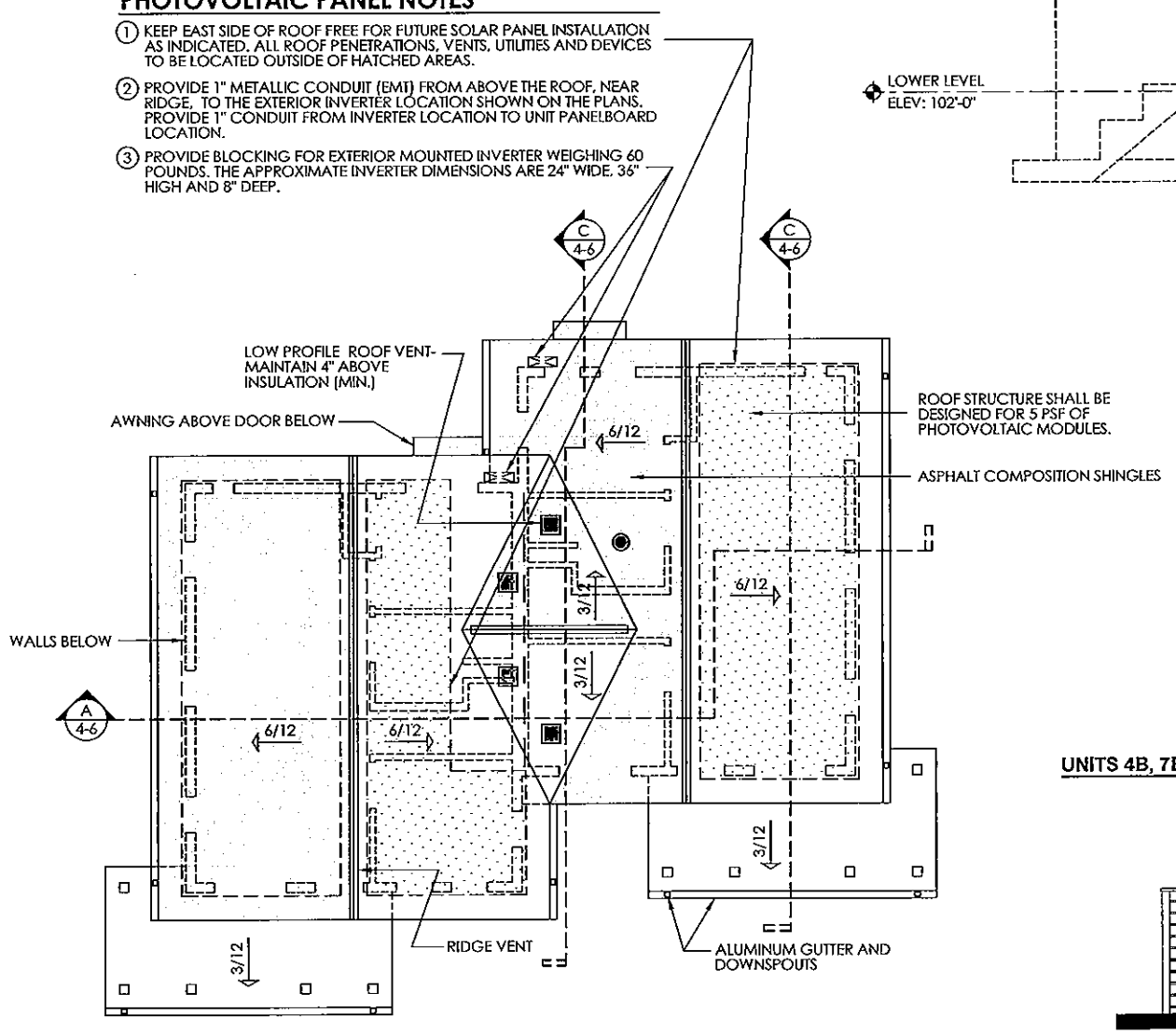
RAKE END VENTS:
PROVIDE CONTINUOUS VENTED PANELS OF SAME CONFIGURATION AS SOFFIT VENTS AT EACH RAKE END, BOTH SIDES OF RAKE, APPROXIMATELY SEVEN LINEAR FEET RUNNING FROM EACH PEAK, HOLD VENTED PANELS ABOVE TOP INSULATION IN ATTIC. PROVIDE THESE VENTED PANELS AT ALL GABLE ENDS, EAST AND WEST SIDES.

RIDGE VENTS:
RIDGE VENTS TO PROVIDE 18 SQ. IN. NET FREE AREA PER LINEAL FOOT OF VENT. PROVIDE MINIMUM 2" WIDE OPENING AT ROOF SHEATHING TO RIDGE VENT ABOVE CONTINUOUS AT ALL ROOF VENT LOCATIONS. PROVIDE RIDGE VENTS AT EACH OF TWO PRIMARY EAST-WEST RIDGES, ENTIRE LENGTH. PROVIDE RIDGE VENTS AT THE RIDGE OF THE 'CRICKETS' LOCATED BETWEEN PRIMARY RIDGES.

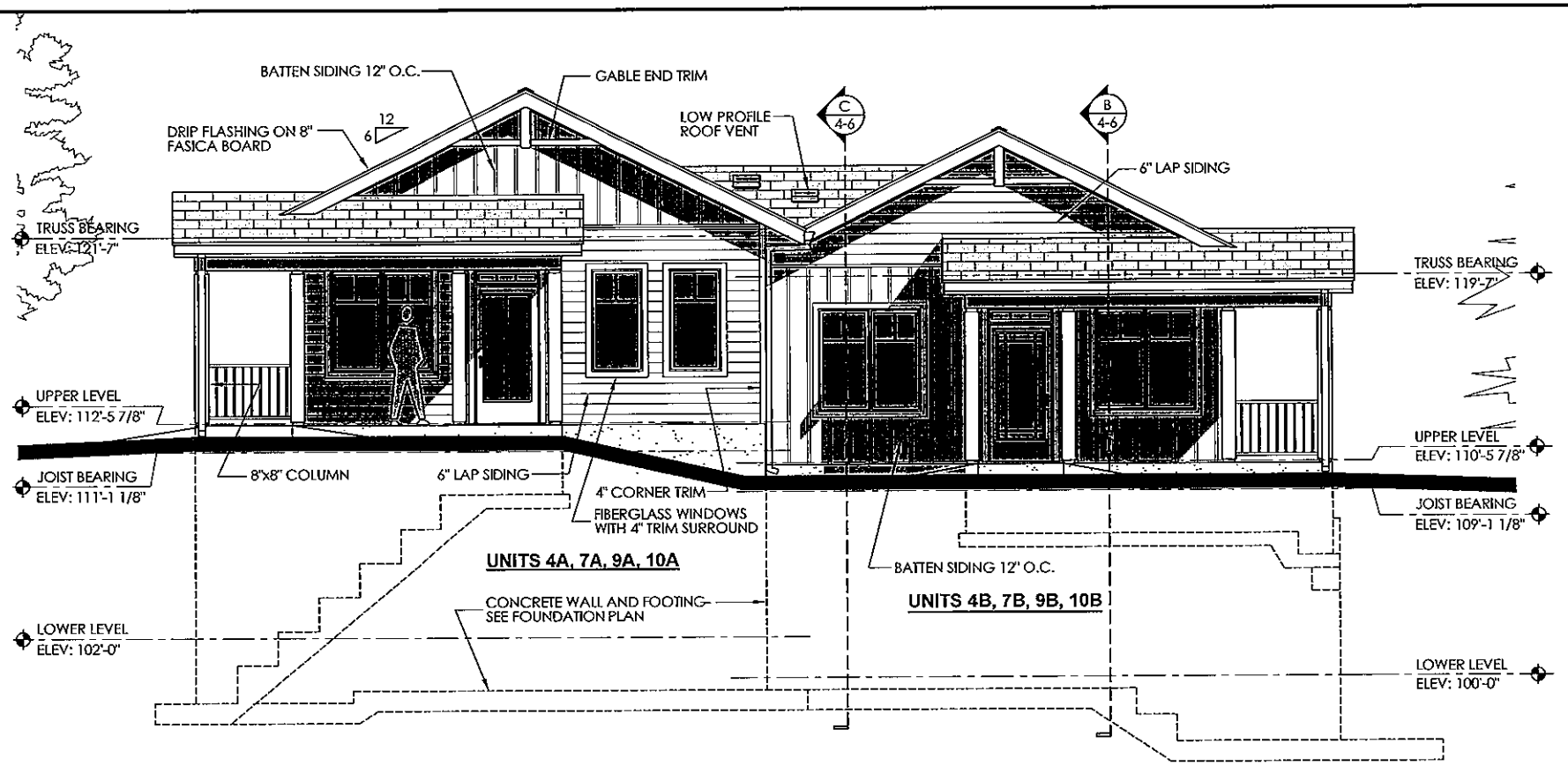
ROOF VENTS:
PROVIDE LOW PROFILE ALUMINUM ROOF LOUVERS WITH WEATHER FILTERS IN QUANTITY AND LOCATION INDICATED ON DRAWINGS. EACH LOUVER TO PROVIDE 60 SQUARE INCHES NET FREE AREA. BASIS OF DESIGN: GAF - MASTER FLOW SSB9060AWF

PHOTOVOLTAIC PANEL NOTES

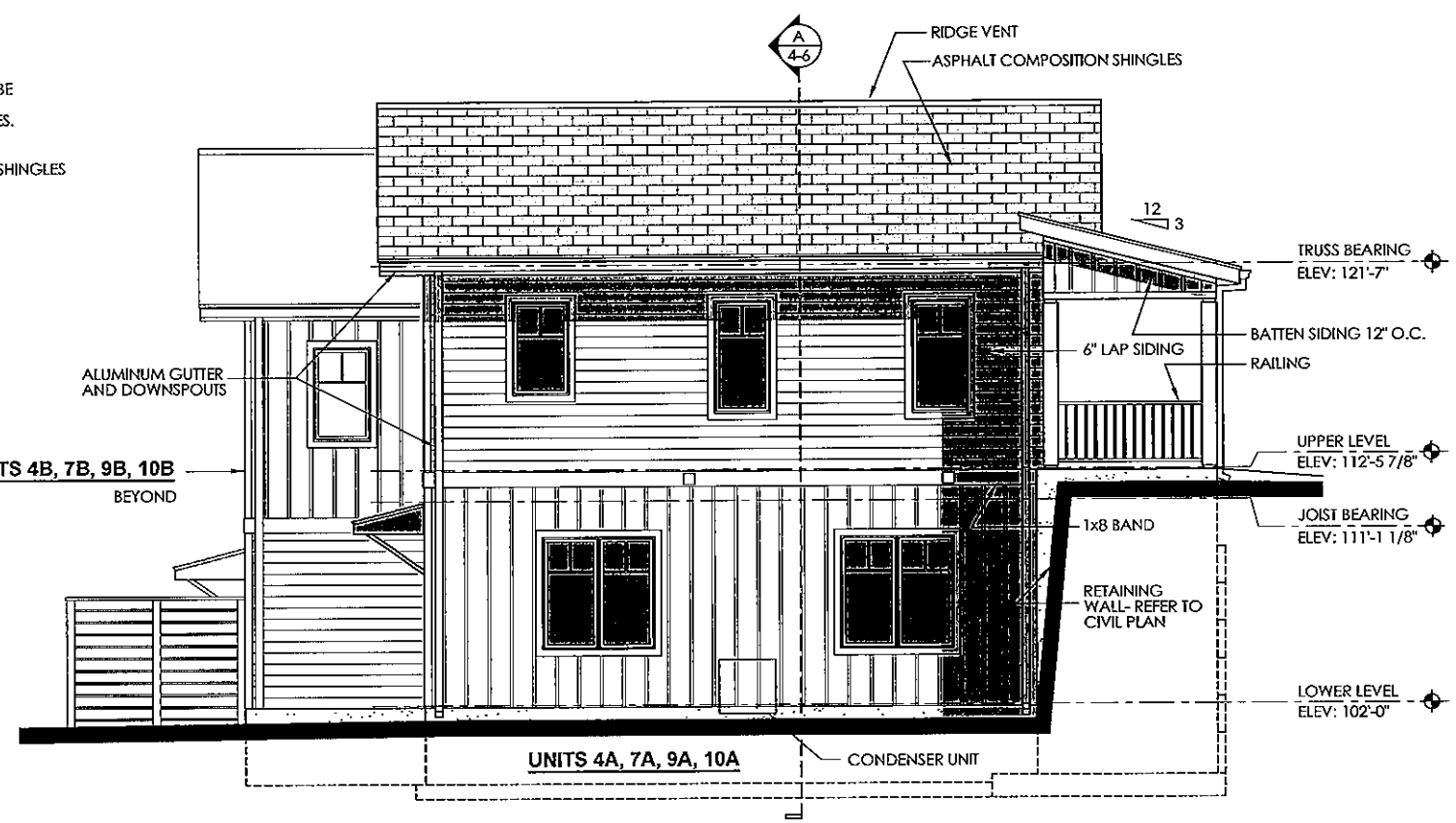
1. KEEP EAST SIDE OF ROOF FREE FOR FUTURE SOLAR PANEL INSTALLATION AS INDICATED. ALL ROOF PENETRATIONS, VENTS, UTILITIES AND DEVICES TO BE LOCATED OUTSIDE OF HATCHED AREAS.
2. PROVIDE 1" METALLIC CONDUIT (EMT) FROM ABOVE THE ROOF, NEAR RIDGE, TO THE EXTERIOR INVERTER LOCATION SHOWN ON THE PLANS. PROVIDE 1" CONDUIT FROM INVERTER LOCATION TO UNIT PANELBOARD LOCATION.
3. PROVIDE BLOCKING FOR EXTERIOR MOUNTED INVERTER WEIGHING 60 POUNDS. THE APPROXIMATE INVERTER DIMENSIONS ARE 24" WIDE, 36" HIGH AND 8" DEEP.



3 4-4 **ROOF PLAN**
SCALE: 3/16"=1'-0" (22"X34" PRINT)
0' 4' 8' 12' 16'



1 4-4 **WEST ELEVATION**
SCALE: 1/4"=1'-0" (22"X34" PRINT)
0' 3' 6' 9' 12'



2 4-4 **NORTH ELEVATION**
SCALE: 1/4"=1'-0" (22"X34" PRINT)
0' 3' 6' 9' 12'

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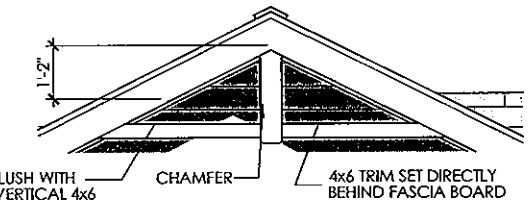
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Sheet Description:
EXTERIOR ELEVATIONS

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Chckd by:	JFS
File:	COHO4-13

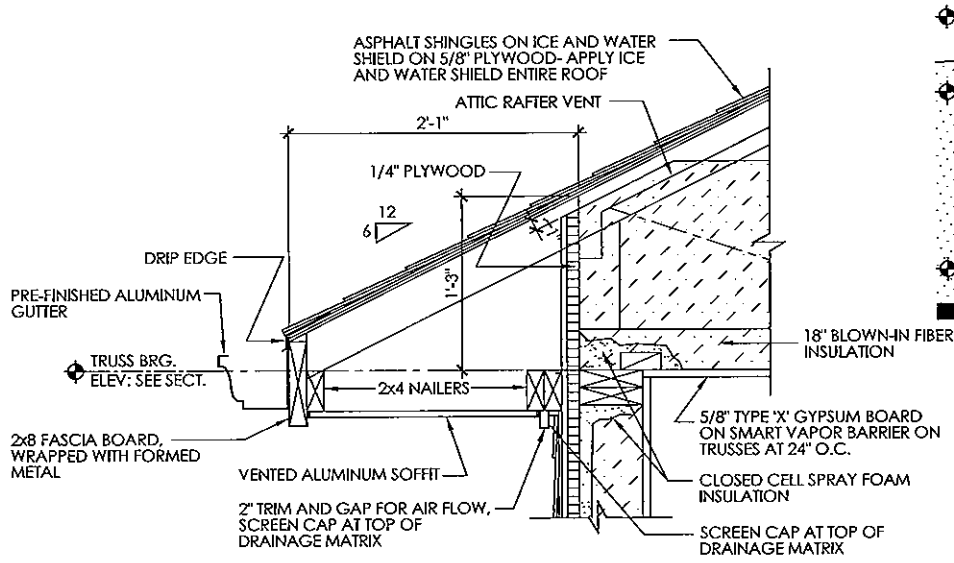
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EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDINGS 4, 7, 9, & 10



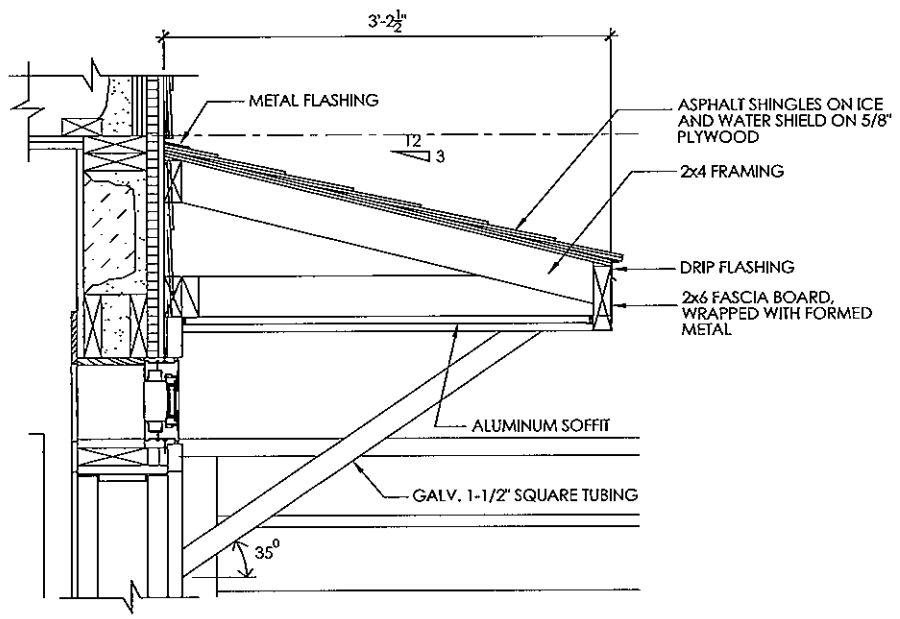
3/4-5 **CORNICE TRIM DETAIL**

SCALE: 1/2"=1'-0" (22"x34" PRINT)



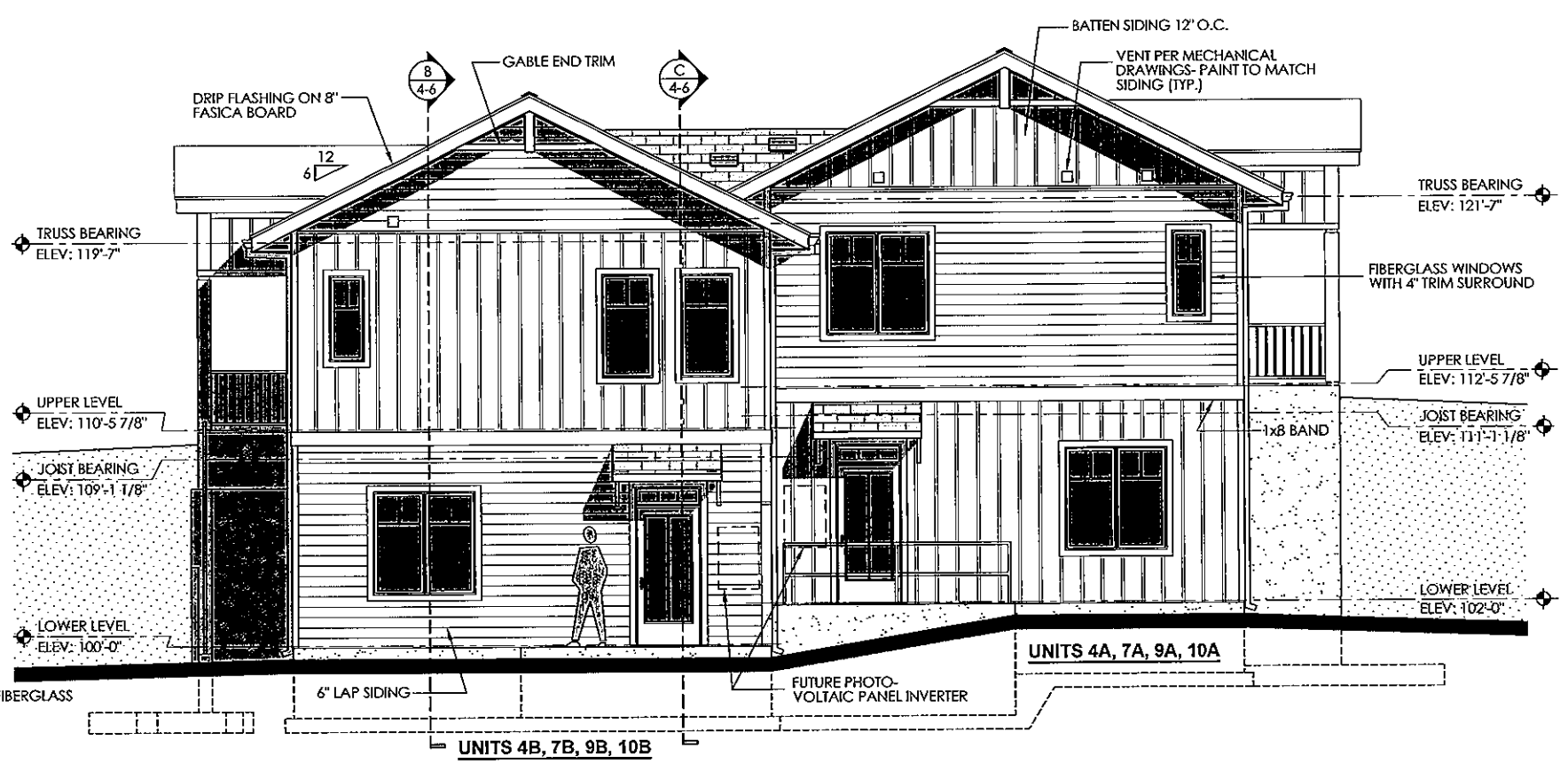
4/4-5 **TYPICAL ROOF DETAIL**

SCALE: 1 1/2"=1'-0" (22"x34" PRINT)



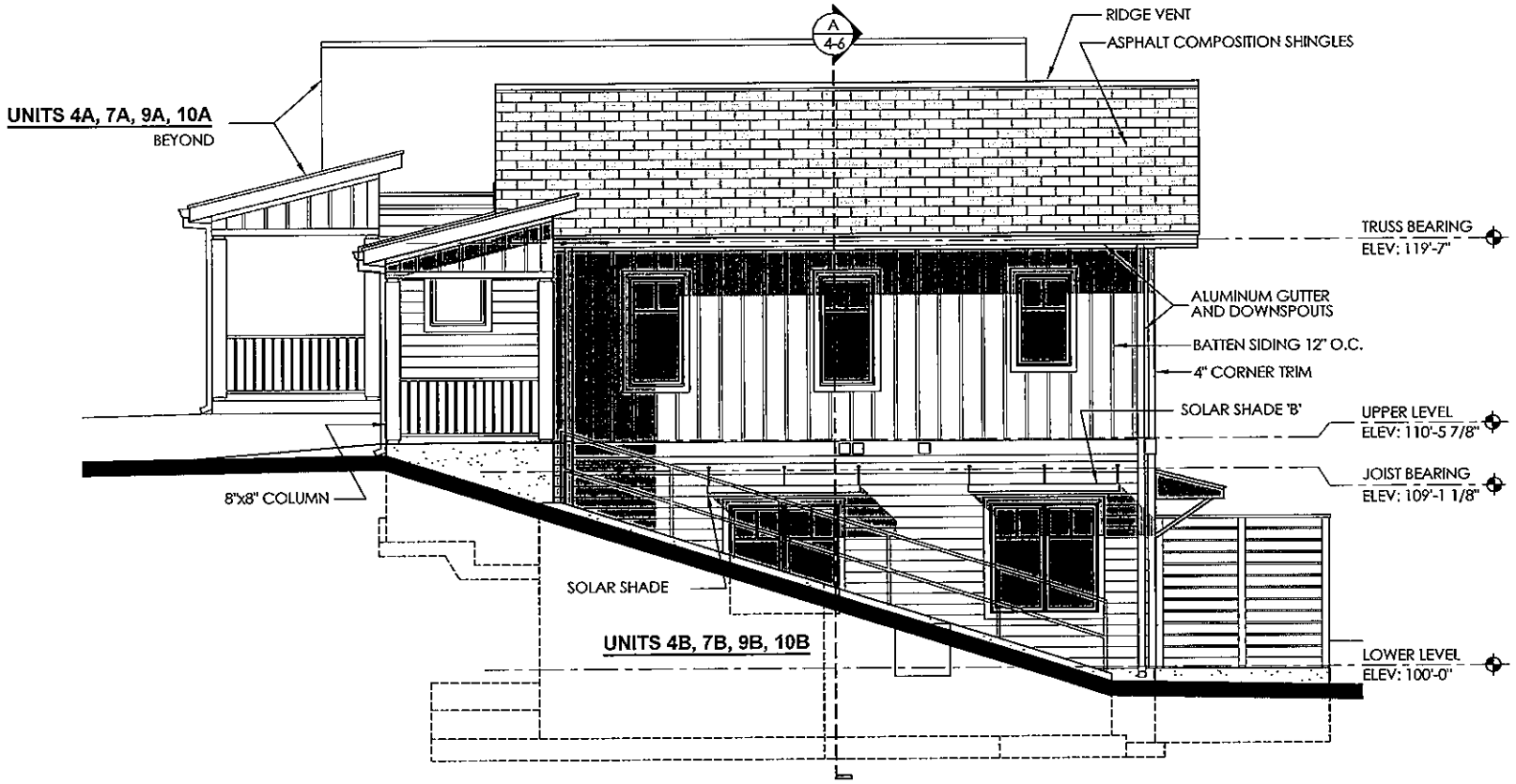
5/4-5 **AWNING DETAIL**

SCALE: 1 1/2"=1'-0" (22"x34" PRINT)



1/4-5 **EAST ELEVATION**

SCALE: 1/4"=1'-0" (22"x34" PRINT)



2/4-5 **SOUTH ELEVATION**

SCALE: 1/4"=1'-0" (22"x34" PRINT)

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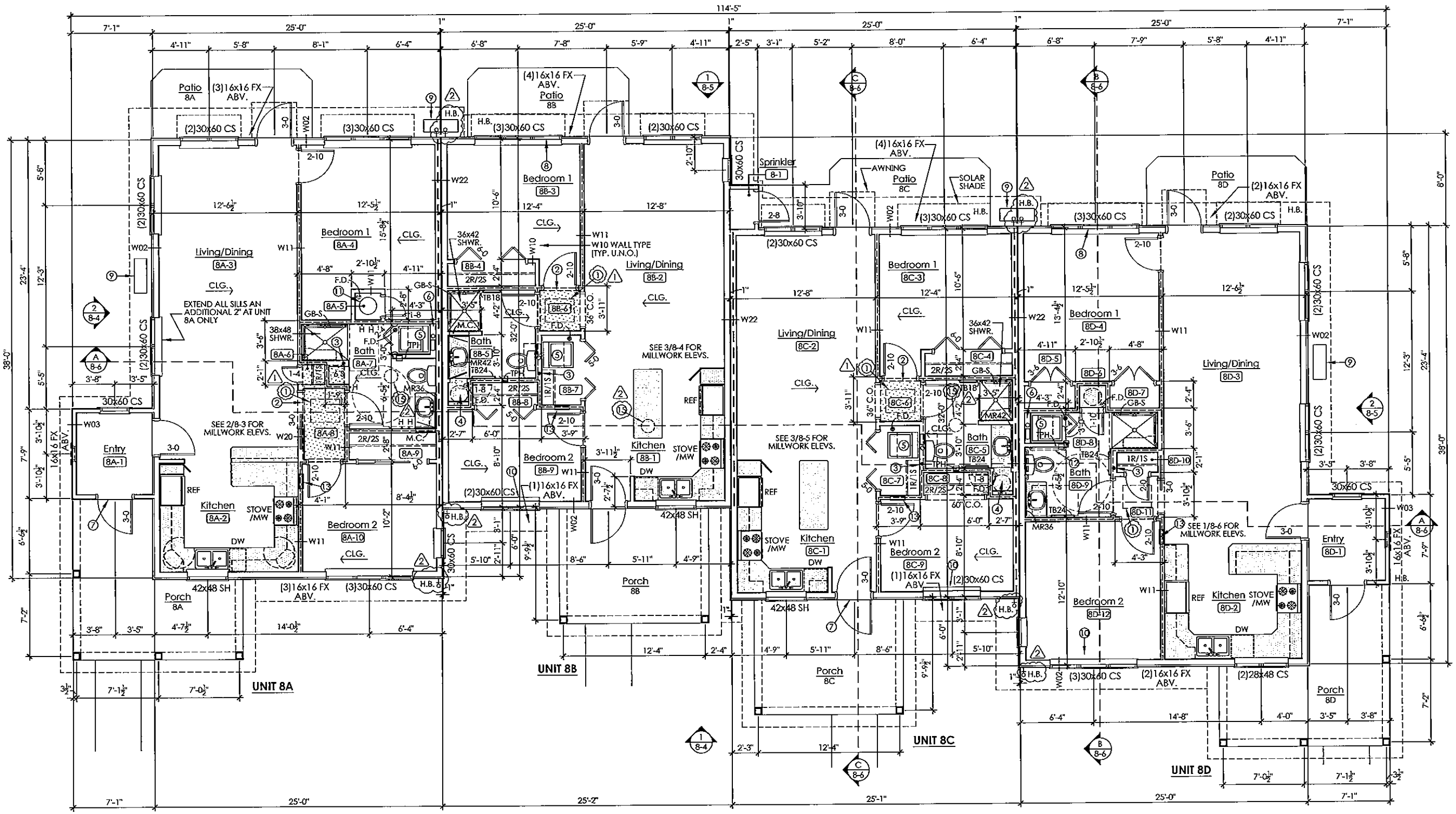
EXTERIOR ELEVATIONS

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Chckd by:	JFS
File:	COHO4-13

Sheet No:

4

EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDING 8



FLOOR PLAN KEYNOTES THESE NOTES APPLY TO THIS SHEET ONLY.

1. 24"X30" 45 MINUTE RATED ATTIC ACCESS DOOR. PROVIDE 1/4"x18" HIGH PLYWOOD SIDE WALLS. TOP OF WELL TO HAVE INSET(8") RIGID INSULATION AT TOP. REFER TO ROOF FRAMING PLAN FOR LOCATION OF OTHER SCUTTLES ABOVE THE 8' CEILING IN THE HALL.
2. HATCHED AREA: INDICATES STORAGE AREA ABOVE- SEE DETAIL 4/8-5.
3. 4" PVC RADON REMEDIATION PIPE TO ROOF (2x6 WALL).
4. 3 SHELVES WITH WATER HEATER BELOW, PROVIDE CHASE FOR PIPING AS REQUIRED.
5. WASHER/DRYER - PROVIDE 5/8" TYPE 'X' GYPSUM BOARD BACKING AT ALL PLUMBING BOXES. 1
6. PROVIDE SEPARATE WALL WITH TOP PLATE INDEPENDENT OF RATED OR LOAD BEARING WALL. INSTALL ONE LAYER OF 5/8" TYPE X GYPSUM BOARD AT 2X6 TENANT SEPARATION WALL BEHIND FURRED OUT WALL BEHIND WASHER/DRYER.
7. CONCRETE LANDING TO BE WITHIN 1/2" OF INTERIOR FLOOR LEVEL (TYPICAL)
8. EGRESS WINDOW- TYPICAL ALL BEDROOMS 2
9. CONDENSER- SEE ELECTRICAL PLAN.
10. RESISTANT HEATER- SEE ELECTRICAL PLAN.
11. MOUNT ELECTRIC WATER HEATER ON 30 INCH HIGH SHELF. ACCESS DOOR FROM WATER HEATER COMPARTMENT OPENS INTO BEDROOM 8A-4 AS SHOWN ON PLANS. PROVIDE 28" HIGH OPEN SPACE AT FLOOR INTO BATH 8A-7. FINISH OPENING WITH GYPSUM BOARD, FLOORING AND BASE TO MATCH ADJACENT FINISHES IN BATH. 1
12. PROVIDE 2x6 BLOCKING IN WALLS AT ALL TOILETS FOR FUTURE INSTALLATION OF GRAB BARS.
13. ELECTRICAL PANEL BOARD.
14. PROVIDE SAFETY GLASS WHERE REQUIRED BY CODE (I.B.C.). 1
15. TUBULAR DAYLIGHTING ASSEMBLY- SEE NOTE ON ROOF PLAN. 2

1/8-2 FLOOR PLAN

SCALE: 1/4"=1'-0" (24"x36" PRINT)

0' 3' 6' 9' 12'

REF NORTH TRUE NORTH

BATH ACCESSORIES

GB-S	SHOWER GRAB BARS
H	HOOK
M.C.	MEDICINE CABINET
MR36	36"Wx48"H MIRROR
MR42	42"Wx48"H MIRROR
TB18	18" TOWEL BAR
TB24	24" TOWEL BAR
TPH	TOILET PAPER HOLDER (RECESSED)

WALL TYPES SEE WALL SECTIONS FOR ENTIRE ASSEMBLY

W02
- SIDING ON DRAINAGE MATRIX
- 1-1/2" ZIP SHEATHING
- 1" FLASH FOAM
- HIGH DENSITY BLOWN-IN FIBERGLASS INSULATION
- 5/8" GYPSUM BOARD ON 2x6 STUDS AT 24" O.C.

W03
- SIDING ON DRAINAGE MATRIX
- 1/2" ZIP SHEATHING
- 5/8" EXTERIOR GYPSUM BOARD ON 2x4 STUDS AT 24" O.C.

W10
- 5/8" GYPSUM BOARD EACH SIDE OF 2x4 STUDS AT 24" O.C.

W11
- 5/8" GYPSUM BOARD EACH SIDE OF 2x6 STUDS AT 24" O.C.
- 3-1/2" BATT INSULATION

W20
- 5/8" GYPSUM BOARD EACH SIDE OF 2x6 STUDS AT 24" O.C.

W21
- 5/8" GYPSUM BOARD EACH SIDE OF 2x6 STUDS AT 24" O.C.
- 3-1/2" BATT INSULATION

W22
- 5/8" GYPSUM BOARD ONE SIDE OF 2x6 STUDS AT 24" O.C.
- ONE HOUR FIRE RATED WALL ASSEMBLY U.L. U340 SIMILAR
- 5-1/2" BATT INSULATION

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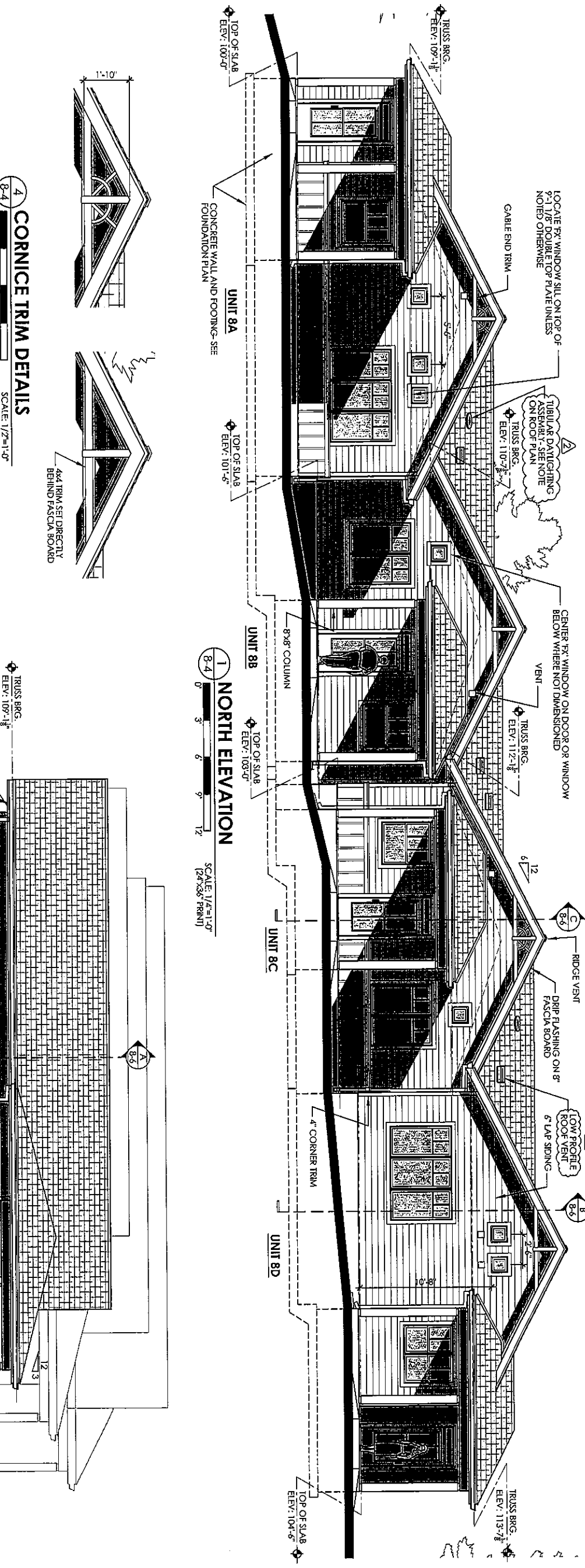
IOWA CITY COHOUSING
BUILDING #8 AT PRAIRIE HILL
IOWA CITY, IOWA

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1 08.30.17 PERMIT SET REVISIONS
2 09.15.17 PERMIT SET REVISIONS

Sheet Description: FLOOR PLAN

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Date: AUGUST 2017
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Check by: JFS
File: COHO8-12

Sheet No: 1



4 8-4 CORNICE TRIM DETAILS

SCALE: 1/2"=1'-0" (24"x36" PRINT)

0" 18" 36" 54" 72"

ATTIC VENTILATION NOTES

SOFFIT VENTS:
SOFFIT VENTS TO PROVIDE A MINIMUM OF 50% NET FREE AREA. PROVIDE CONTINUOUS SOFFIT VENTS. PROVIDE SOFFIT VENTS AT ALL SOFFITS, MAIN STRUCTURE AND PORCHES. ATTIC RAFTER VENTS TO PROVIDE A MINIMUM OF 22.33 SQ. IN. NET FREE AREA PER 22.5 INCH WIDE BAFFLE. PROVIDE BAFFLES BETWEEN ALL RAFTERS. SECURE BAFFLES TO UNDER SIDE OF ROOF SHEATHING AS DETAILED.

RAKE END VENTS:
PROVIDE CONTINUOUS VENTED PANELS OF SAME CONFIGURATION AS SOFFIT VENTS AT EACH RAKE END, BOTH SIDES OF RAKE, APPROXIMATELY SEVEN LINEAR FEET RUNNING FROM EACH PEAK, HOLD VENTED PANELS ABOVE TOP INSULATION IN ATTIC. PROVIDE THESE VENTED PANELS AT ALL GABLE ENDS, NORTH AND SOUTH SIDES.

RIDGE VENTS:
RIDGE VENTS TO PROVIDE 18 SQ. IN. NET FREE AREA PER LINEAL FOOT OF VENT. PROVIDE MINIMUM 2" WIDE OPENING AT ROOF SHEATHING TO RIDGE VENT ABOVE CONTINUOUS AT ALL ROOF VENT LOCATIONS. PROVIDE RIDGE VENTS AT EACH OF FOUR PRIMARY NORTH SOUTH RIDGES. ENTIRE LENGTH. DO NOT PROVIDE RIDGE VENTS AT THE RIDGES OF THE THREE 'CRICKETS' LOCATED BETWEEN PRIMARY RIDGES. DO NOT PROVIDE RIDGE VENTS AT PORCHES.

ROOF VENTS:
PROVIDE LOW PROFILE ALUMINUM ROOF LOUVERS WITH WEATHER FILTERS IN QUANTITY AND LOCATION INDICATED ON DRAWINGS. EACH LOUVER TO PROVIDE 60 SQUARE INCHES NET FREE AREA. BASIS OF DESIGN: GAF - MASTER FLOW SSB9060AWF

1 8-4 NORTH ELEVATION

SCALE: 1/4"=1'-0" (24"x36" PRINT)

0' 3' 6' 9' 12'

2 8-4 EAST ELEVATION

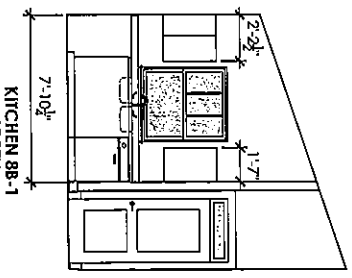
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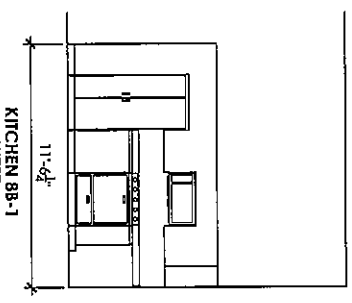
3 8-4 INTERIOR ELEVATIONS

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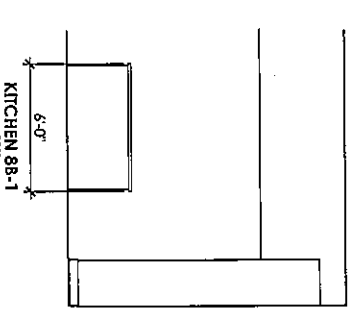
0' 3' 6' 9' 12'



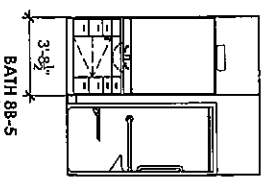
KITCHEN 8B-1
NORTH



KITCHEN 8B-1
WEST

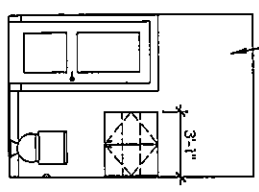


KITCHEN 8B-1
WEST



BATH 8B-5
EAST

CABINET CONFIGURATION BY SUPPLIER (TYPICAL)



BATH 8B-5
WEST

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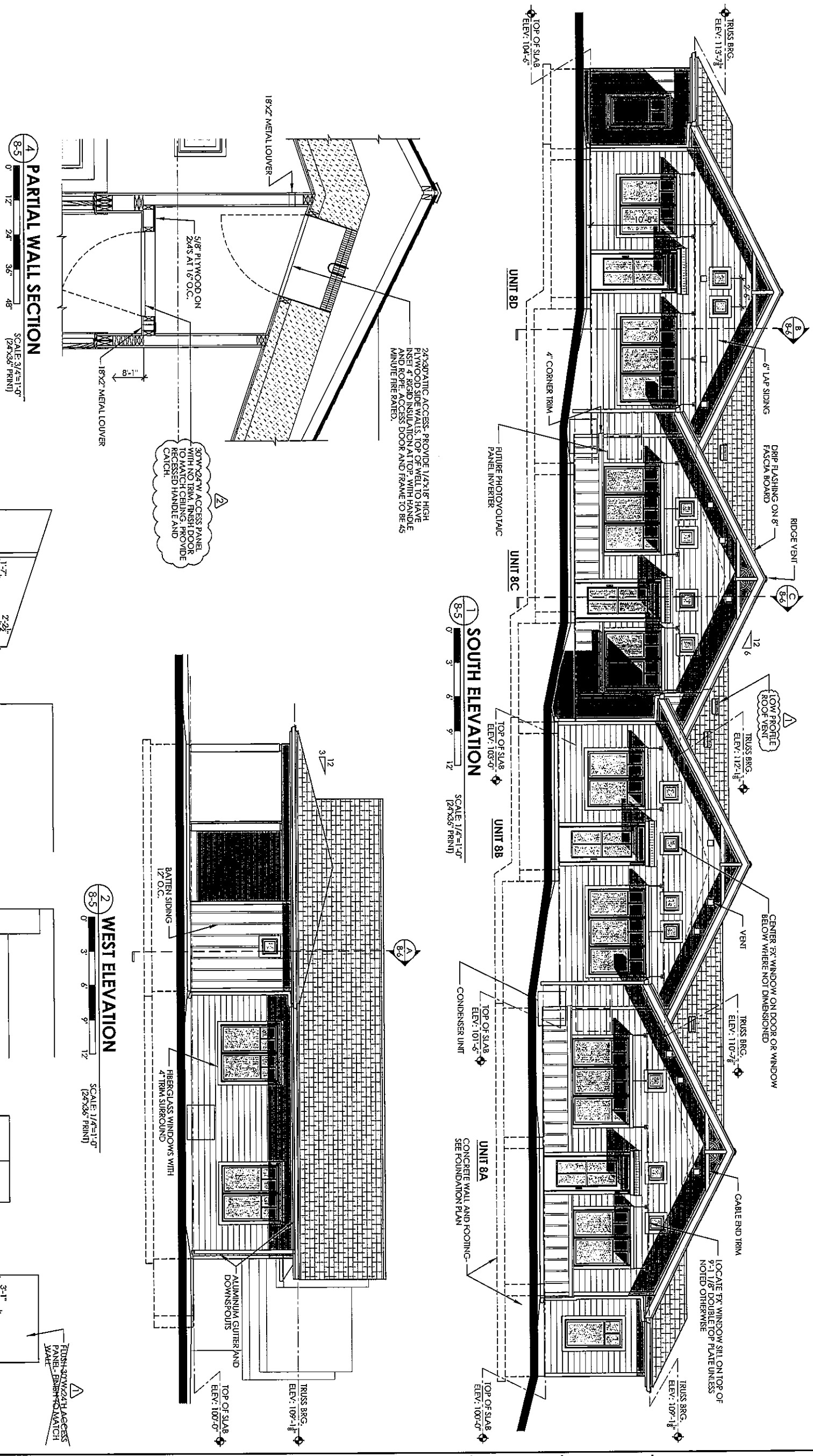
IOWA CITY COHOUSING
BUILDING #8 AT PRAIRIE HILL
IOWA CITY, IOWA

Revisions:
1 08.30.17 PERMIT SET REVISIONS
2 09.15.17 PERMIT SET REVISIONS

Sheet Description:
EXTERIOR ELEVATIONS

Job No: COHO8
Date: AUGUST 2017
Drawn by: MSK
Chkd by: JFS
File: COHO8-12

Sheet No:
2



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IOWA CITY COHOUSING
BUILDING #8 AT PRAIRIE HILL
IOWA CITY, IOWA

Revisions:
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Sheet Description: EXTERIOR ELEVATIONS

Job No: COHO8
Date: AUGUST 2017
Drawn by: MSK
Check by: JFS
File: COHO8-12

Sheet No: 3

EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDINGS 13 & 17

CONCRETE NOTES

1. CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 POUNDS PER SQUARE INCH (UNLESS NOTED OTHERWISE).
2. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE'S "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318).
3. CONCRETE SHALL BE PROPERLY VIBRATED DURING CONCRETE PLACEMENT TO INSURE PROPER DISTRIBUTION OF THE CONCRETE IN THE FORMS.
4. REINFORCING STEEL SHALL BE DEFORMED NEW BILLET STEEL BARS IN ACCORDANCE WITH A.S.T.M. SPECIFICATION A615 GRADE 60
5. DETAILING OF REINFORCING STEEL SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE DETAILING MANUAL.
6. PROVIDE 2-#4 x 4'-0" CORNER BARS TOP AND BOTTOM AT ALL CORNERS AND "T" INTERSECTIONS OF FOUNDATION BEAMS.
7. LAP CONTINUOUS REINFORCING STEEL 36 BAR DIAMETERS.
8. ALL HOOKS AND BENDS SHALL CONFORM TO A.C.I. STANDARDS UNLESS SHOWN OTHERWISE ON DRAWINGS.
9. TACK WELDING ON REINFORCING STEEL SHALL NOT BE PERMITTED.
10. REINFORCING STEEL IN FOOTINGS SHALL HAVE A MINIMUM OF 3" OF CLEAR COVER AGAINST THE EARTH. SLAB REINFORCING STEEL SHALL BE PLACED AT MID-DEPTH.
11. FOOTING AND FOUNDATION DESIGN ASSUMES AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. INSTALL FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL. SEE Geotechnical Evaluation Report - Proposed Prairie Hills Development - Part 2 prepared by BRAUN INTERTEC - DATED MAY 15, 2015, FOR BORING LOGS AND RECOMMENDATIONS.

MAXIMUM HEADER SPAN- EXTERIOR BEARING WALLS

SUPPORTING ROOF & CEILING		SUPPORTING ROOF, CEILING & 1 FLOOR	
SIZE	SPAN	SIZE	SPAN
(2)2x4	3'-2"	(2)2x4	2'-4"
(2)2x6	4'-8"	(2)2x6	3'-5"
(2)2x8	5'-11"	(2)2x8	4'-4"
(2)2x10	7'-3"	(2)2x10	5'-3"
(2)2x12	8'-5"	(2)2x12	6'-1"
(3)2x8	7'-5"	(3)2x8	5'-5"
(3)2x10	9'-1"	(3)2x10	6'-7"
(3)2x12	10'-7"	(3)2x12	7'-8"

DESIGN LOADS: 30 PSF SNOW LOAD
ASSUMED BUILDING WIDTH: 28'
SOUTHERN PINE #2
COMPLIES WITH IRC 2012

ELECTRICAL LEGEND

NOTE: SOME DEVICES SHOWN IN LEGEND MAY NOT BE USED ON THIS PROJECT.

- $ 2-WAY LIGHT SWITCH
- $3 3-WAY LIGHT SWITCH
- CIRCUIT
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- 2 LAMP FLOOD LIGHT FIXTURE
- OVERHEAD LIGHT FIXTURE
- WALL MOUNTED AREA LIGHT FIXTURE

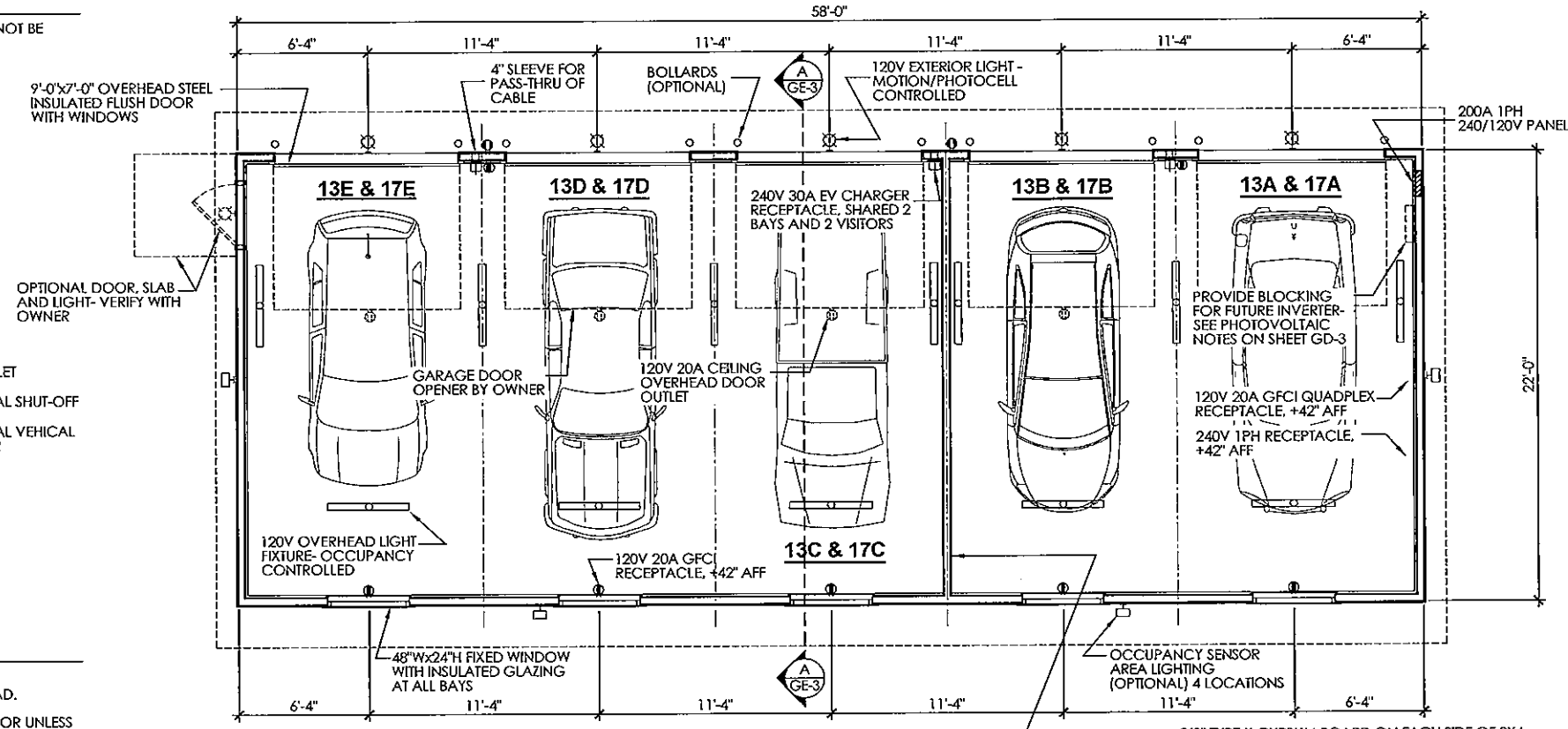
- DUPLEX OUTLET
- QUADPLEX OUTLET
- DUPLEX OUTLET WITH GFCI PROTECTION
- WP DUPLEX OUTLET WITH GFCI PROTECTION
- QUADPLEX OUTLET WITH GFCI PROTECTION
- WP DUPLEX OUTLET
- 240V OUTLET
- ELECTRICAL SHUT-OFF
- ELECTRICAL VEHICAL CHARGER

GENERAL ELECTRICAL NOTES

1. ELECTRICAL SERVICE AMPERAGE TO BE COORDINATED WITH FINAL ELECTRICAL LOAD.
2. ALL SWITCHES TO BE +48" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
3. ALL OUTLETS TO BE +18" ABOVE FINISH FLOOR U.N.O., OR +46" AT WALLS WITH COUNTERS.
4. GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
5. CONFIRM POWER REQUIREMENTS AND POWER LOCATIONS TO ALL EQUIPMENT AND APPLIANCES.
6. CONFIRM TYPE, STYLE AND LOCATION OF ALL ELECTRICAL FIXTURES WITH OWNER. INSTALL PER CODE AND MANUFACTURER'S RECOMMENDATIONS.
7. ALL EXTERIOR RECEPTACLES SHALL HAVE WEATHERPROOF COVERS & BE G.F.C.I.
8. SEE LIGHTING FIXTURE SCHEDULE IN SPECIFICATIONS FOR FIXTURE MAKE AND MODEL.
9. ENERGY METERS ARE AN OPTIONAL UPGRADE IN GARAGE UNITS - SEE SPECIFICATIONS.

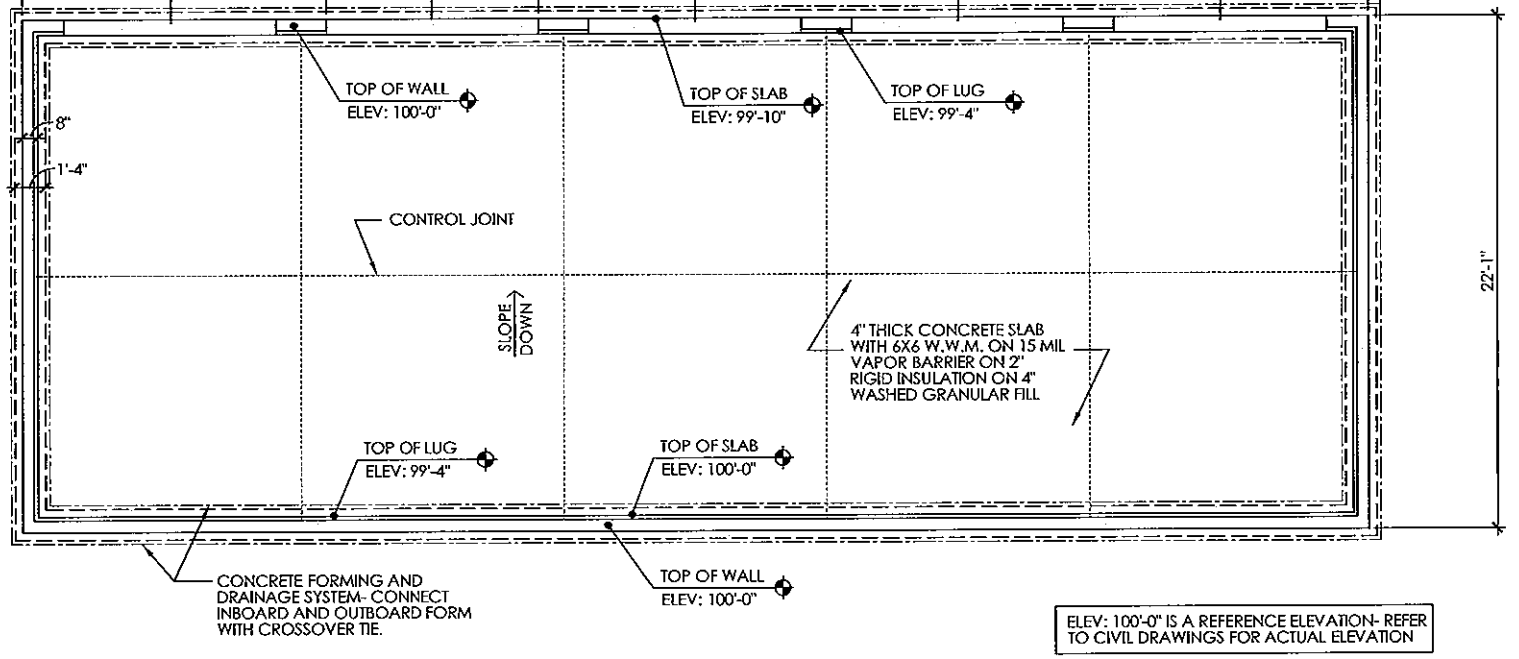
OWNER TO REVIEW - CONTRACTOR TO VERIFY WITH OWNER:

1. EXTENT AND QUANTITY OF ELECTRICAL OUTLETS, EV CHARGING STATIONS, EXTERIOR AND INTERIOR LIGHTING. ITEMS SHOWN ON DRAWINGS ARE PER PLANS RECEIVED FROM OWNER.
2. OPTIONAL 2" RIDGID INSULATION UNDER FLOOR.
3. OPTIONAL SERVICE DOOR AND CONCRETE PAD AT WEST SIDE OF GARAGE.
4. OPTIONAL AREA LIGHTING ON SIDES AND REAR OF BUILDING.
5. INSTALL BOLLARDS EACH SIDE OF OVERHEAD DOORS.



1 GE-2 **FLOOR PLAN**

SCALE: 1/4"=1'-0" (22"x34" PRINT)



ELEV: 100'-0" IS A REFERENCE ELEVATION- REFER TO CIVIL DRAWINGS FOR ACTUAL ELEVATION

2 GE-2 **FOUNDATION PLAN**

SCALE: 1/4"=1'-0" (22"x34" PRINT)

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PRINTING DATE 08.31.17

IOWA CITY COHOUSING

IOWA CITY, IOWA

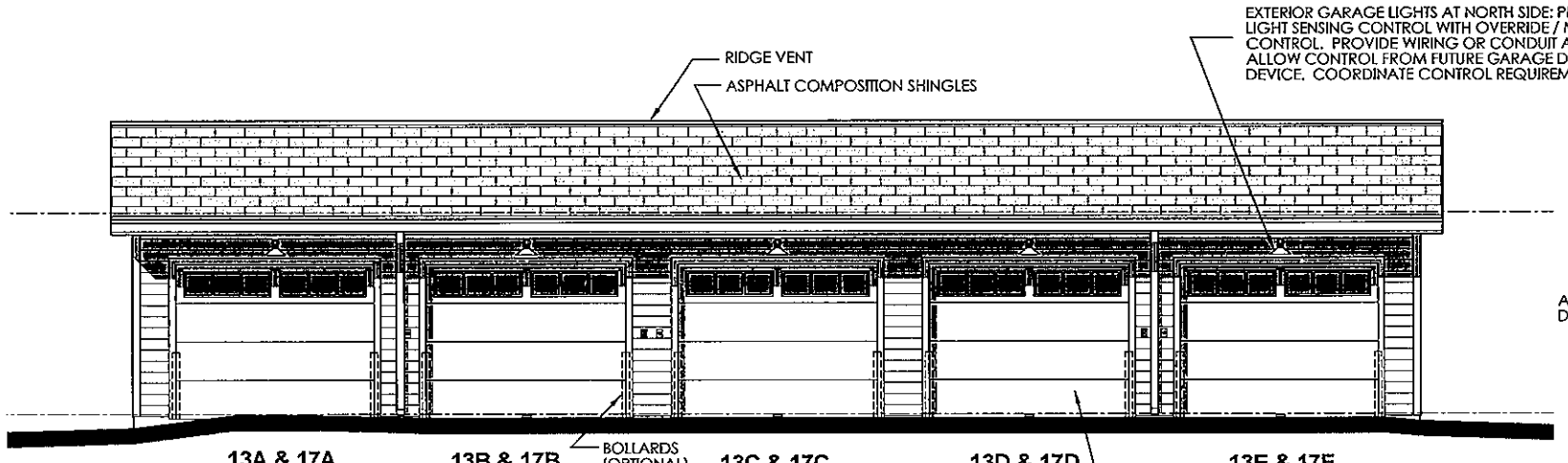
Revisions:

Sheet Description: FLOOR & FOUNDATION PLANS

Job No: COHO_GE
Date: AUGUST 2017
Drawn by: MSK
Chckd by: JFS
File: COHO_GE-03

Sheet No: 1

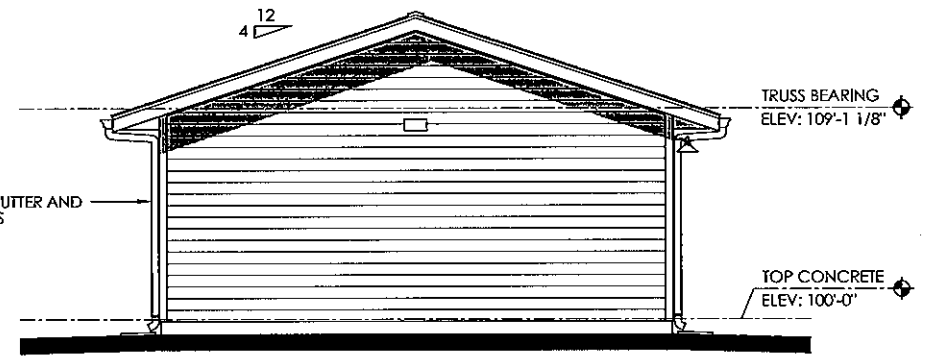
EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDINGS 13 & 17



1 GE-3 **NORTH ELEVATION**

SCALE: 1/4"=1'-0" (22"x34" PRINT)

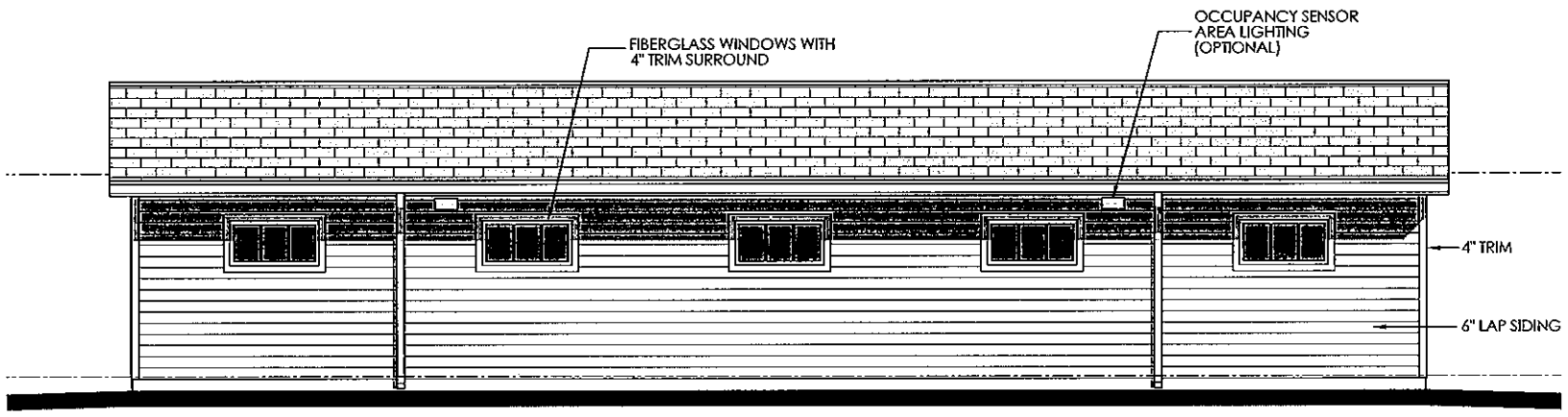
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2 GE-3 **EAST ELEVATION**

SCALE: 1/4"=1'-0" (22"x34" PRINT)

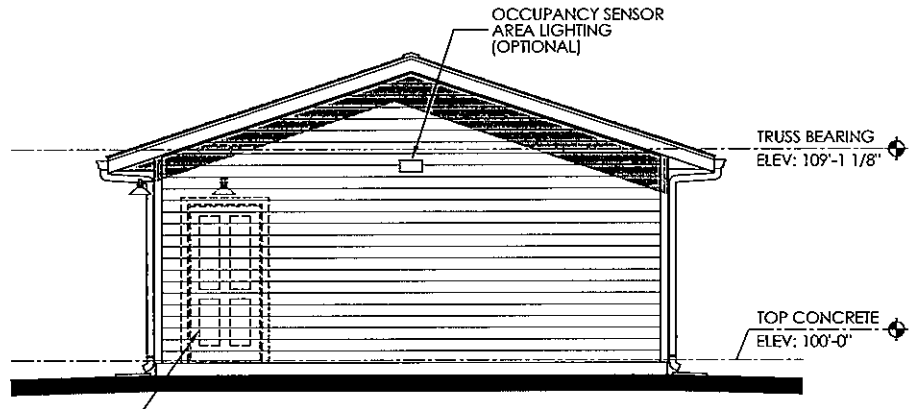
0' 3' 6' 9' 12'



3 GE-3 **SOUTH ELEVATION**

SCALE: 1/4"=1'-0" (22"x34" PRINT)

0' 3' 6' 9' 12'

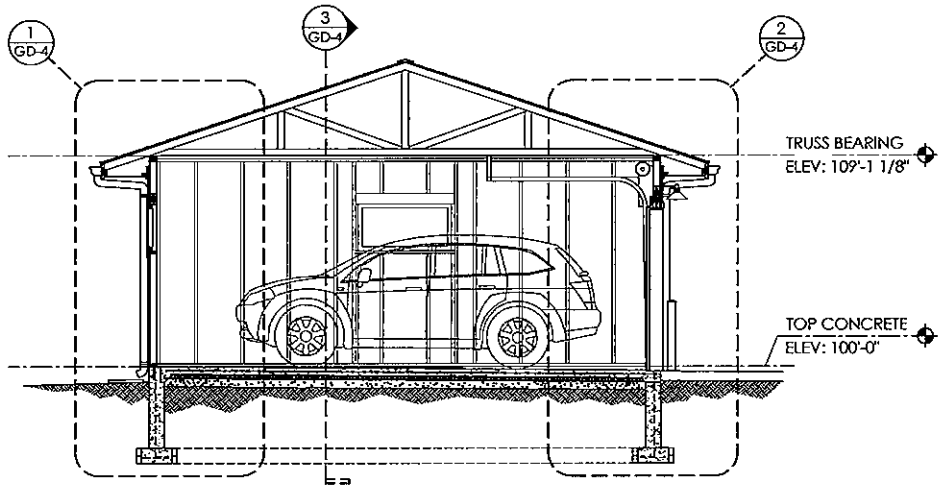


4 GE-3 **WEST ELEVATION**

SCALE: 1/4"=1'-0" (22"x34" PRINT)

0' 3' 6' 9' 12'

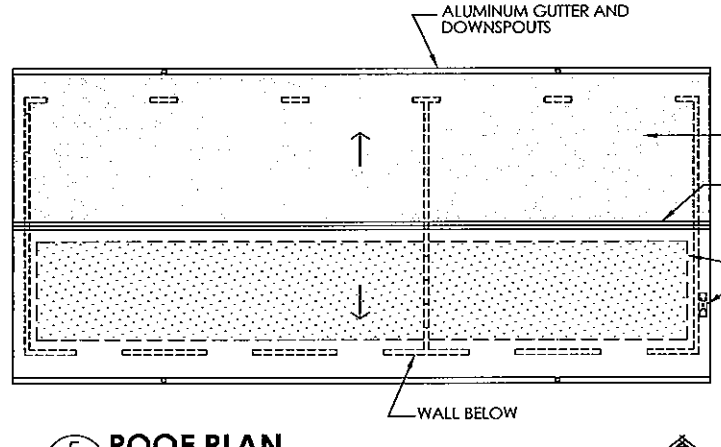
CONCRETE WALL AND FOOTING- SEE FOUNDATION PLAN



AA GE-3 **CROSS SECTION**

SCALE: 1/4"=1'-0" (22"x34" PRINT)

0' 3' 6' 9' 12'



5 GE-3 **ROOF PLAN**

SCALE: 1/4"=1'-0" (22"x34" PRINT)

0' 3' 6' 9' 12'

REF. NORTH

PHOTOVOLTAIC PANEL NOTES

1. KEEP SOUTH SIDE OF ROOF FREE FOR FUTURE SOLAR PANEL INSTALLATION AS INDICATED. ALL ROOF PENETRATIONS, VENTS, UTILITIES AND DEVICES TO BE LOCATED OUTSIDE OF HATCHED AREAS.
2. ROOF STRUCTURE SHALL BE DESIGNED FOR AN ADDITIONAL 5 PSF OF DEAD LOAD PHOTOVOLTAIC MODULES.
3. PROVIDE A 1" CONDUIT FROM ABOVE THE ROOF, NEAR RIDGE, TO THE EXTERIOR INVERTER LOCATION SHOWN ON THE PLANS. PROVIDE 1" CONDUIT FROM INVERTER LOCATION TO PANELBOARD LOCATION.
4. PROVIDE BLOCKING FOR EXTERIOR MOUNTED INVERTER WEIGHING 60 POUNDS. THE APPROXIMATE INVERTER DIMENSIONS ARE 24" WIDE, 36" HIGH AND 8" DEEP.

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IOWA CITY COHOUSING

IOWA CITY, IOWA

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Sheet Description: EXTERIOR ELEVATIONS

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Chckd by: JFS
File: COHO_GE-03

Sheet No: 2

EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDING 16

CONCRETE NOTES

1. CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 POUNDS PER SQUARE INCH (UNLESS NOTED OTHERWISE).
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MAXIMUM HEADER SPAN- EXTERIOR BEARING WALLS

SUPPORTING ROOF & CEILING		SUPPORTING ROOF, CEILING & 1 FLOOR	
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(2)2x8	5'-11"	(2)2x8	4'-4"
(2)2x10	7'-3"	(2)2x10	5'-3"
(2)2x12	8'-5"	(2)2x12	6'-1"
(3)2x8	7'-5"	(3)2x8	5'-5"
(3)2x10	9'-1"	(3)2x10	6'-7"
(3)2x12	10'-7"	(3)2x12	7'-8"

DESIGN LOADS: 30 PSF SNOW LOAD
ASSUMED BUILDING WIDTH: 28'
SOUTHERN PINE #2
COMPLIES WITH IRC 2012

ELECTRICAL LEGEND

NOTE: SOME DEVICES SHOWN IN LEGEND MAY NOT BE USED ON THIS PROJECT.

- $ 2-WAY LIGHT SWITCH
- $3 3-WAY LIGHT SWITCH
- CIRCUIT
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- 2 LAMP FLOOD LIGHT FIXTURE
- OVERHEAD LIGHT FIXTURE
- WALL MOUNTED AREA LIGHT FIXTURE

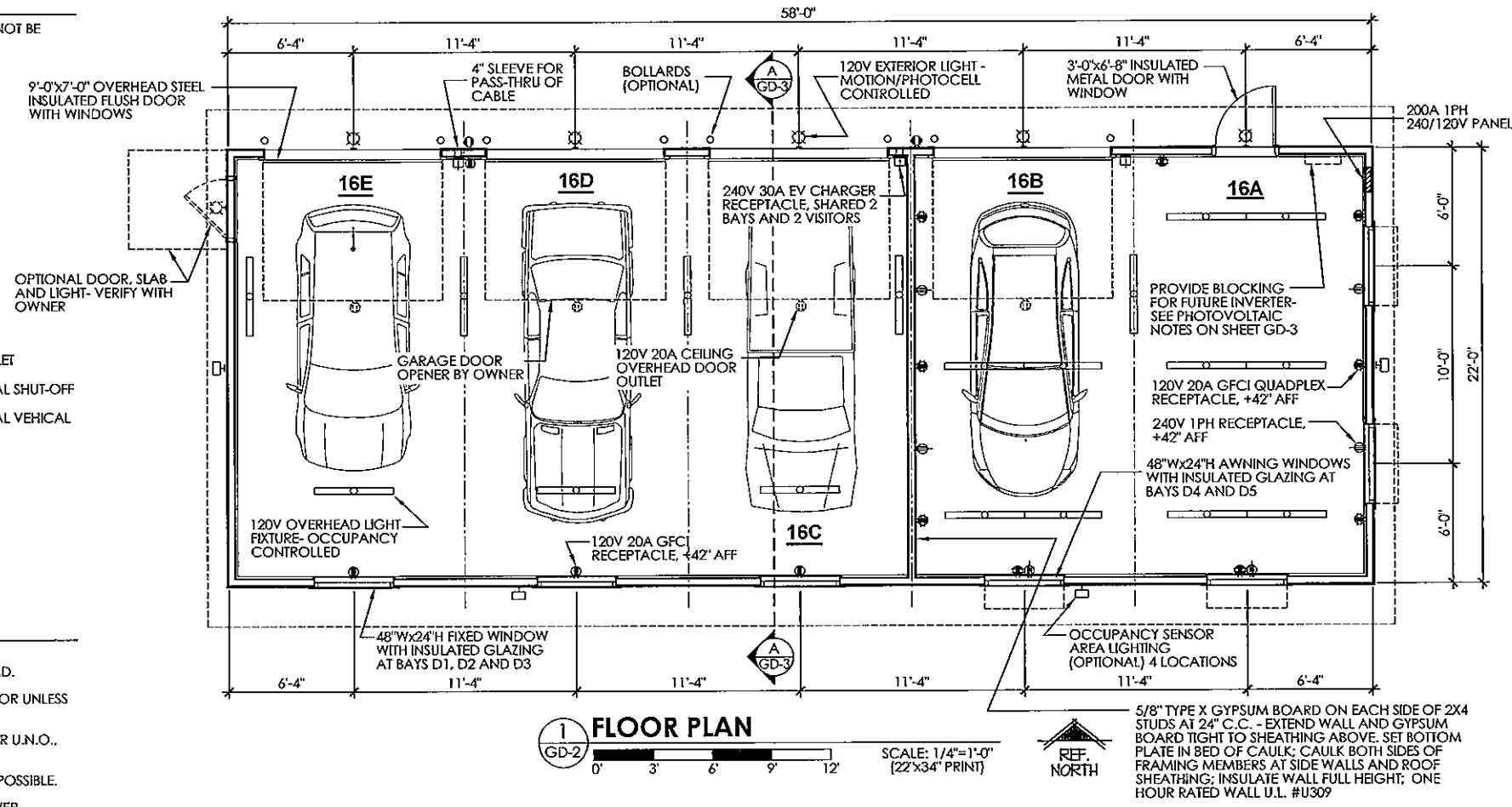
- DUPLEX OUTLET
- QUADPLEX OUTLET
- DUPLEX OUTLET WITH GFCI PROTECTION
- WP DUPLEX OUTLET WITH GFCI PROTECTION
- QUADPLEX OUTLET WITH GFCI PROTECTION
- WP DUPLEX OUTLET
- 240V OUTLET
- ELECTRICAL SHUT-OFF
- ELECTRICAL VEHICAL CHARGER

GENERAL ELECTRICAL NOTES

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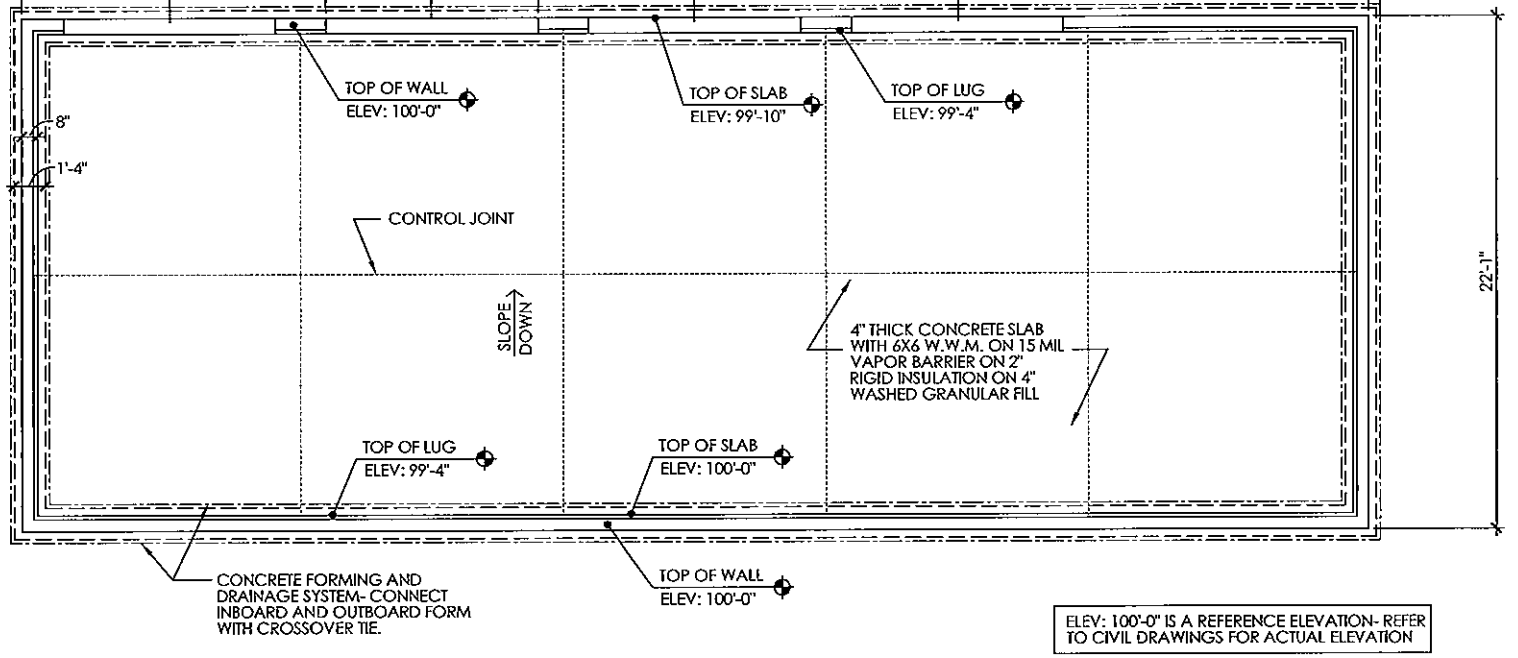


1 GD-2 **FLOOR PLAN**

SCALE: 1/4"=1'-0" (22"x34" PRINT)

5/8" TYPE X GYPSUM BOARD ON EACH SIDE OF 2X4 STUDS AT 24" C.C. - EXTEND WALL AND GYPSUM BOARD TIGHT TO SHEATHING ABOVE. SET BOTTOM PLATE IN BED OF CAULK; CAULK BOTH SIDES OF FRAMING MEMBERS AT SIDE WALLS AND ROOF SHEATHING; INSULATE WALL FULL HEIGHT; ONE HOUR RATED WALL U.L. #U309

REF. NORTH



ELEV: 100'-0" IS A REFERENCE ELEVATION- REFER TO CIVIL DRAWINGS FOR ACTUAL ELEVATION

2 GD-2 **FOUNDATION PLAN**

SCALE: 1/4"=1'-0" (22"x34" PRINT)

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PRINTING DATE 08.31.17

IOWA CITY COHOUSING

IOWA CITY, IOWA

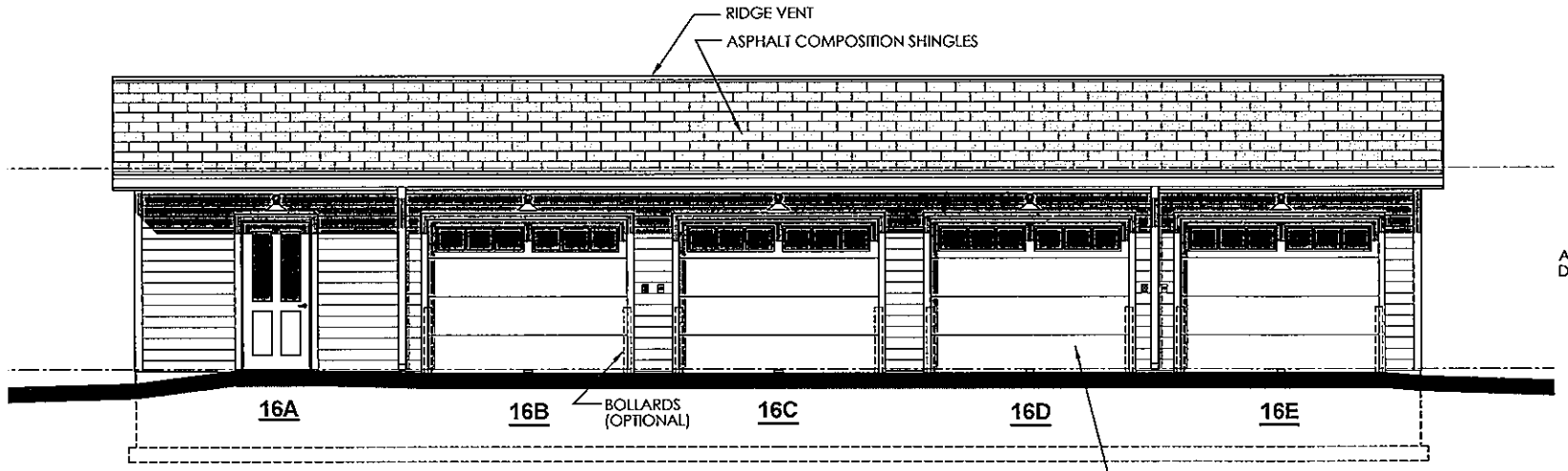
Revisions:

Sheet Description: FLOOR & FOUNDATION PLANS

Job No: COHO_GD
Date: AUGUST 2017
Drawn by: MSK
Chckd by: JFS
File: COHO_GD-09

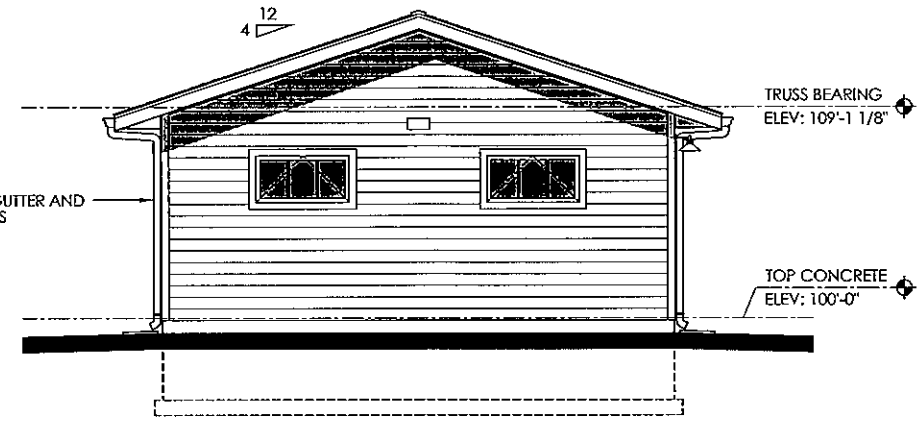
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EXHIBIT D: BUILDING PLANS & SPECIFICATIONS FOR BUILDING 16



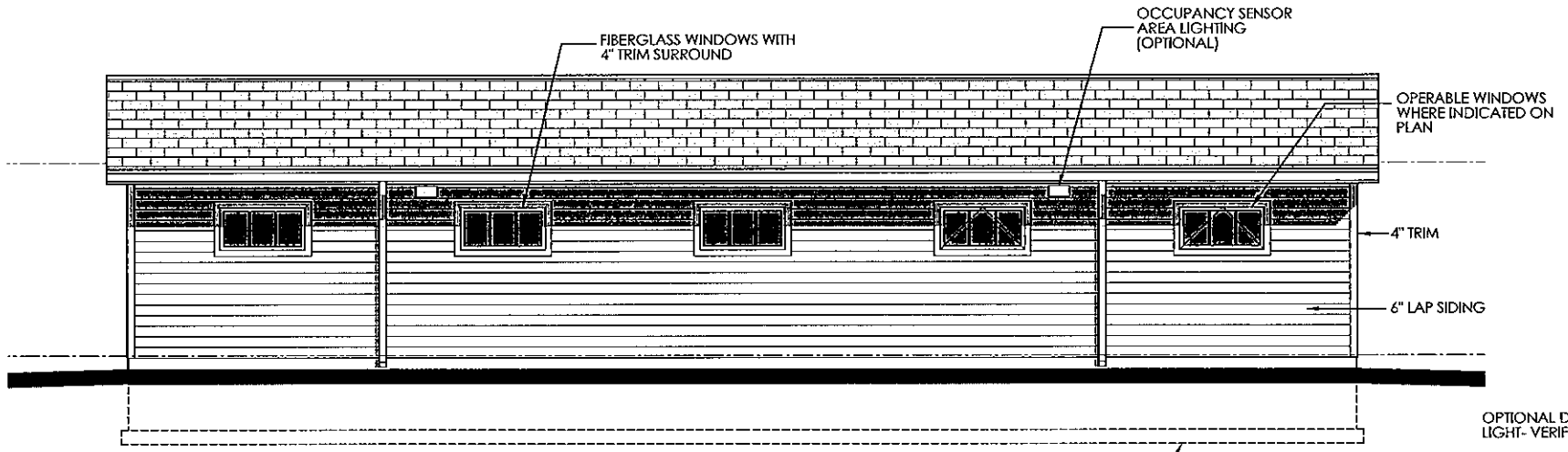
1 GD-3 **NORTH ELEVATION**

0' 3' 6' 9' 12' SCALE: 1/4"=1'-0" (22"x34" PRINT)



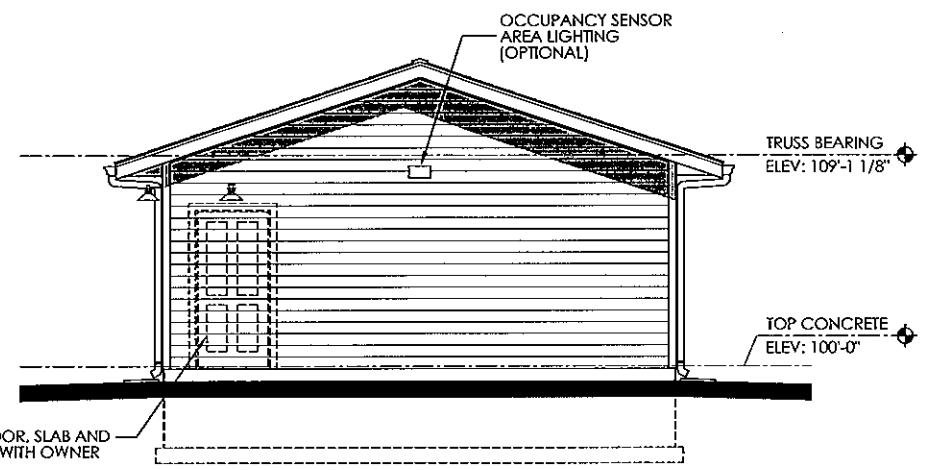
2 GD-3 **EAST ELEVATION**

0' 3' 6' 9' 12' SCALE: 1/4"=1'-0" (22"x34" PRINT)



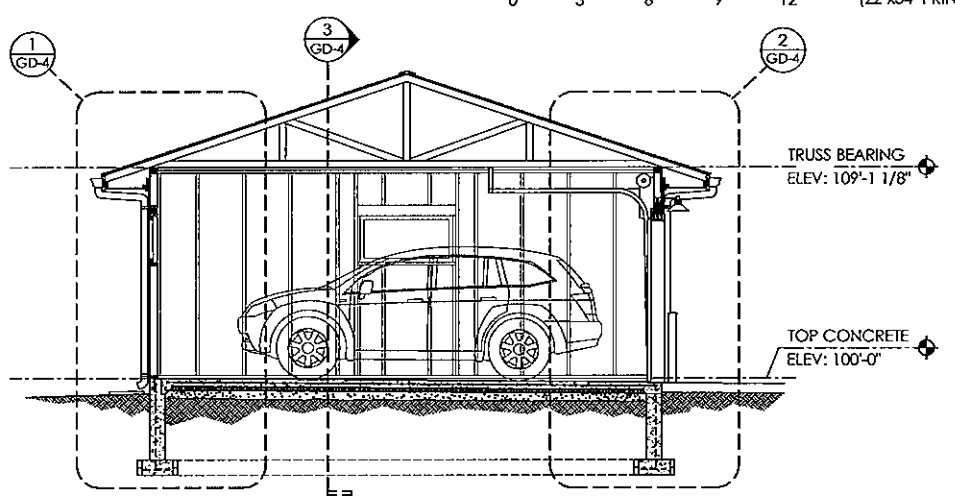
3 GD-3 **SOUTH ELEVATION**

0' 3' 6' 9' 12' SCALE: 1/4"=1'-0" (22"x34" PRINT)



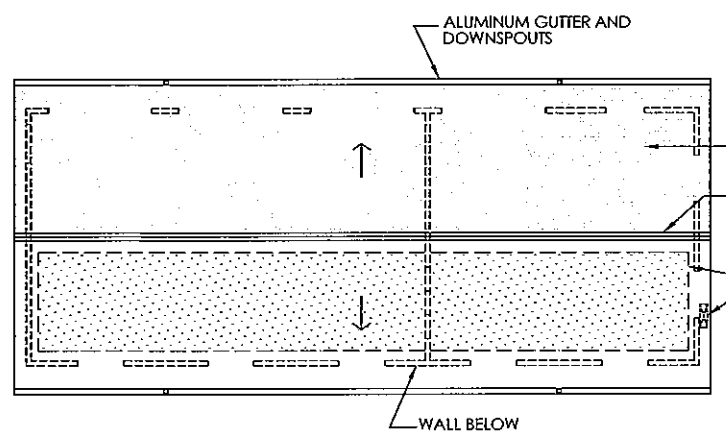
4 GD-3 **WEST ELEVATION**

0' 3' 6' 9' 12' SCALE: 1/4"=1'-0" (22"x34" PRINT)



AA GD-3 **CROSS SECTION**

0' 3' 6' 9' 12' SCALE: 1/4"=1'-0" (22"x34" PRINT)



5 GD-3 **ROOF PLAN**

0' 3' 6' 9' 12' SCALE: 1/4"=1'-0" (22"x34" PRINT)

REF. NORTH

PHOTOVOLTAIC PANEL NOTES

1. KEEP SOUTH SIDE OF ROOF FREE FOR FUTURE SOLAR PANEL INSTALLATION AS INDICATED. ALL ROOF PENETRATIONS, VENTS, UTILITIES AND DEVICES TO BE LOCATED OUTSIDE OF HATCHED AREAS.
2. ROOF STRUCTURE SHALL BE DESIGNED FOR AN ADDITIONAL 5 PSF OF DEAD LOAD PHOTOVOLTAIC MODULES.
3. PROVIDE A 1" CONDUIT FROM ABOVE THE ROOF, NEAR RIDGE, TO THE EXTERIOR INVERTER LOCATION SHOWN ON THE PLANS. PROVIDE 1" CONDUIT FROM INVERTER LOCATION TO PANELBOARD LOCATION.
4. PROVIDE BLOCKING FOR EXTERIOR MOUNTED INVERTER WEIGHING 60 POUNDS. THE APPROXIMATE INVERTER DIMENSIONS ARE 24" WIDE, 36" HIGH AND 8" DEEP.

Architect | John F. Shaw
AIA, LEED AP, INC

35646 Graystone Road
Battle Lake, MN 56515
Voice
319.331.4348
Email
john@johnfshaw.com

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PERMIT SET

PRINTING DATE
08.31.17

IOWA CITY COHOUSING

IOWA CITY, IOWA

Revisions:

Sheet Description:
EXTERIOR ELEVATIONS

Job No: COHO_GD
Date: AUGUST 2017
Drawn by: MSK
Chckd by: JFS
File: COHO_GD-09

Sheet No:
2

SITE PLAN - EXHIBIT "F"
PRAIRIE HILL
IOWA CITY, IOWA

LEGAL DESCRIPTION
LOT 3 RUPPERT HILLS SUBDIVISION TO IOWA CITY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 46, AT PAGE 47, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, CONTAINING 7.80 ACRES AND SUBJECT TO EASEMENTS AN RESTRICTION OF RECORD.

NOTES
1) ALL MEASUREMENTS FROM PROPERTY LINES TO BUILDING CORNERS ARE PERPENDICULAR AND/OR RADIAL TO SAID PROPERTY LINE.
2) THIS DRAWING REPRESENTS CONSTRUCTION COMPLETED AS OF XX/XX/XXXX.
3) REFERENCE BUILDING PLAN EXHIBITS, AS MAY BE AMENDED, FOR BUILDING AND UNIT DIMENSIONS.
4) PLANS FOR BUILDINGS 6, 11, 12, 14 AND 15 HAVE NOT YET BEEN COMPLETED. THESE EXHIBITS WILL BE SUBMITTED AT A LATER DATE AS PART OF AN AMENDMENT.

BUILDING IDENTIFICATION LEGEND
(3) INDICATES BUILDING NUMBER
3A INDICATES UNIT NUMBER (OR STALL NUMBER FOR GARAGES)
107 INDICATES PRAIRIE HILL LANE STREET ADDRESS

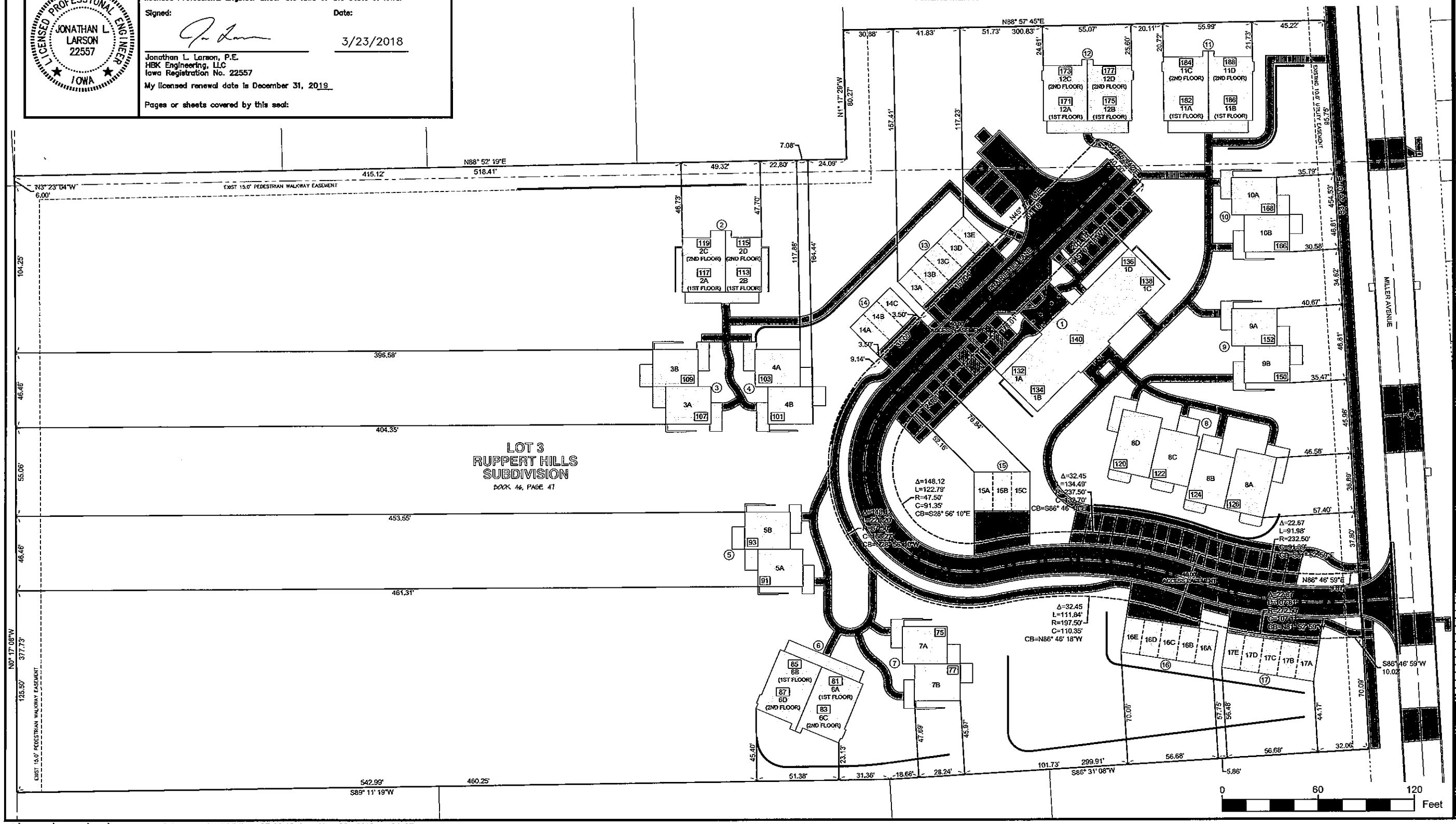
LICENSED PROFESSIONAL ENGINEER — JONATHAN L. LARSON 22557 — IOWA

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

Signed: Date: 3/23/2018

Jonathan L. Larson, P.E.
HBK Engineering, LLC
Iowa Registration No. 22557
My licensed renewal date is December 31, 2019

Pages or sheets covered by this seal:



PROJECT NO.:	14-0592
PROJECT:	PRAIRIE HILL
	WWW.HBKENGINEERING.COM
ENGINEER:	hbk ENGINEERING HBK ENGINEERING, LLC 509 S. GILBERT ST. IOWA CITY, IA 52240 PHONE: (319) 338-3557 FAX: (319) 338-2537
OWNER/DEVELOPER:	ICCH, LLC
TITLE:	SITE PLAN EXHIBIT "F" PRAIRIE HILL

REVISIONS

REV	DATE	DESCRIPTION	BY
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			
11			
12			

DRAWN BY:	CHECKED BY:	APPROVED BY:
JLL	BAB	JLL

PROJECT NUMBER:	14-0592
FILE NAME:	140592
DATE DRAWN:	03/20/2018
SCALE:	1"=60'
SHEET:	1 OF: 1

I:\Project\140592\dwg\140592 - Civil - Condo Exhibit - 03.20.18.dwg, Mar 20, 2018 - 04:23pm

EXHIBIT "G"
ENGINEER'S CERTIFICATE

Prairie Hill Condominiums

Units 2A, 2B, 2C and 2D

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

I, Jonathan L. Larson, being duly sworn on oath, so depose and state the following:

1. That I am a professional engineer authorized and licensed to practice my profession in the State of Iowa.

2. That I have examined the building plans labeled Exhibit "D", attached to the Declaration of Condominium for Prairie Hill Condominiums. This certificate and building plans are to become exhibits to the Declaration of Submission of Property to Horizontal Property Regime for Prairie Hill Condominiums (the Declaration).

3. I hereby certify that I have verified by nondestructive field observations, that the above-referenced building plans diagrammatically represent Units 2A, 2B, 2C, and 2D of Prairie Hill Condominiums located therein and the common elements that the Declarant has now constructed on the land shown on the Site Plan as Exhibit "F" of the Declaration insofar as is reasonably possible due to expected carpentry tolerances, except for the following:

4. I hereby certify that Exhibit "F" – Site Plan locates Units 2A, 2B, 2C and 2D of Prairie Hill Condominiums. That as a licensed professional engineer, I hereby certify that said Site Plan is sufficient to determine with reasonable certainty the location of Units 2A, 2B, 2C, and 2D of Prairie Hill Condominiums and hereby certify that said units, as constructed, are located as indicated on said Site Plan.

Jonathan L. Larson
Iowa License No. 22557
My Biennial License Renewal Date is December 31, 2019

Subscribed and sworn to before me by Jonathan L. Larson this 30th day of March, 2018.

ADRIANNE M. BRICKER
Commission Number 721625
MY COMMISSION EXPIRES
6/20/2018

Notary Public in and for the State of Iowa

EXHIBIT "H"

PERCENTAGE SHARE OF UNDIVIDED INTEREST IN LAND AND COMMON ELEMENTS AND PERCENTAGE SHARE OF COMMON EXPENSE OBLIGATION

Units Completed	Square Feet In Unit	Equal Share Percentage	Square Footage Percentage	Total Percentage of Undivided Interest In Land and Common Elements and Share of Common Expenses
2A	800	.125	.14	.265
2B	645	.125	.11	.235
2C	800	.125	.14	.265
2D	645	.125	.11	.235