


Doc ID: 012708380009 Type: GEN
Recorded: 10/10/2007 at 11:30:07 AM
Fee Amt: \$52.00 Page 1 of 9
Instr# 200800020744
Linn County Iowa
JOAN MCCALMANT RECORDER
BK **6810** PG **73-81**


**AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR FOREST GREENS CONDOMINIUMS
Recorder's Cover Sheet**

NAME: FOREST GREENS CONDOMINIUMS

DECLARANT: Hodge Construction Company
711 S. Gilbert Street
Iowa City, IA 52240

DATE OF DECLARATION: March 24, 2000

LEGAL COUNSEL: Kirsten H. Frey AT0002699
Kennedy, Cruise, Frey & Gelner, L.L.P.
920 S. Dubuque Street - P.O. Box 2000
Iowa City, IA 52244-2000
Telephone: (319) 351-8181
Facsimile: (319) 351-0605

RETURN ADDRESS:  Kirsten H. Frey
Kennedy, Cruise, Frey & Gelner, L.L.P.
P.O. Box 2000
Iowa City, IA 52244-2000

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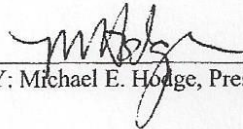
**AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR FOREST GREENS CONDOMINIUMS**

COMES NOW, the Declarant, Hodge Construction Company, and for its Amendment to the Declaration of Condominium hereby amends the Declaration of Submission to Horizontal Property Regime Pursuant to Chapter 499B of the Code of Iowa for Forest Greens Condominiums recorded April 10, 2000 in Book 4073, Page 617 of the Records of Linn County, Iowa, as follows:

1. The existing Exhibit "B" to the Condominium Declaration is hereby superseded and replaced by the attached Exhibit "B", the Site Plan.
2. Those portions of Exhibit "C" to the Condominium Declaration regarding Phase 2 units are hereby amended and replaced by the attached supplement to Exhibit "C", the Building Plans for the Phase 2 units.
3. Exhibit "H" to the Condominium Declaration, the Building Specifications, is hereby superseded and replaced by the attached Exhibit "H", the Building Specifications for the units in Phase 2, Forest Greens Townhouses.

DATED this 3rd day of October 2007.

HODGE CONSTRUCTION COMPANY



BY: Michael E. Hodge, President and Secretary

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

This instrument was acknowledged before me on October 3, 2007 by Michael E. Hodge as President and Secretary of Hodge Construction Company.

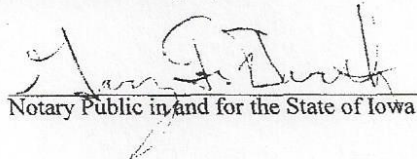
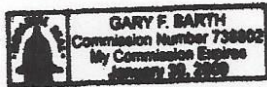

Notary Public in and for the State of Iowa

EXHIBIT "B"

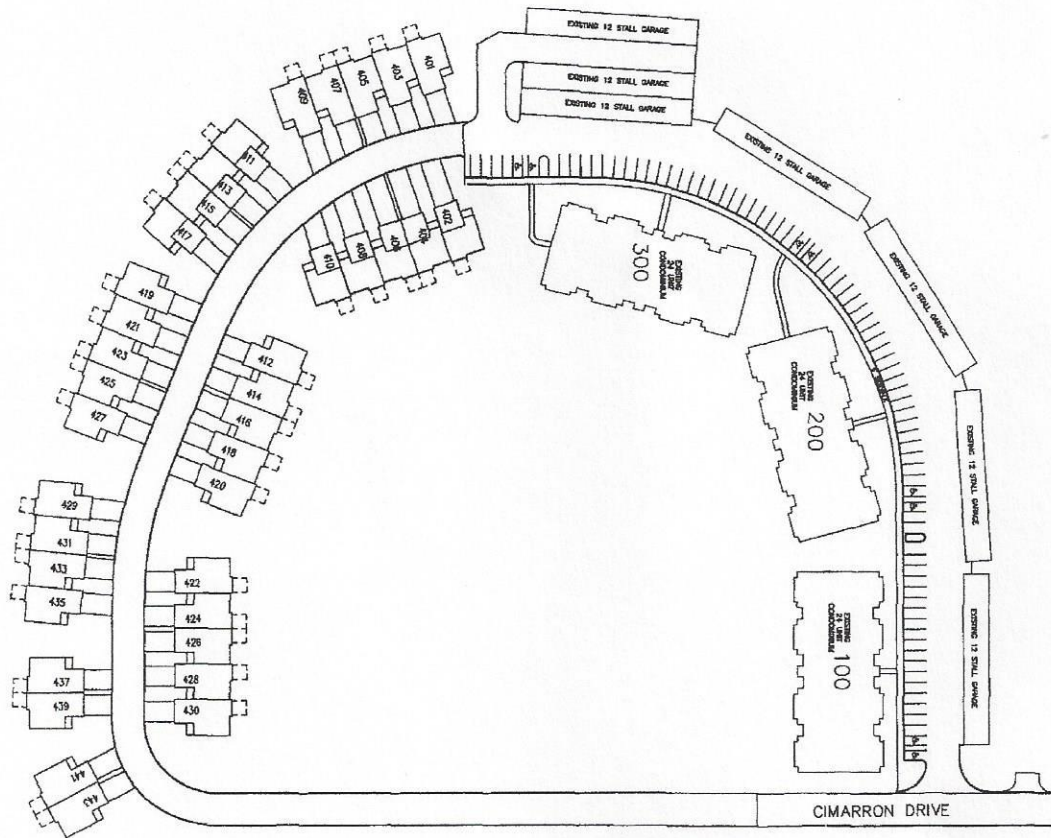
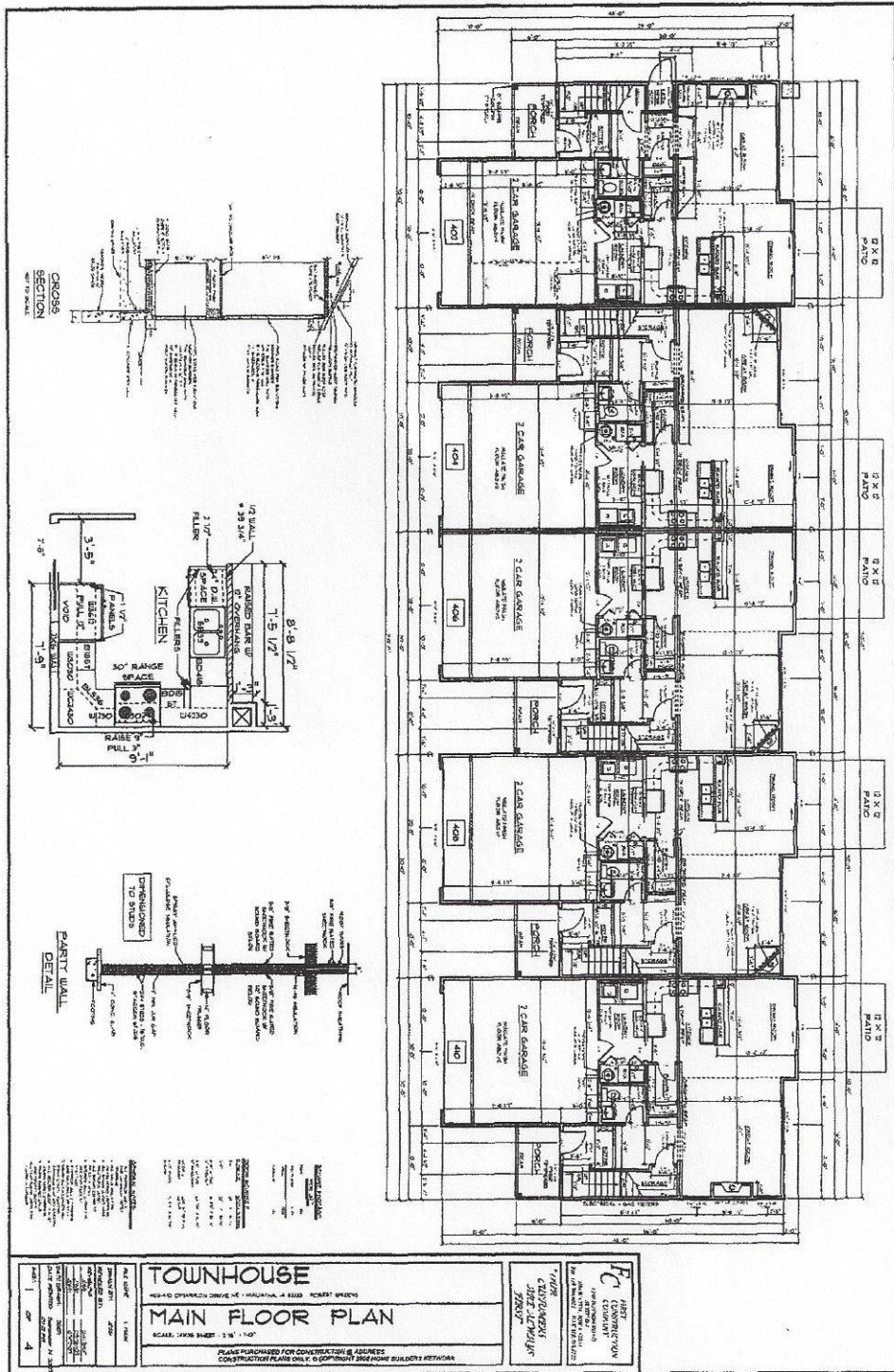


EXHIBIT "C"



NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. FINISHES AS SHOWN ON SCHEDULE.
3. SEE NOTES ON OTHER SHEETS FOR FINISHES AND MATERIALS.
4. SEE NOTES ON OTHER SHEETS FOR MECHANICAL AND ELECTRICAL.
5. SEE NOTES ON OTHER SHEETS FOR STRUCTURAL.
6. SEE NOTES ON OTHER SHEETS FOR EXTERIOR.
7. SEE NOTES ON OTHER SHEETS FOR INTERIOR.
8. SEE NOTES ON OTHER SHEETS FOR SPECIALTIES.
9. SEE NOTES ON OTHER SHEETS FOR EQUIPMENT.
10. SEE NOTES ON OTHER SHEETS FOR FURNITURE.
11. SEE NOTES ON OTHER SHEETS FOR LIGHTING.
12. SEE NOTES ON OTHER SHEETS FOR SOUNDING.
13. SEE NOTES ON OTHER SHEETS FOR SECURITY.
14. SEE NOTES ON OTHER SHEETS FOR ACCESSIBILITY.
15. SEE NOTES ON OTHER SHEETS FOR ENERGY EFFICIENCY.
16. SEE NOTES ON OTHER SHEETS FOR SUSTAINABILITY.
17. SEE NOTES ON OTHER SHEETS FOR WELL-BEING.
18. SEE NOTES ON OTHER SHEETS FOR QUALITY.
19. SEE NOTES ON OTHER SHEETS FOR DURABILITY.
20. SEE NOTES ON OTHER SHEETS FOR SAFETY.

TOWNHOUSE
MAIN FLOOR PLAN

SCALE: 3/8" = 1'-0"

FC
 ARCHITECTS
 1000 ...
 ...
 ...

DATE	1	2	3	4
REVISION				
BY				
CHECKED				
DATE				

PLANS PURCHASED FOR CONSTRUCTION & CONVEYANCE
 CONSTRUCTION PLANS ONLY & COPYRIGHT 2004 HOME BUILDERS RETIRED

EXHIBIT "C"

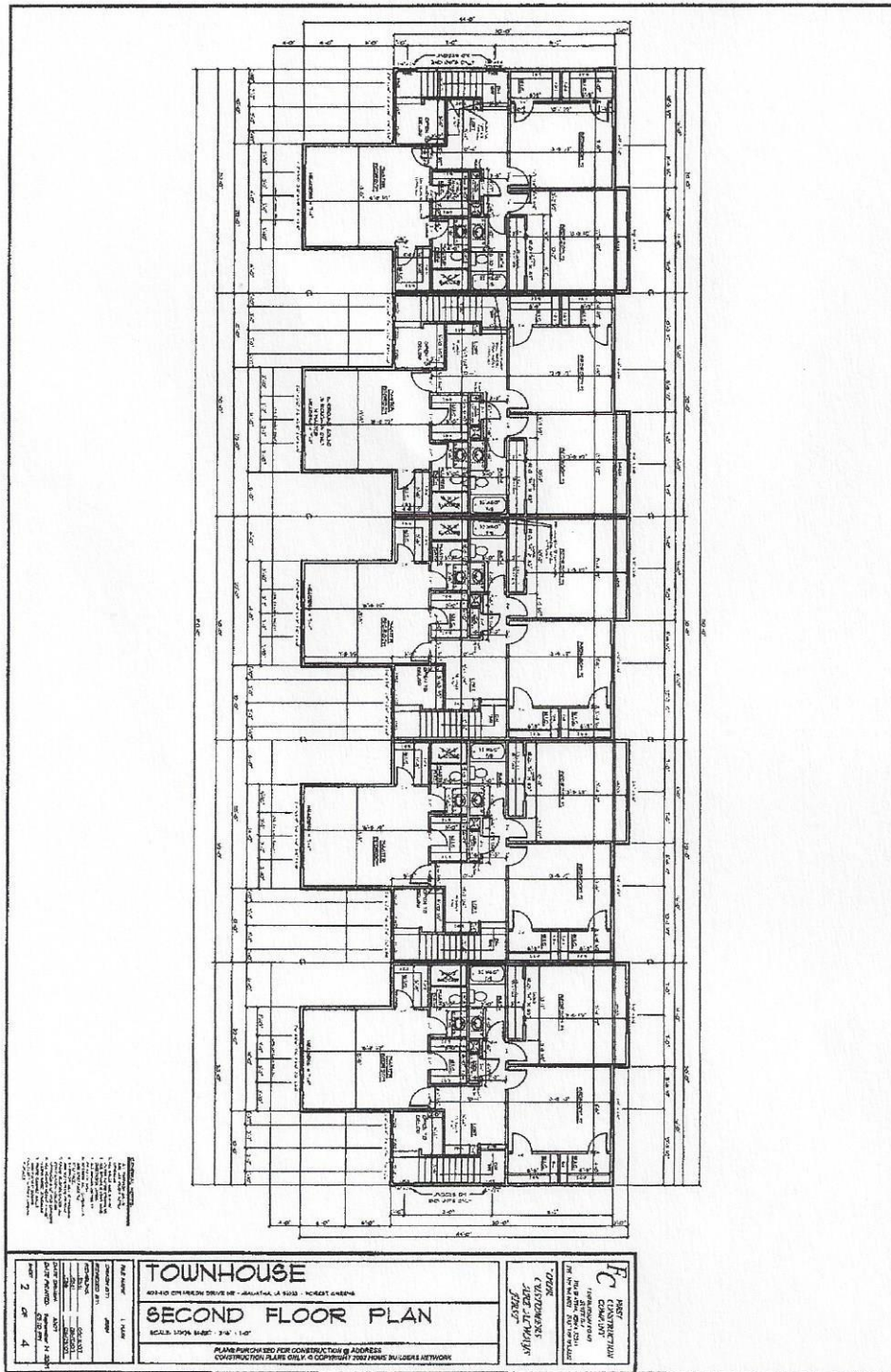


EXHIBIT "C"

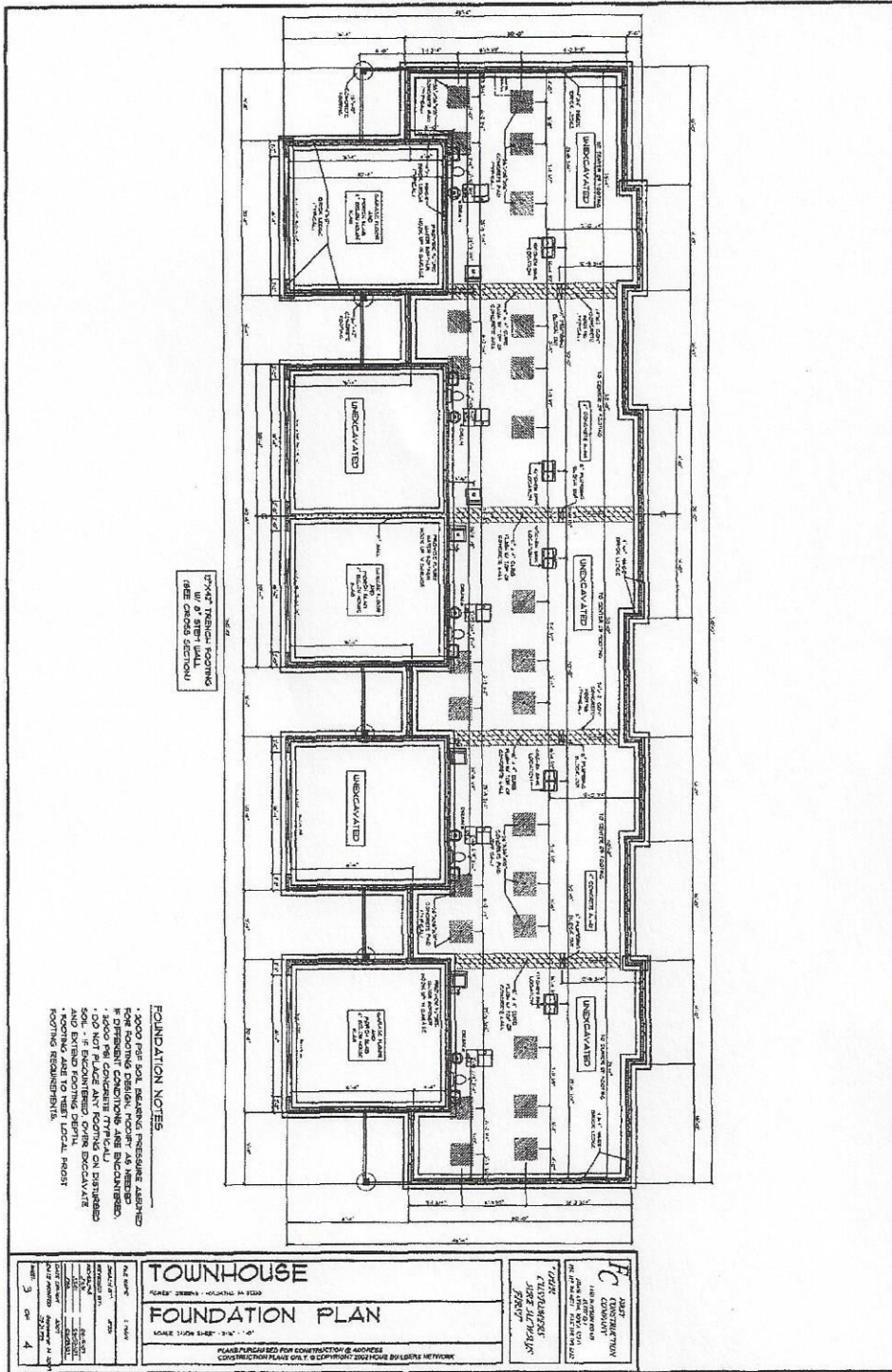
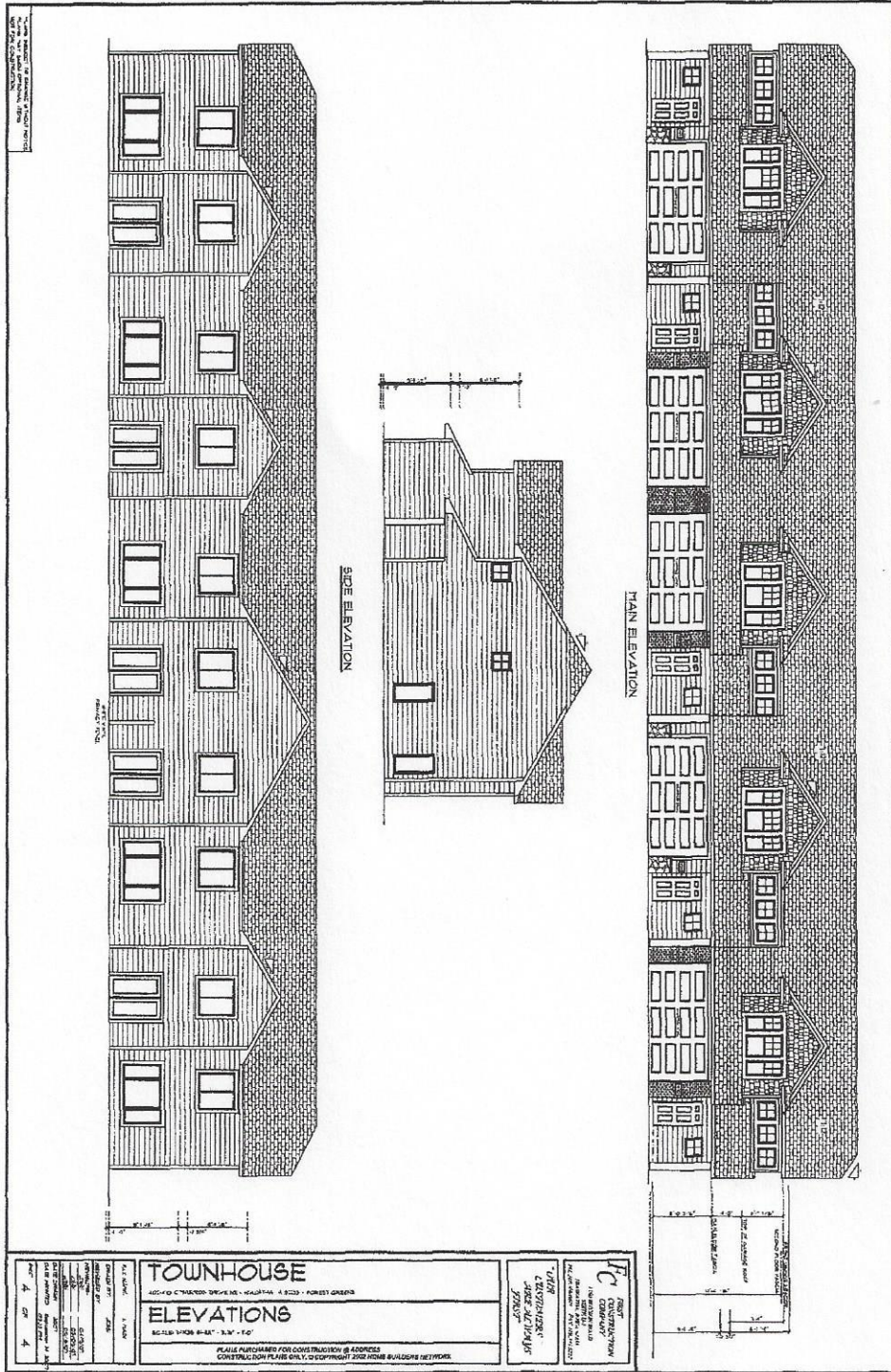


EXHIBIT "C"





FOREST GREENS TOWNHOUSES

GENERAL SPECIFICATIONS

(Specifications subject to change with options selected)

Excavation

- Includes digging, backfilling, rough grading, handling any dirt or fill brought to the job site.
- Dirt: The homeowner is responsible to supply or pay for any additional black dirt requested.

Concrete

- Main Floor: 3 1/2" thick concrete w/ rock and 2" polystyrene insulation (R-10)
- Garage floor: 4" thick concrete w/ wire mesh and rock.
- Flatwork: 4" thick concrete. Sidewalks: 4" wide, as per plan. Driveway: as per plat; otherwise additional concrete added cost to buyer.

Lumber / Building Materials

- Exterior Walls: 2" x 4" wood stud 16" O.C. w/7/16" OSB sidewall sheathing.
- Interior Walls: 2" x 4" wood stud 16" O.C.
- Floor sheathing: 3/4" T & G OSB Floor - glued & screwed
- Underlayment: 1/4" Sub floor under vinyl (included in floor covering allowance)
- Roof System: Engineered Truss system where applicable w/ hurricane clips, 1/2" OSB Roof sheathing w/ H clips w/ #30 felt & Ice and water-dam on common overhangs.
- Floor system: Engineered Floor Truss System 19.2" O.C.
- Sill Plate: 2" x 4" treated sill plate.
- Shingles: CertainTeed "Landmark" 30 year or equal, tab built up composition shingles.
- Siding: Norandex Woodsman Select Double 4 vinyl or equal.
- Soffit / Fascia cover: Aluminum, white.
- Patio: 12' x 12' or Optional Deck (if required by grade): Joists: 2 x 8 ACG joists w/ Cedar Decking and rail (excludes steps). OPT: Pergola, privacy rail, Trex decking, vinyl rail, iron spindles
- Main Floor has 9' ceilings and Second Floor has 8' ceilings. (excludes under soffits, trays, doorways, etc.)

Windows & Exterior Doors

- Windows: Milgard Vinyl single hung & sliders or equal with Low E coating, with grills on front elevation as per plan.
- Exterior Doors: Front Entry: Insulated fiberglass 6 panel, 3" wide with adjustable threshold and Sidelights: per plan, painted. OPT: Storm Door
- House to garage: 6 panel steel, solid foam core, painted.
- Sliding Doors: Andersen Vinyl clad slider or equal. (No grills)

Garage Door

- Main Stall: Door: 16' x 8", White, 5241 Carriage Door, Steel Insulated & 1 Garage Door Opener w/keypad and 2 remotes.

Gutter & Downspouts

- Seamless aluminum gutter and downspout are included.
- Downspout extensions, splash blocks or any tiling under walkways or driveways and screen gutter covers are the HOMEOWNERS RESPONSIBILITY TO INSTALL AND MAINTAIN.

Heating / Cooling

- Furnace: Lennox Aire-Flo or equal 92%+ Hi-Efficiency Furnace & 14 SEER A/C & programmable thermostat. (Prices are net all rebates).
- Seal duct work
- Honeywell Fresh Air Ventilator -- Circulates outside air into system
- Vents: Bath fans: vented to exterior, located in each bathroom. Dryer vents: solid 3 1/2" vented to outside.

Electrical

- Service: 150 AMP Circuit breaker panel, (located in the basement or inside garage on sidewall, dependent upon plan)
 - Phone line: Cat 5e: telephone / computer twisted pair line; allowing for up to 4 lines in a residence; 2 lines are blocked down, 1 location has jacks for 2 lines. 1 in each bedroom and kitchen.
 - Cable TV: 1- in each bedrooms and living area.
 - Garage outlet: 1 GFI outlet in garage on 20 amp circuit,
 - Mount fixtures and electrical as per plan with openings per code.
 - Recessed cans: 4 Recessed Lights standard in Kitchen. 1 recessed light included for covered porches.
 - Ceiling Fans: 2 included: typically in the Great Room & Master Bedroom-wiring & fans
 - Total fixtures: Std. selection packages or Allowance made per plan and amt. of lower level finish
 - Smoke detectors and Carbon Monoxide Detectors included as required by code.
- Any extras are to be outlined by signing a change order form: (Change Order fee of \$250 will not apply to this category if selections are made and not changed during electrical walk-thru / plan.)

Plumbing

- White fixtures are standard; all other colors are available by special order prior to framing at increased prices
- Water closet—Gerber or equal elongated bowl with seat & water saver flush.
- Vanity and top—See kitchen/bath plan—Fornica post form top std. w/Gerber or equal drop in sink.
- Kitchen faucet / sink: Delta 470 SS Pullout w/ spray faucet on stainless steel double bowl sink or equal.
- Bathroom Lavs: Delta 2521 chrome double handle faucet in Gerber drop-in sink or equal.
- Main Bath Tub/Shower: Delta 1348CNPS Chrome faucet on 32 x 60 Lasco or equal Tub/Shower
- Master Bath Shower: Delta 1324C Chrome faucet on Lasco or equal shower. - 3' x 5' w/ 2 seats - Includes shower door.

EXHIBIT "H"

2 of 2

- Garbage Disposal: In-Sinkerator Badger 5, ½ hp or equal
 - Hot Water Heater: 40-gallon gas.
 - Ice maker: supply recessed wall box with shut off valve in kitchen.
 - Laundry: hot and cold water service with drain for washer in recessed wall box with shut off valves.
 - Hose bibs: 1 outside Woodford hose bibs. Located inside garage.
 - Underground Plumbing: lines to be cast iron or PVC
 - Water piping: PEX water supply lines.
 - Gas piping: Fireplace, Furnace, and Water Heater.
- Insulation**
- Sidewall: 3 ½" Blown-in Blanket Insulation Premium Package – Includes R-15 sidewalls (main & 2nd floor), sound insulation around bathrooms, and sealing of all exterior wall electrical wire penetrations and around sill plate, as well as
 - Ceiling: Flat R-46 Blown-in / Vault R-30 batt.
 - Garage: Sidewalls: 3 ½" - R-11 batt insulation. Garage: Ceiling: R-19 batt insulation or equal
- Drywall**
- Interior:**
- 1/2": Sidewalls. 5/8" or 1/2" H.D.: Ceiling. Finish: Orange Peel Walls - Med. Acoustic Texture on Ceiling.
 - OPT: Rounded corners & Knock down ceiling texture
- Garage:**
- 1/2": Sidewalls. 5/8" : Ceiling. Finish: Fire Tape Coat, No texture or paint.
- Floor Coverings**
- Main level living areas: (Including Living room, Dining, Nook, Halls, Stairs and Bedrooms):**
- Carpet: Shaw CC114 or equal w/6 lb. pad. OPT: 8lb. pad
 - Vinyl: Armstrong Memories or equal in Master and Main Bathrooms.
 - Tile: Caverns or equal in Kitchen, Dining, Laundry, Foyer and Powder room.
- Cabinets / vanities / countertops**
- Standard Selection:**
- Countertops: Laminate Post form with backsplash, Many "Group 1" color choices.
 - Kitchen & Bath Cabinets: Merillat, "Essentials" Oak Flat Panel, 30" Square wall cabinets with crown molding on wall cabinets. No soffits above cabinets.
 - OPT: Granite countertop in Kitchen, Cabinet hardware: Kitchen & Bath - knobs included Chrome, Brushed Nickel, & Brass finishes available. Maple Cabinets, Laundry Cabinet
- Painting & Staining**
- Interior of home (ceilings & walls) painted one color "Latex" Paint from Sherwin Williams or equal. Color: Accessible Beige, other color samples available.
 - All nail holes are filled.
 - Trim color is Light Stain or Paprika Stain from Cedar Rapids Millwork or equal.
- Trim / Specialty Trim**
- All trim as per plan. Windows are not trimmed, doors and sliding glass door trimmed.
 - Interior Doors: 1 3/8" Pre-hung Hollow Core Oak Flush Doors w/ Oak Veneered doors and jambs.
 - Casing: Oak Colonial: 1/2" x 2 ¼".
 - Base: Oak Colonial: 3/8" x 2 ¼".
 - Bi pass doors: 1 3/8" Hollow Core Oak Veneer with no jambs.
 - Sheetrock returns on all window heads and sides, main level sills to be hard surfaced oak. Lower level to remain sheetrock.
 - OPT: Painted Trim, Heavy Colonial Trim, Solid/Hollow Paneled white doors, 3-6 panel oak/poplar doors. Spindle Rail in Foyer
 - Wire shelving: Layout per plan. Pantry shelving - White Wood
 - Door knobs: Weiser or equal knob sets on interior and exterior doors. Style: Troy Finish: Brass
 - Deadbolt on front door only.
- Bathroom Accessories**
- 1-18" towel bar / 1-towel ring / 1-toilet paper holder per bathroom - Brushed Nickel
 - Shower Door: 1- Chrome w/ rain glass on master bath shower. OPT: Shower doors in other bathrooms, Glass and Finish options.
 - Mirrors: 1 - ¼" pencil edge in each bathroom. (Sized per plan) OPT: Framed mirrors
- Appliances / Audio / Security**
- Stainless Steel Refrigerator, Space Saver Microwave, Flat top Stove, and Dishwasher Whirlpool or equal from Home Appliance
 - Whole house audio rough-in - Great Room and Master Bedroom
 - Security rough-in - 2-Keypads, 1-Motion, 1-Glass Break and 1-Siren location
- Fireplace**
- Direct vent: 35 " - "Superior/Lennox" Natural Gas Fireplace or equal. Includes- Hardwood Trim Surround and Automatic Fan Blower.
- Utility Services**
- Calling for hookup or transfer of services is the responsibility of the Buyer, and should be done 3 to 4 weeks prior to closing.
 - Water & Sanitary Sewer: are provided by the City.
 - Natural Gas: is provided by Mid America and Electric by Alliant.
 - Telephone service: is available from Qwest, dependent upon the City.
 - DSL service: call the local phone company, for availability.
 - Cable service: is available from MediaCom. Satellite TV is available from outside suppliers.
- Landscaping**
- Standard: final grading and Sodding of yard. (excludes common area)
- Lot**
- Note: Retaining walls may be needed at the expense of the buyer.
- Legal Description: per plan.