

ARTICLE II
Description of Land, Buildings and Units

1. Description of Land. The land submitted to this regime abuts 250 Cimarron Drive NE in Hiawatha, Iowa. The exact legal description is as follows:

A part of section 33-T84N-R7W of the 5th P.M., Hiawatha, Linn County, Iowa described as follows:
Beginning at the SE corner of Lot 2, Cimarron Estates Addition to Hiawatha;
thence S00°26' 45"E, 60.0 feet;
thence N89°49'19"E, 82.48 feet;
thence S00°08'38"E, 836.45 feet;
thence S89°51 '22"W, 364.77 feet;
thence N64°25'19"W, 221.86 feet;
thence N57°12'24"W, 192.46 feet;
thence N09°55'51"W, 183.04 feet;
thence N04°33'31"E, 219.88 feet;
thence N39°36'07"E, 197.46 feet;
thence N51°44'01"E, 113.30 feet;
thence N00°06'11"W, 73.92 feet to the south line of Auditor's Plat No. 327 to Linn county;
thence N89°49'17"E along said south line, 441.02 feet to the point of beginning containing 13.46 acres.

2. Description of Buildings. The Condominium Regime consists of multiple buildings containing a total of one hundred forty-four (144) dwelling units. Each building has three floors above ground. The buildings have been or will be constructed to the following general specifications:

Foundations: Poured concrete.

Wall Framing: Shall be spruce, fir or whitewood and/or metal non-bearing studs, with 7/16" o.s.b. sheathing, and 1/4" thermo-ply or 5/8" exterior gypsum sheathing with "T" bracing.

Floor Framing: Shall be 11 7/8" TJI floor trusses with 3/4" o.s.b. and 3/4" gypcrete sound proofing (2nd and 3rd floor only).

Building Exterior:

- A. Vinyl siding.
- B. Engineered trusses. Felt and shingles (220 LB).
- C. Roof ventilation-ventaridge
- D. Soffit and fascia-aluminum with ventilation grills.
- E. Gutters and downspouts-aluminum.
- F. Brick.

Exterior Doors: Commercial grade steel door, or equal, with passage knob.

Exterior Window: Quaker vinyl windows series with double insulated glass, Internal grills, and beige in color, or equal.

Suite Entry Doors: Solid core, metal jambs, prefinished legacy oak with passage knob, deadbolt lock, and peep sites.

Interior Trim: (All interior trim shall be oak, unless noted otherwise)

- A. Interior door-1 3/8" hollow core door.
- B. Casing-2 1/4" oak.
- C. Base-oak.
- D. Windows-Wrapped openings, 3 sides painted with enamel paint; oak sill.
- E. Closet doors-1 3/8" hollow core bi-fold doors with wrapped openings.
- F. Closet shelves-Wire mold, white.

Interior Walls and Ceilings:

- A. Sheetrock 5/8" gypsum board throughout.
- B. Texture-Medium drywall texture on all ceilings and orange peel texture on all walls and soffits.
- C. Paint-All walls and ceilings shall have two coats of Sherwin-Williams Latex Velvet Enamel or equal.

Color shall be picked by-owner.

Appliances: (All appliances to be white in color. Appliances to be Whirlpool, Hotpoint, GE, or equal).

- A. GSG500 GE Dishwasher.
- B. JBSO3 GE Electric Range.
- C. RVM1325BW Space Saver Microwave.

Miscellaneous:

- A. Prewire for cable television, 1 outlet per bedroom, plus 2 in living room.
- B. Prewire for telephone (same number as cable and kitchen).
- C. Security door system at front entry.

Reasonable Deviations: Declarant shall have the right, without approval of any other owners, to make reasonable deviations from the specifications provided herein as long as such deviations are equal in value to these specifications. Any deviations required by state, federal or local Codes shall be allowed.

3. Description of the Units. Annexed hereto and made a part hereof as Exhibit "A" is a list of all units in the buildings, showing their unit designation, percentage interest in the common elements, number of votes in the association, and pro rata share of common expenses.

Annexed hereto and made a part hereof as Exhibit "B" is a site plan showing the location of the buildings and the limited common elements to which each unit has immediate access. Annexed hereto and made a part hereof as Exhibit "C" are the building plans for the buildings which together with the definition of the term "unit" in Article I show the dimensions of each unit.