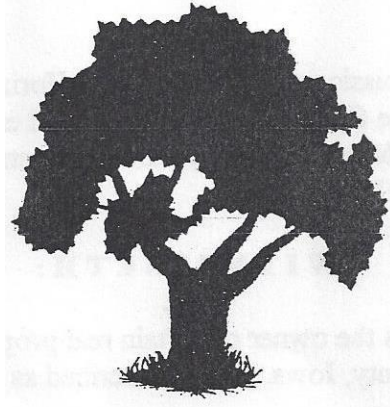


FOREST GREENS CONDOMINIUMS



**DECLARATION OF SUBMISSION TO HORIZONTAL PROPERTY REGIME
PURSUANT TO CHAPTER 499B OF THE CODE OF IOWA
FOR FOREST GREENS CONDOMINIUMS**

A CONDOMINIUM COMPLEX LOCATED AT:

250 CIMARRON DRIVE NE
HIAWATHA, IOWA 52233

DOCUMENT NO. 57107
RECORDING FEE 290.00
AUD. FEE 5.00
AUTOMATION FEE 1.00

DEVELOPER:

Hodge Construction Company
Michael E. Hodge, President
711 South Gilbert Street
Iowa City, IA 52240

DEVELOPER'S ATTORNEY:

Kirsten H. Frey
920 S. Dubuque St.
P.O. Box 2000
Iowa City, IA 52244

**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 Property Regime established by Chapter 499B, The Code of Iowa, is made and executed in Iowa City, Johnson County, Iowa this ___ day of March, 2000, by Hodge Construction Company, an Iowa Corporation, hereafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property located on 250 Cimarron Drive NE in Hiawatha, Linn County, Iowa, legally described 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.

and;

WHEREAS, Declarant is the owner of several multi-family buildings and other improvements built, or to be built, upon the real property described above and it is the desire and the intention of the Declarant to divide the project into condominiums and to sell and convey the condominium units to various purchasers pursuant to the provisions of the Horizontal Property Act, and to impose upon said property mutually beneficial restrictions, covenants, and conditions, and;

WHEREAS, Declarant desires and intends to submit all of the above described property and buildings and improvements constructed or to be constructed thereon, together with all appurtenances, to the provisions of the Horizontal Property Act as a condominium project,

NOW, THEREFORE, Declarant hereby publishes and declares 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 the Declarant, its successors and assigns and any person acquiring or owning an interest in the real property and improvements, its grantees, successors, heirs, executors, administrators, devisees and assigns.