



Doc ID: 005944740019 Type: GEN  
Recorded: 07/25/2003 at 11:19:57 AM  
Fee Amt: \$106.00 Page 1 of 19  
Instr# 200400007383  
Linn County Iowa  
JOAN MCCALMANT RECORDER

BK **5301** PG **635-653**

\*106.00 pd ck# 16550 7

Preparer \* 16557

Information: Kirsten H. Frey, 920 S. Dubuque Street, P.O. Box 2000, Iowa City, Iowa 52240 (319) 351-8181

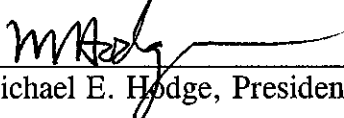
## AMENDMENT TO DECLARATION OF CONDOMINIUM FOR FOREST GREENS CONDOMINIUMS

The Declarant, Hodge Construction Company, an Iowa corporation, hereby amends the original Declaration of Submission to Horizontal Property Regime pursuant to Chapter 499B of the Code of Iowa for Forest Greens Condominiums, which was recorded April 10, 2000, in Book 4073, Page 617, Records of Linn County, Iowa, as amended by a certain First Amendment to Declaration of Condominium for Forest Greens Condominiums, which was recorded May 3, 2000 in Book 4087, Page 228, Records of Linn County, Iowa, and a Second Amendment to Declaration of Condominium for Forest Greens Condominiums which was recorded June 15, 2000 in Book 4110, Page 349, Records of Linn County, Iowa, and a Third Amendment to Declaration of Condominium for Forest Greens Condominiums which was recorded July 12, 200 in Book 4125, Page 284, Records of Linn County, Iowa in the following particulars:

1. Exhibit "B" attached to the Declaration of Submission to Horizontal Property Regime is hereby deleted and the revised and amended Exhibit "B" attached hereto, the Site Plan, hereby supercedes and replaces said prior Exhibit "B".
2. Exhibit "C" attached to the Declaration of Submission to Horizontal Property Regime is hereby supplemented by the additional building plans for Building 300, Forest Green Condominiums.
3. Attached hereto as Exhibit "G" is an Engineer's Certificate which hereby supplements the previously filed Engineer's Certificate.


DATED this 17<sup>th</sup> day of July, 2003.

**HODGE CONSTRUCTION COMPANY**

  
\_\_\_\_\_  
Michael E. Hodge, President and Secretary

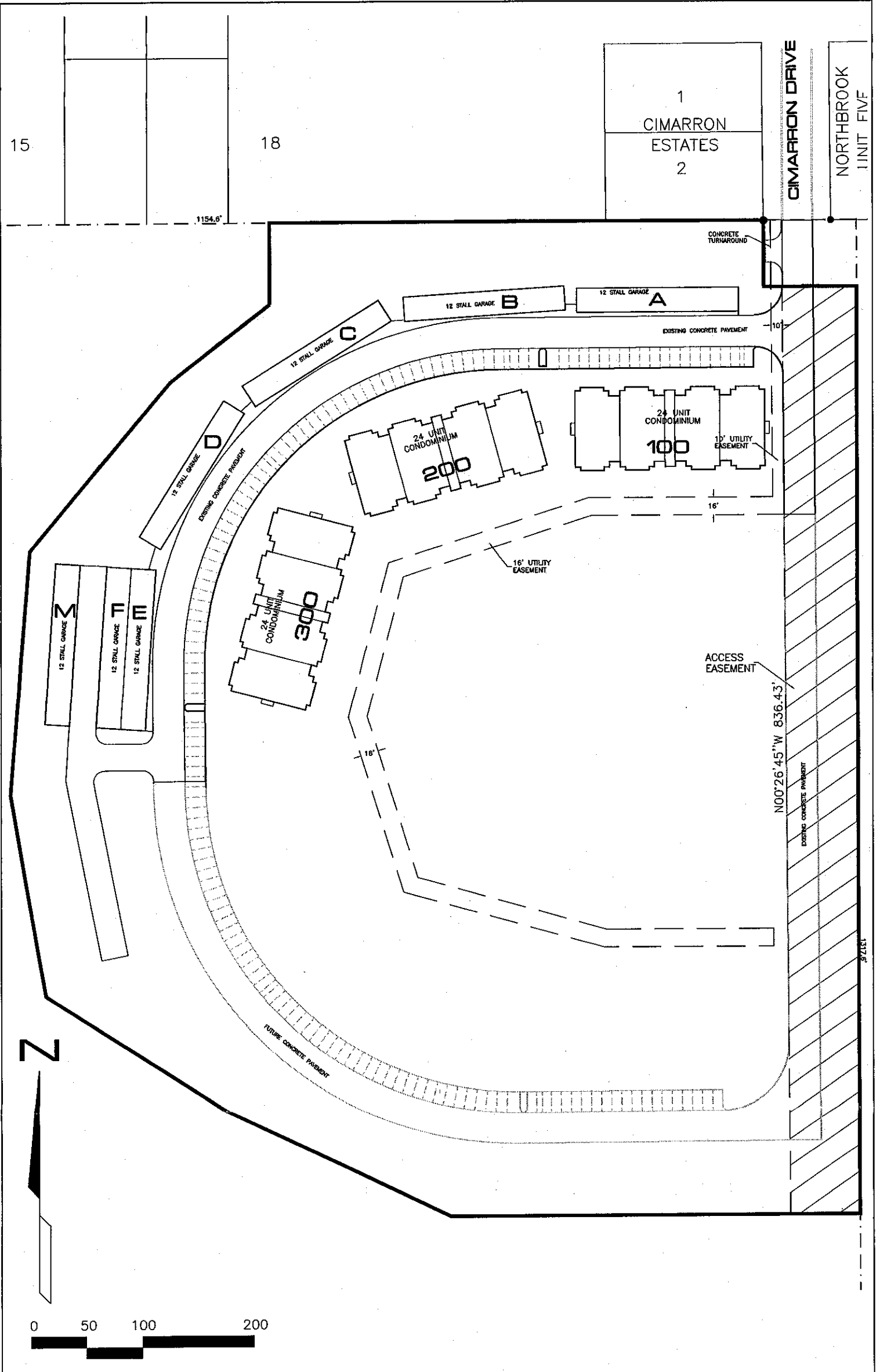
STATE OF IOWA            )  
                                  ) SS:  
JOHNSON COUNTY         )

On this 17 day of July, 2003, before me personally appeared Michael E. Hodge to me personally known, who being by me duly sworn, did say that he is the President and Secretary, respectively, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Michael E. Hodge as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by him voluntarily executed.

  
Notary Public in and for the  
State of Iowa.

Kf16/2nd Amend

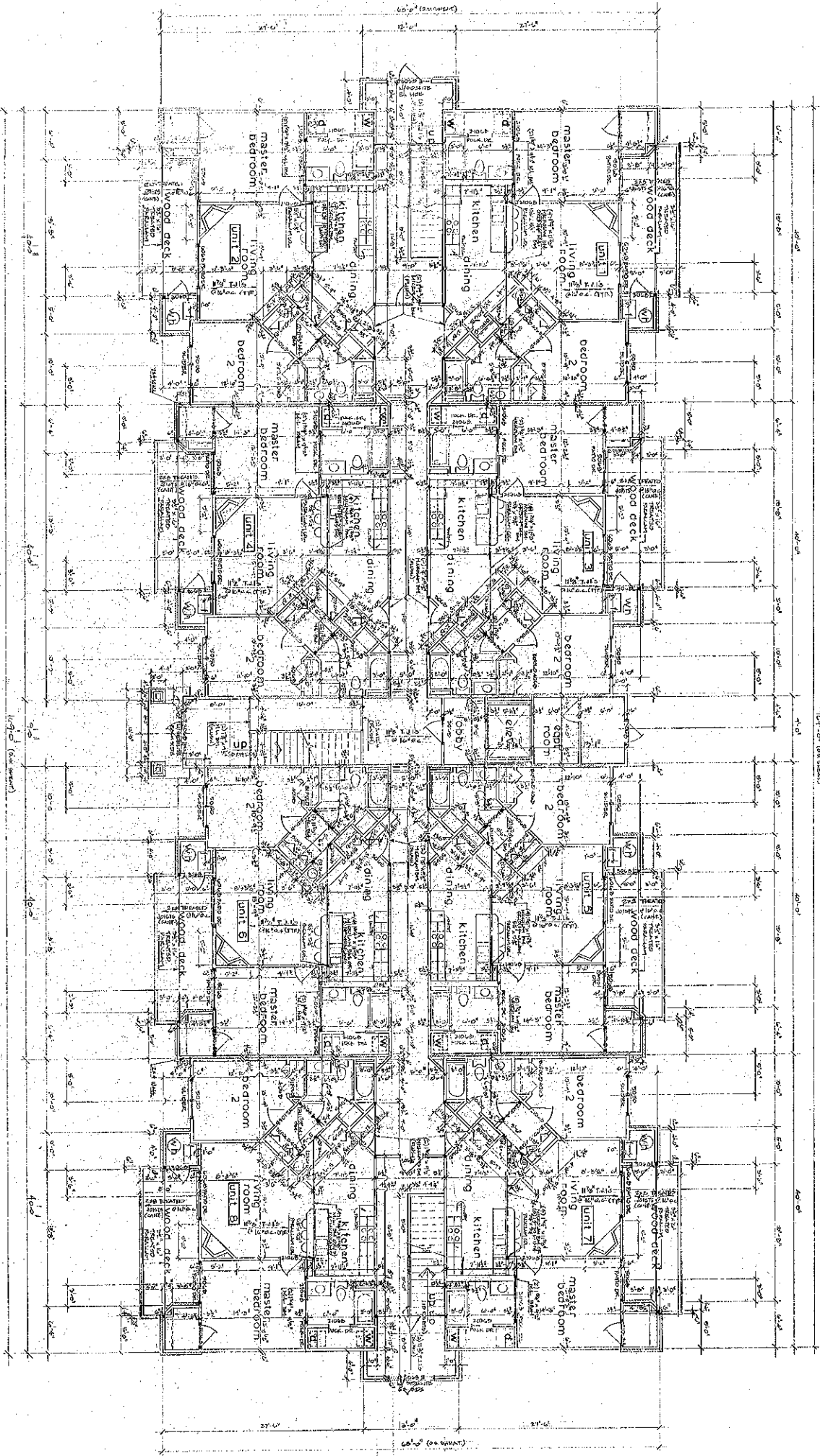




Project No: 17923-10	Title: <b>EXHIBIT B</b> SITE PLAN	<b>BRAIN ENGINEERING, INC.</b> 1540 MIDLAND COURT NE CEDAR RAPIDS, IOWA 52402 (319) 2949424	Book: Scale: 1" = 100'
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first floor plan

1008 ST. PETER UNIT



1/2" = 1'-0" (Overall)  
 1/8" = 1'-0" (Room)  
 1/16" = 1'-0" (Detail)

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 FINISHES TO BE DETERMINED BY ARCHITECT.  
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND FINISHES.  
 CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.  
 CONTRACTOR TO BE RESPONSIBLE FOR ALL CONSTRUCTION.

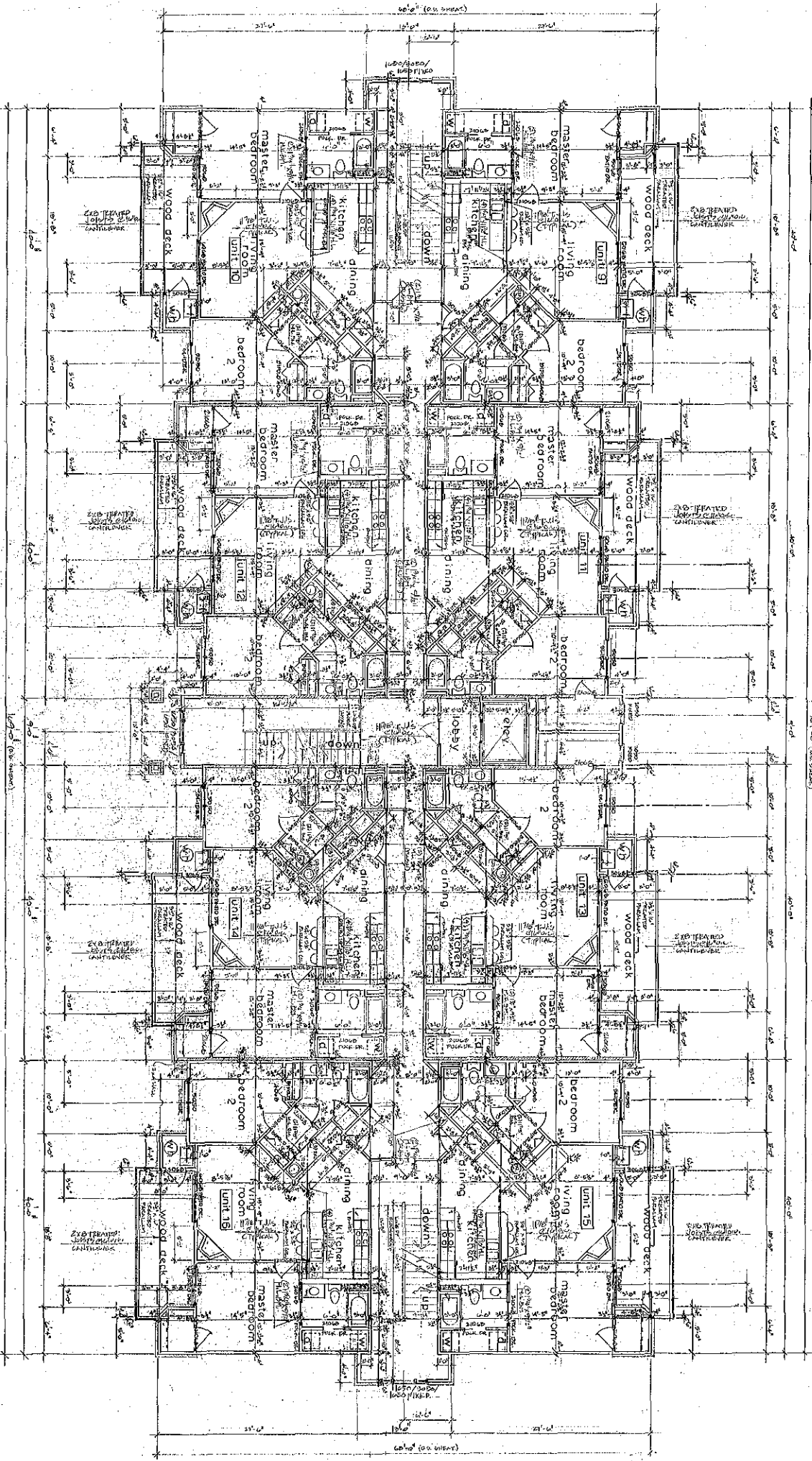
Exhibit C - Forest Greens Condominiums

**BK&A**  
 BILL KNAPP & ASSOCIATES  
 200 West 10th Street  
 Suite 200  
 Minneapolis, MN 55402  
 Phone: 612-338-7116  
 Fax: 612-338-8267

**BRUGGEMAN**  
 ARCHITECTS  
 1000 Hennepin Avenue  
 Minneapolis, MN 55402  
 Phone: 612-338-7116  
 Fax: 612-338-8267

second floor plan

1023 sq. ft. per unit

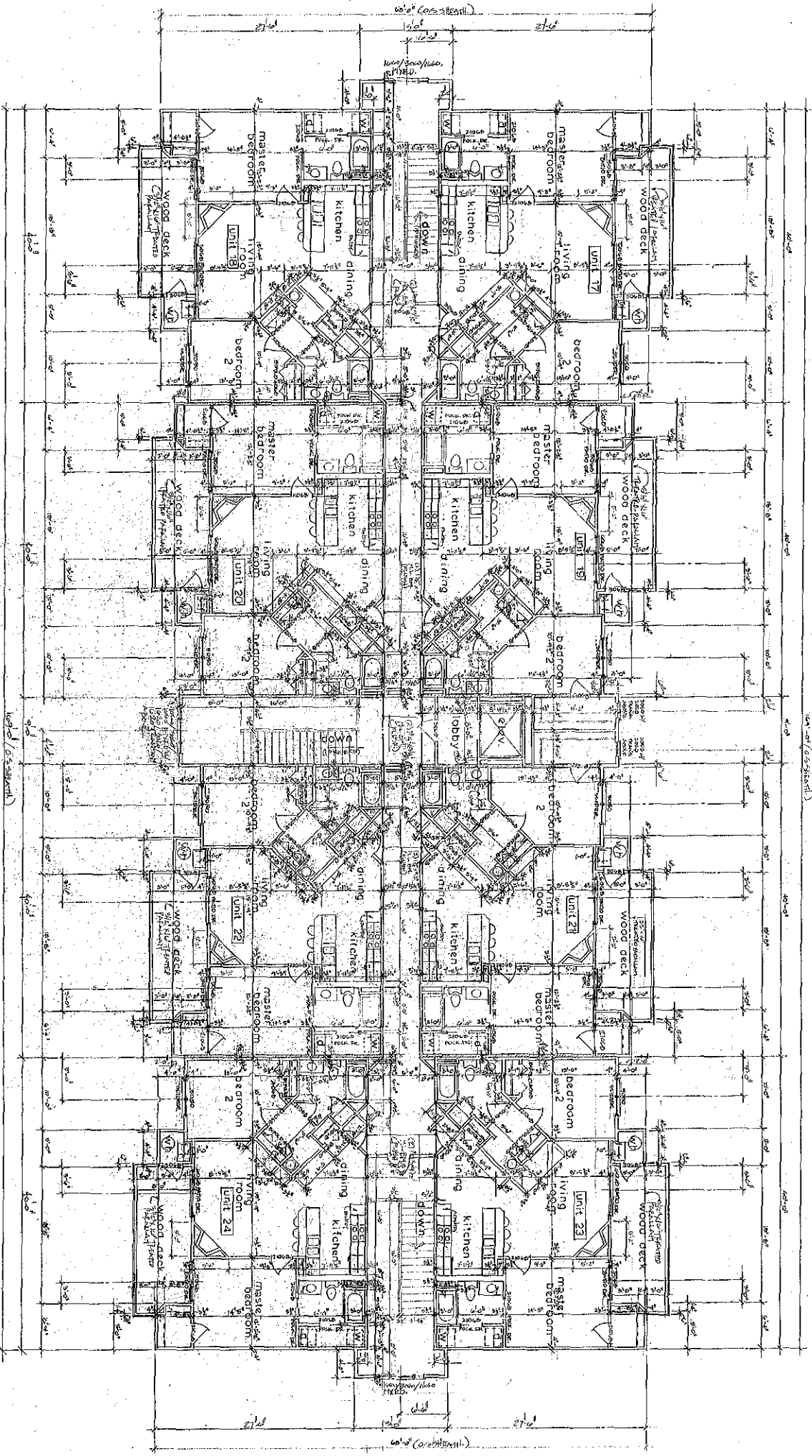


SEE EXHIBIT 'A' FOR UNIT 17  
SEE EXHIBIT 'B' FOR UNIT 18  
SEE EXHIBIT 'C' FOR UNIT 19  
SEE EXHIBIT 'D' FOR UNIT 20  
SEE EXHIBIT 'E' FOR UNIT 21  
SEE EXHIBIT 'F' FOR UNIT 22  
SEE EXHIBIT 'G' FOR UNIT 23  
SEE EXHIBIT 'H' FOR UNIT 24  
SEE EXHIBIT 'I' FOR UNIT 25  
SEE EXHIBIT 'J' FOR UNIT 26  
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SEE EXHIBIT 'CF' FOR UNIT 100

third floor plan

1023 S.F. PER UNIT



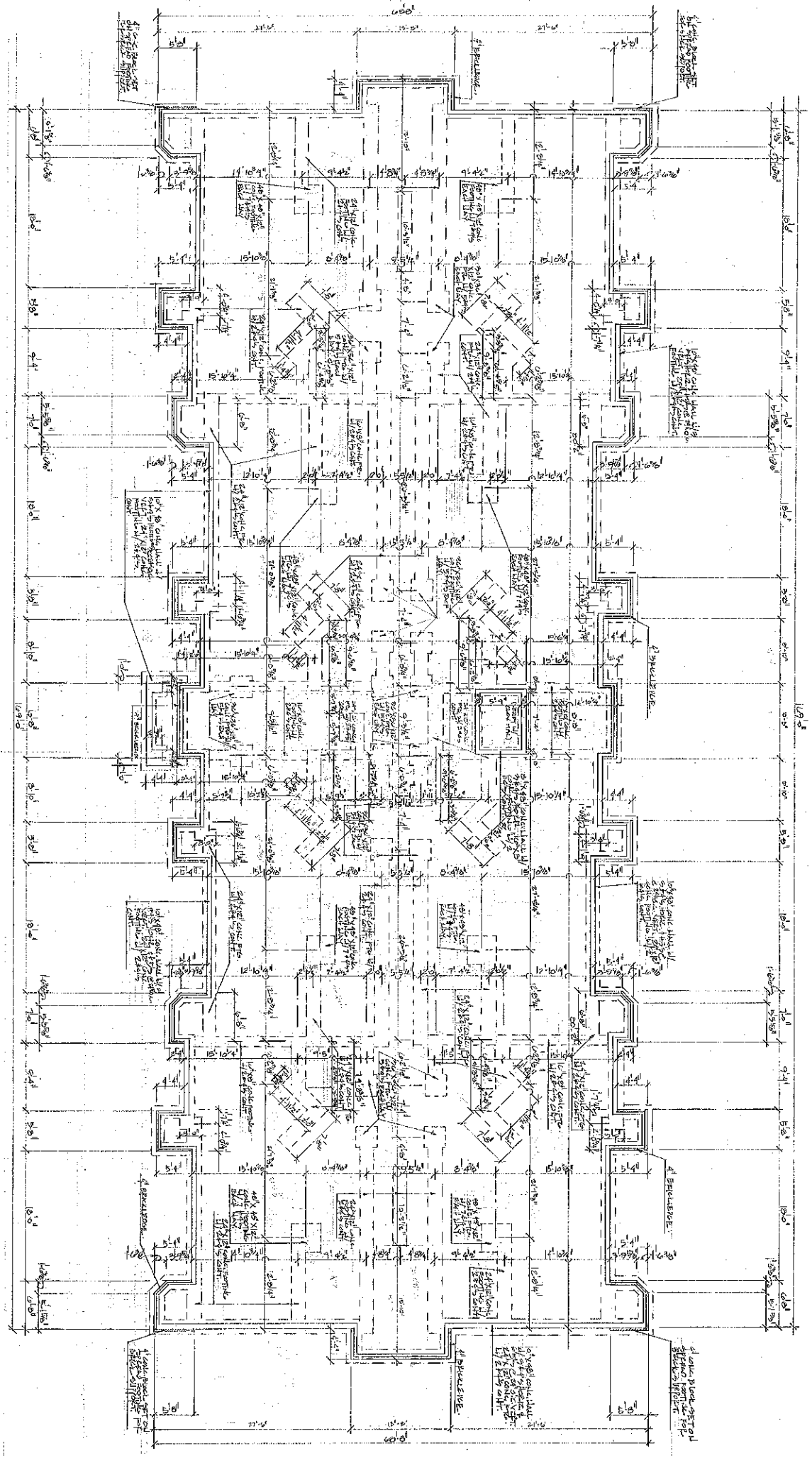
- ROOF SPECIFIC DETAILS
- W/ 2x6 joists
- STAIR CASES W/ TIE-BACKS
- ALL FLOOR FINISHES
- UNIT 24
- UNIT 23
- UNIT 22
- UNIT 21
- UNIT 20
- UNIT 19
- UNIT 18
- UNIT 17

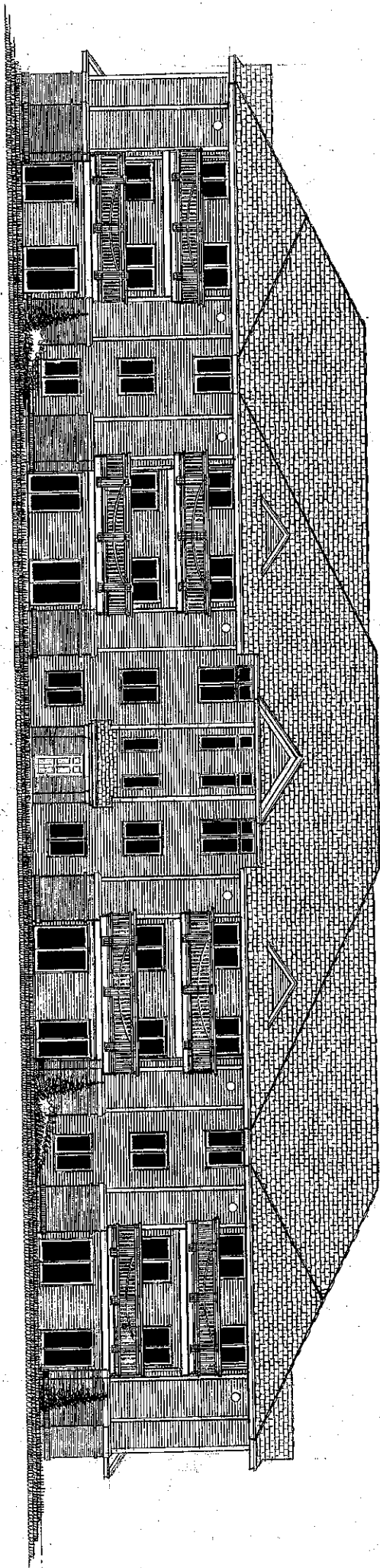
Exhibit C - Forest Greens Condominiums

**BK&A**  
BILL KNAPP & ASSOCIATES  
PA. REG. ARCH. # 0000000000  
PA. REG. ENGR. # 0000000000  
PHONE: 484-366-2143  
FAX: 484-366-9142

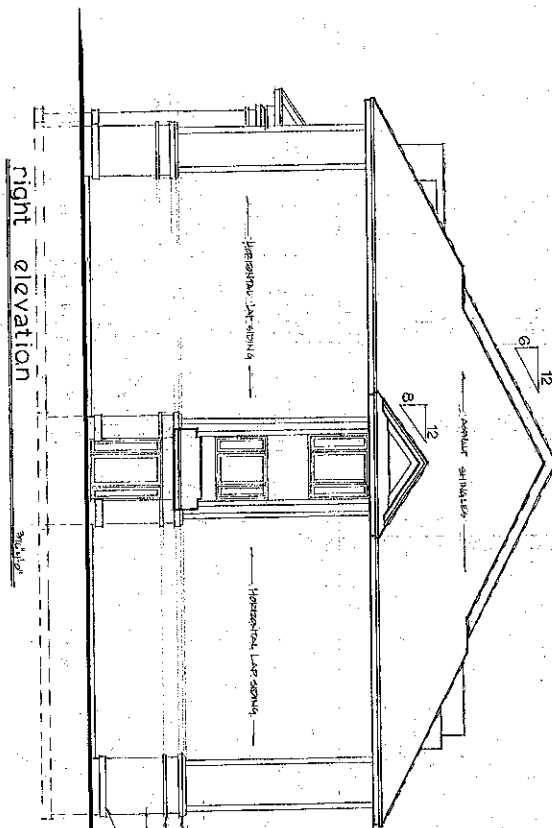
**BRUGGEMAN**

foundation plan

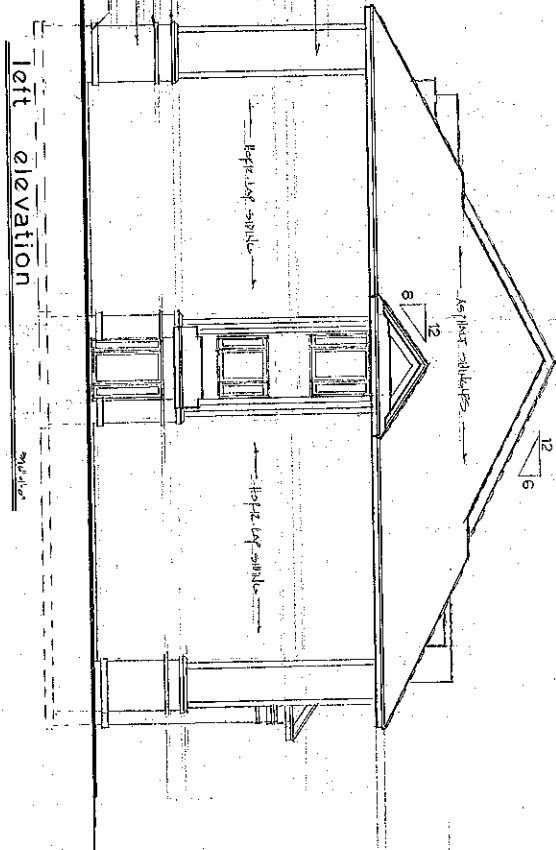




rear elevation



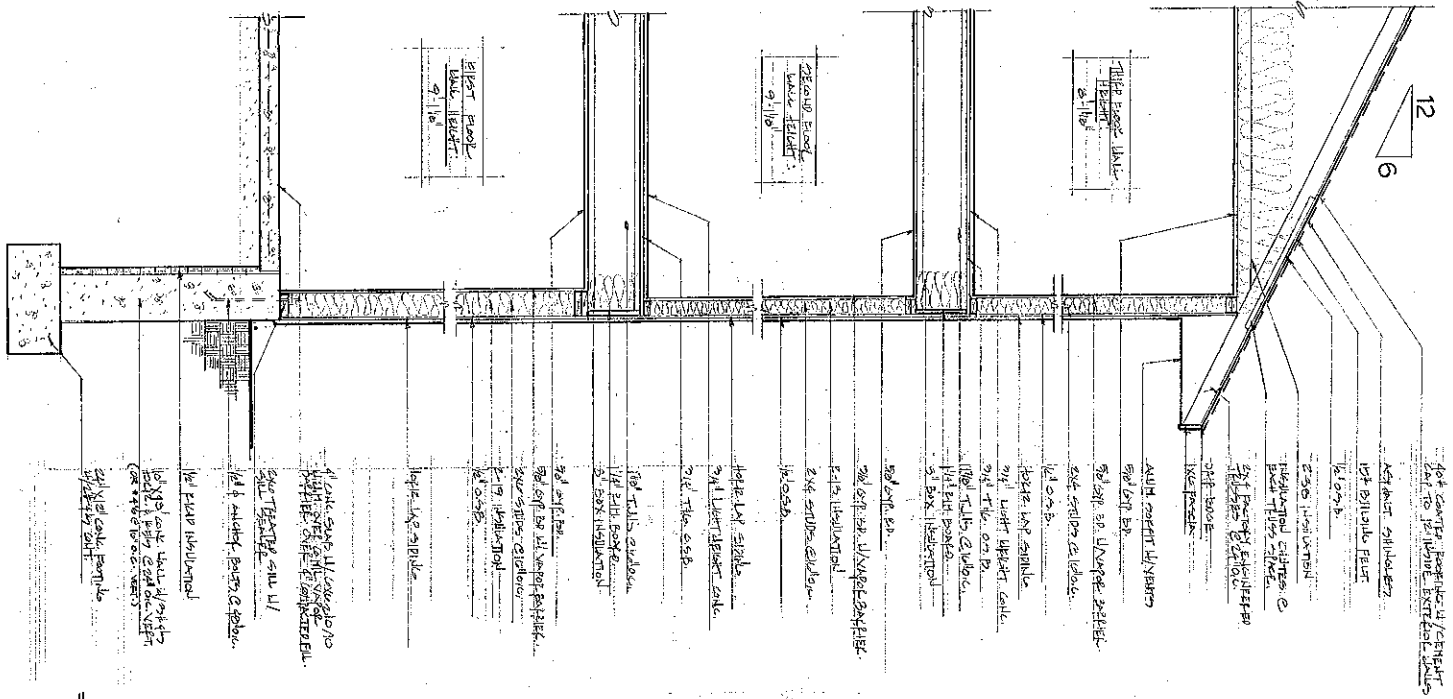
right elevation



left elevation

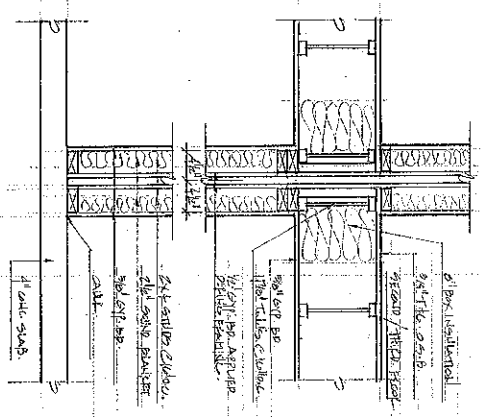


Wall section

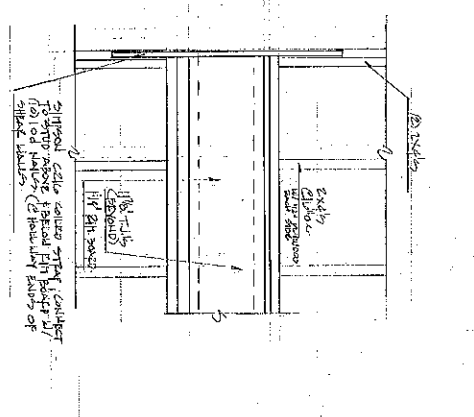


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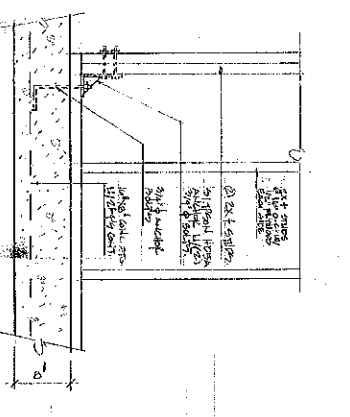
party wall detail



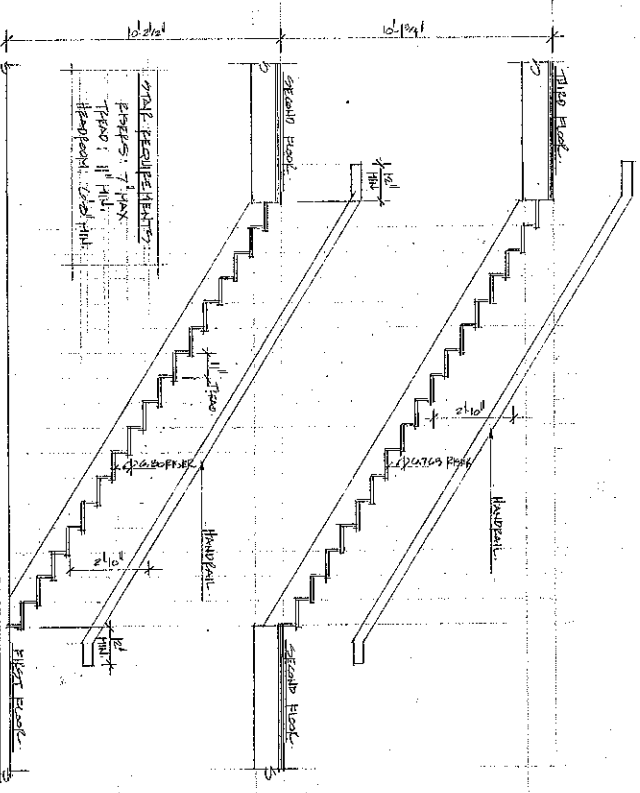
shear wall connection



shear wall detail



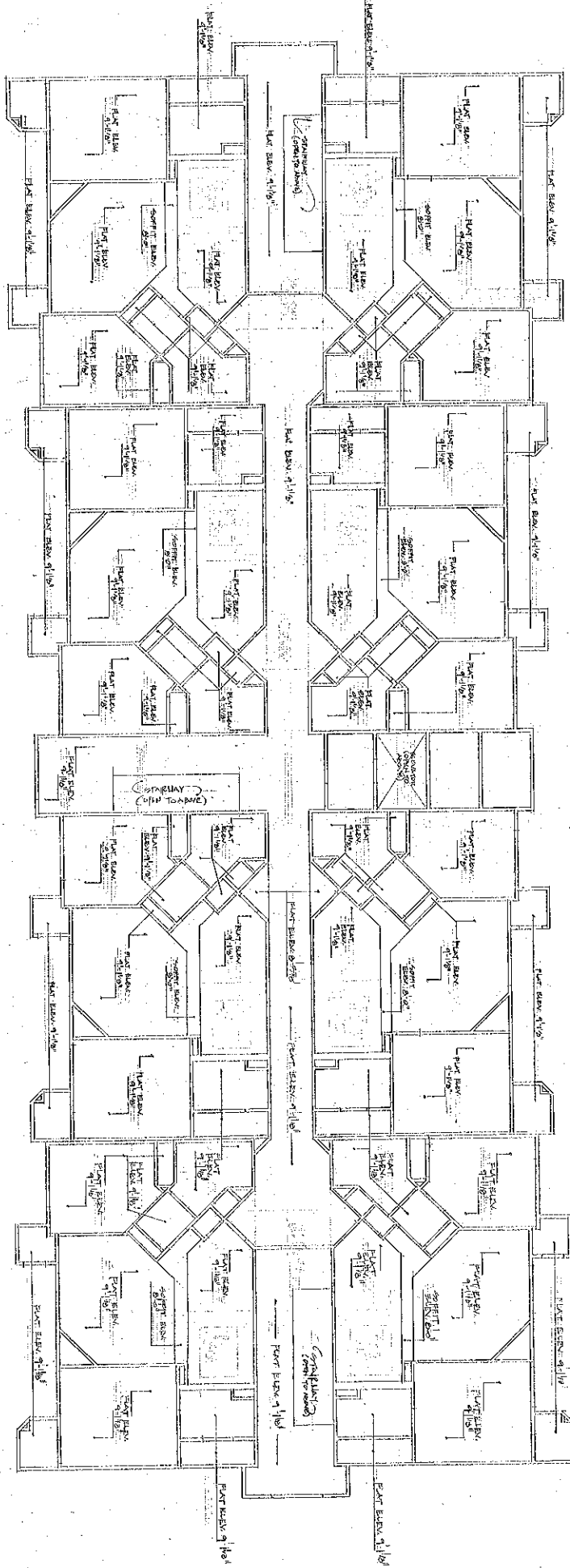
stair section



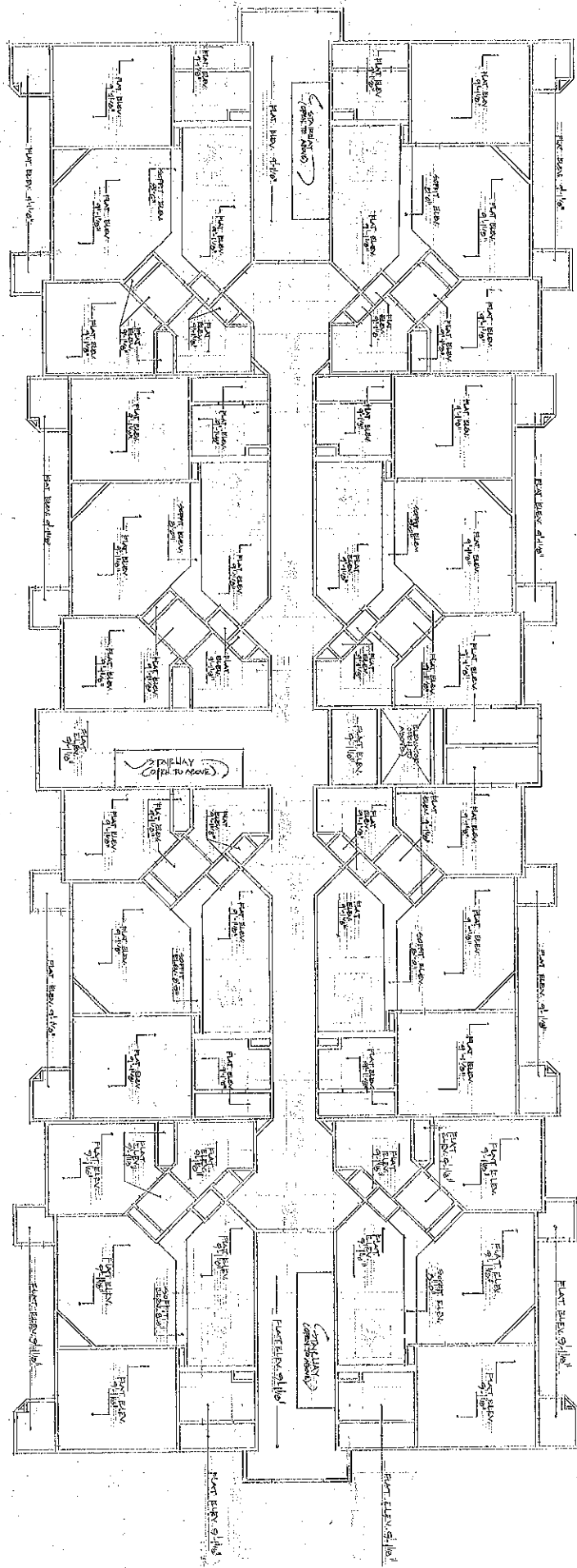
notes

- framing notes:**
1. All framing to be installed and certified by a licensed contractor in accordance with the International Residential Code (IRC) and all applicable local codes.
  2. All framing to be installed in accordance with the manufacturer's instructions.
  3. All framing to be installed in accordance with the applicable building code.
  4. All framing to be installed in accordance with the applicable building code.
  5. All framing to be installed in accordance with the applicable building code.
- foundation notes:**
1. All foundation to be installed and certified by a licensed contractor in accordance with the International Residential Code (IRC) and all applicable local codes.
  2. All foundation to be installed in accordance with the manufacturer's instructions.
  3. All foundation to be installed in accordance with the applicable building code.
  4. All foundation to be installed in accordance with the applicable building code.
  5. All foundation to be installed in accordance with the applicable building code.

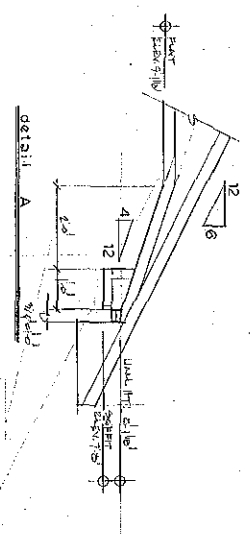
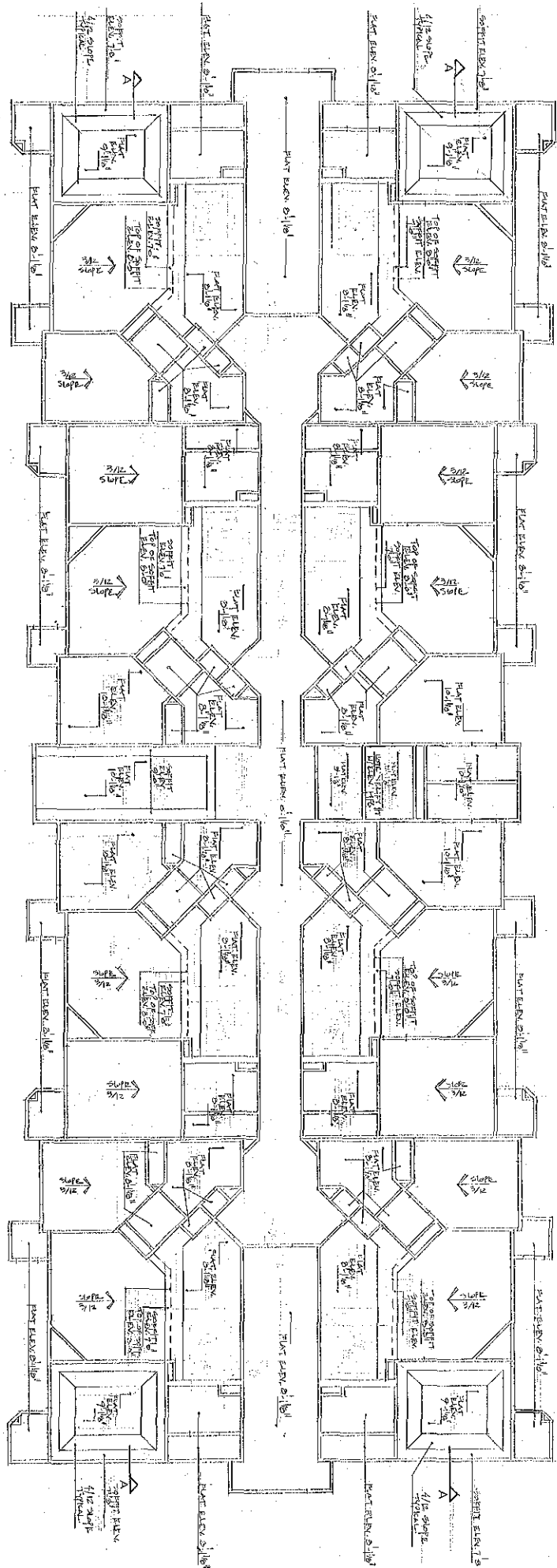
first floor reflected ceiling plan



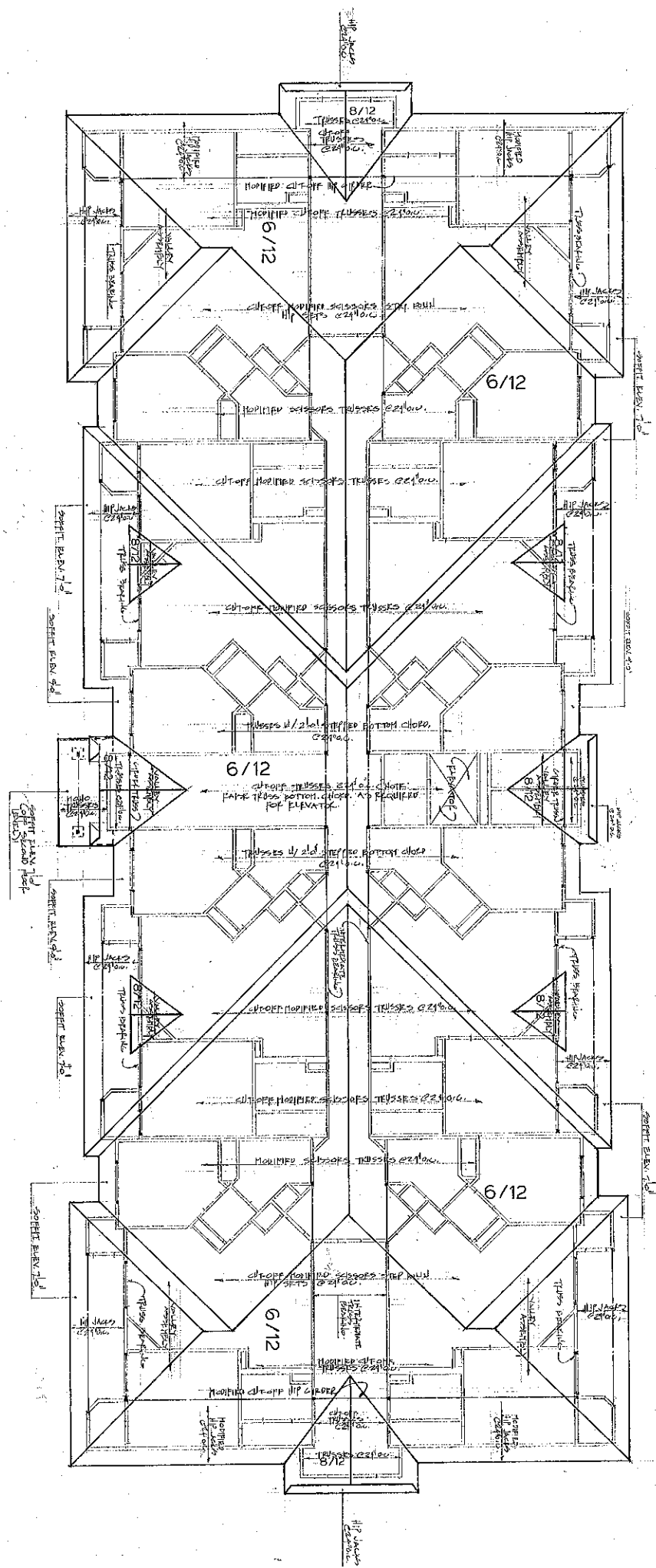
second floor reflected ceiling plan



third floor reflected ceiling plan



roof plan



1. Truss parallel  
 2. Hatched cut-off up chases  
 3. Hatched cut-off down chases  
 4. Truss parallel  
 5. Truss parallel  
 6. Truss parallel  
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 99. Truss parallel  
 100. Truss parallel

Exhibit C - Forest Greens Condominiums

**BK&A**  
 BILL KNAPP & ASSOCIATES  
 P.O. BOX 2076  
 GREAT BAY, NY  
 11735-0207  
 PHONE: 516-562-7145  
 FAX: 516-562-8182

**BRUGGEMAN**



**DESIGN REQUIREMENTS**

1. BASE BUILDING CODE: CONCRETE BUILDING CODE (INTERNATIONAL) SEISMIC ZONE 3

2. DESIGN LIVE LOADS: SHOW 10 PSF

3. DESIGN WIND LOADS: SHOW 10 PSF

4. DESIGN WIND LOADS: SHOW 10 PSF

5. DESIGN WIND LOADS: SHOW 10 PSF

6. DESIGN WIND LOADS: SHOW 10 PSF

7. DESIGN WIND LOADS: SHOW 10 PSF

8. DESIGN WIND LOADS: SHOW 10 PSF

9. DESIGN WIND LOADS: SHOW 10 PSF

10. DESIGN WIND LOADS: SHOW 10 PSF

11. DESIGN WIND LOADS: SHOW 10 PSF

12. DESIGN WIND LOADS: SHOW 10 PSF

13. DESIGN WIND LOADS: SHOW 10 PSF

14. DESIGN WIND LOADS: SHOW 10 PSF

15. DESIGN WIND LOADS: SHOW 10 PSF

16. DESIGN WIND LOADS: SHOW 10 PSF

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32. DESIGN WIND LOADS: SHOW 10 PSF

33. DESIGN WIND LOADS: SHOW 10 PSF

34. DESIGN WIND LOADS: SHOW 10 PSF

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36. DESIGN WIND LOADS: SHOW 10 PSF

37. DESIGN WIND LOADS: SHOW 10 PSF

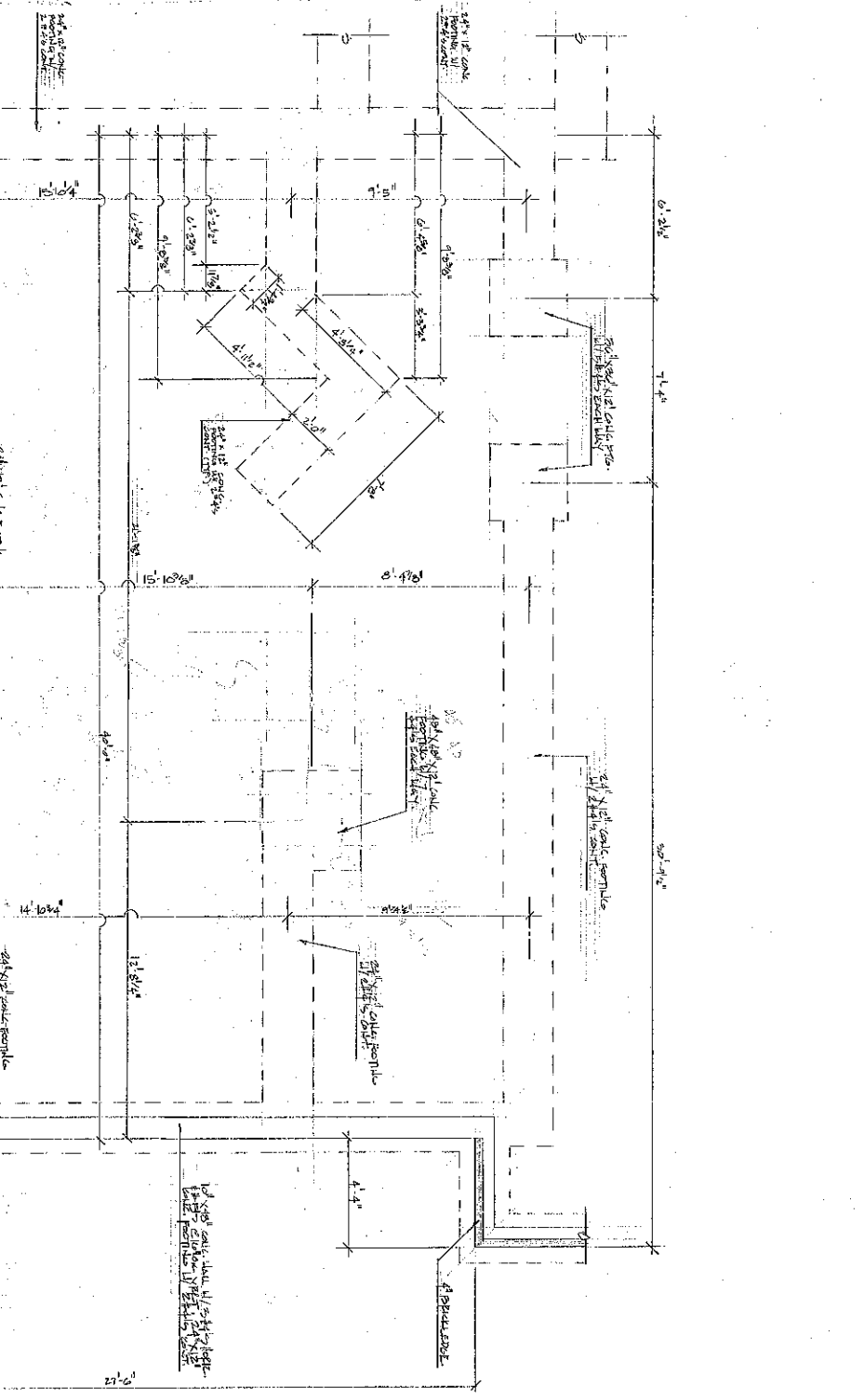
38. DESIGN WIND LOADS: SHOW 10 PSF

39. DESIGN WIND LOADS: SHOW 10 PSF

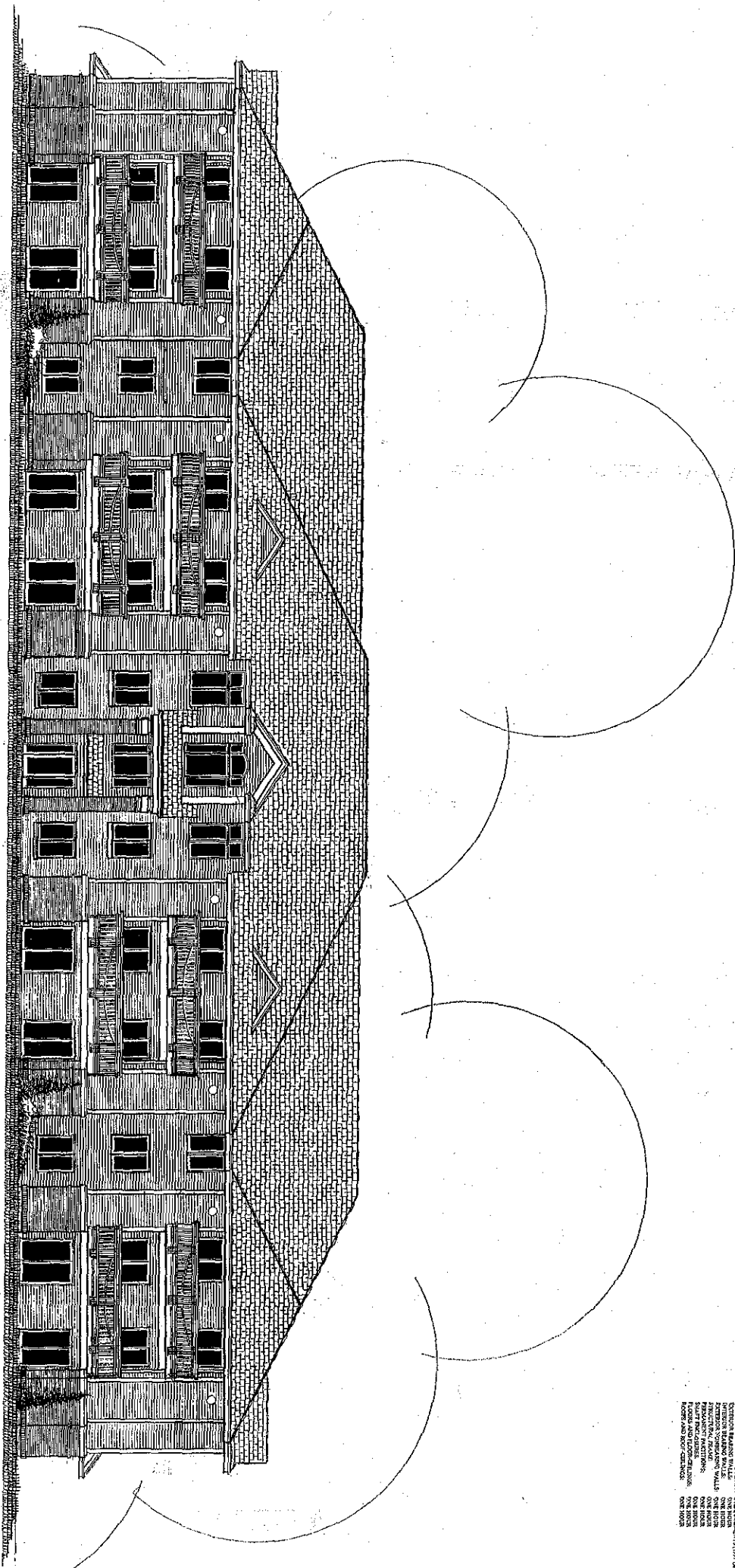
40. DESIGN WIND LOADS: SHOW 10 PSF

41. DESIGN WIND LOADS: SHOW 10 PSF

42. DESIGN WIND LOADS: SHOW 10 PSF



unit foundation plan



• front elevation •

**CODE REVIEW** HASBON 1997/04/13/23

DATE OF CONSTRUCTION: 1997/04/13/23  
 TYPE OF CONSTRUCTION: 1997/04/13/23

ALSO SEE: 1997/04/13/23  
 ALSO SEE: 1997/04/13/23  
 ALSO SEE: 1997/04/13/23

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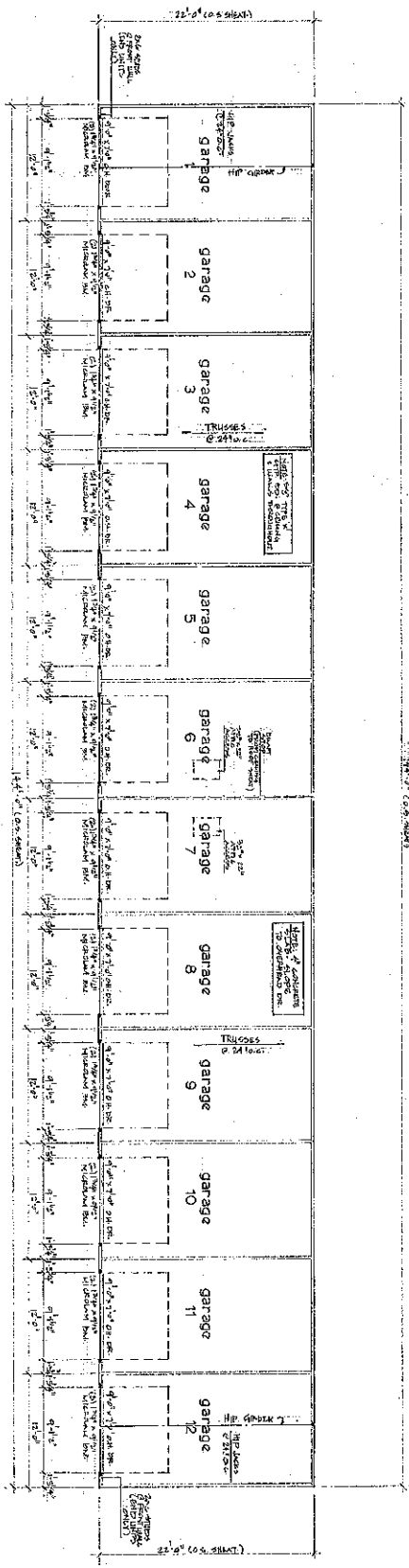
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DATE: 1997/04/13/23  
 BY: 1997/04/13/23  
 LICENSE NO.: 1997/04/13/23

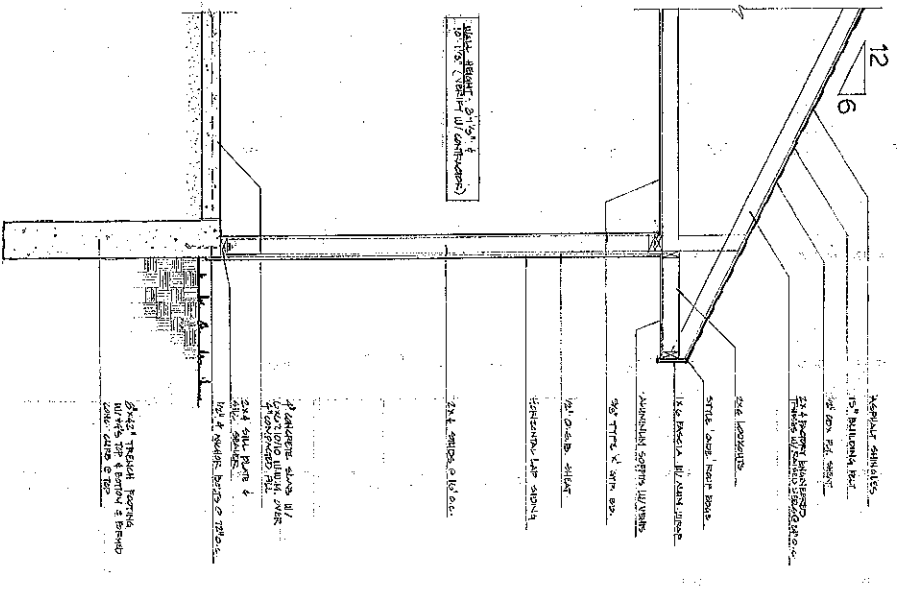
1997/04/13/23

Exhibit C -

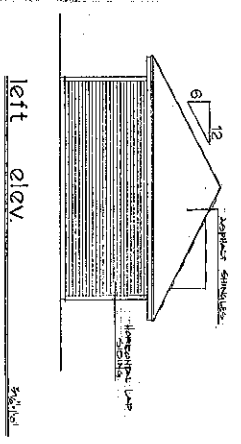
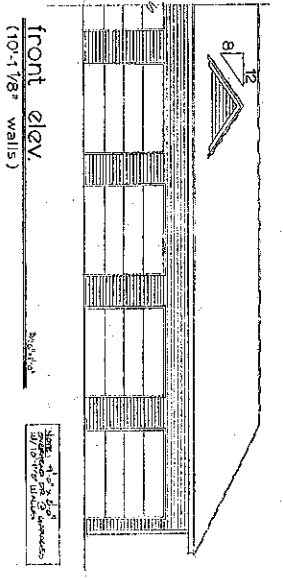
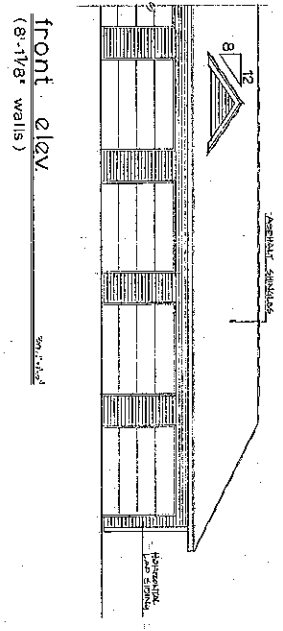


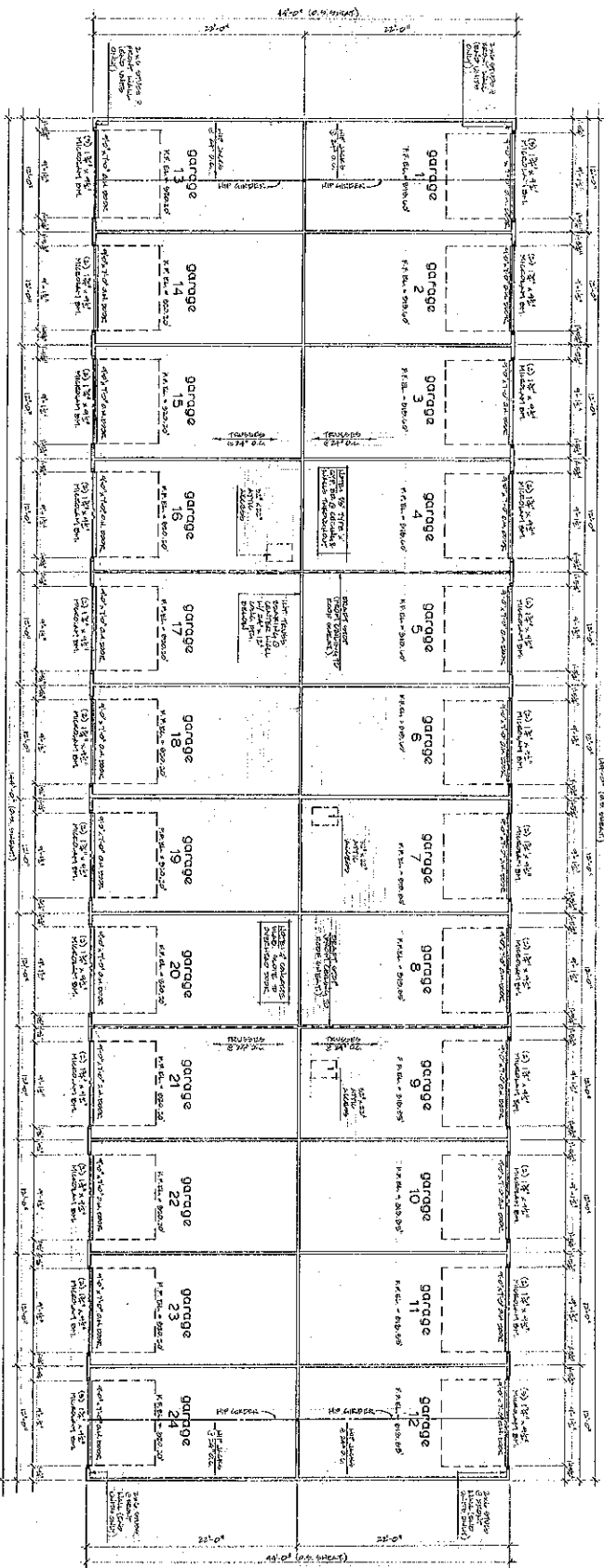


first floor plan

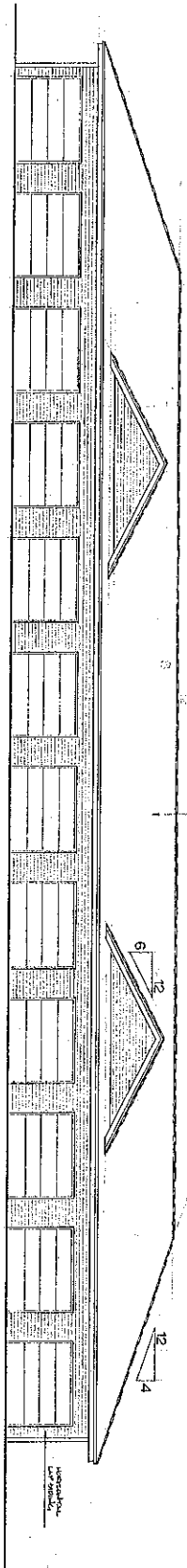


wall section

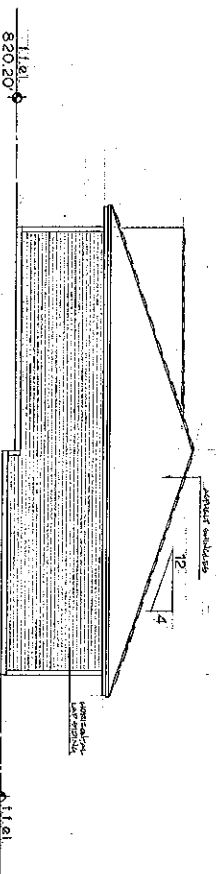




first floor plan (Sheet 2 of 2)



front elevation




right elevation

**EXHIBIT "G"**  
**ENGINEER'S CERTIFICATE**


STATE OF IOWA     )  
                          ) SS:  
LINN COUNTY        )

I, Dan Schmidt, being first duly sworn on oath do depose and state that I am a Professional Engineer authorized and licensed to practice my profession in the State of Iowa. I do further depose and state that I have examined the building plans for Building 300 containing Units 301 through 324, and the Site Plan, designated as Exhibit C, for all buildings in Forest Greens Condominiums, to which this Exhibit is attached, and the same diagrammatically represent, insofar as reasonably possible by use of non-destructive measurement techniques, the building, common elements, limited common elements, and improvements that the Declarant has, in fact, constructed and completed to the extent shown on the Site Plan, designated as Exhibit B, on the real estate described in the Declaration.

  
\_\_\_\_\_  
Daniel L. Schmidt  
Iowa Reg. No. 13841

Subscribed and sworn to before me by the said Daniel L. Schmidt, on this 18<sup>TH</sup> day of July, 2003.



  
\_\_\_\_\_  
Notary Public in and for the  
State of Iowa.