

BK: 6458 PG: 791
Recorded: 2/21/2023 at 8:40:55.0 AM
County Recording Fee: \$67.00
Iowa E-Filing Fee: \$4.25
Combined Fee: \$71.25
Revenue Tax:
Kim Painter RECORDER
Johnson County, Iowa

Prepared by/Return to: Matthew J. Adam, Simmons Perrine Moyer Bergman PLC, 1150 5th Street, Suite 170, Coralville, IA 52241, (319) 354-1019
Taxpayer Information: Dahnovan Builders, L.L.C.; 1650 Linden Ln, North Liberty, Iowa 52317

FOURTH AMENDMENT TO
DECLARATION OF SUBMISSION OF PROPERTY
TO HORIZONTAL PROPERTY REGIME

FOR

URBAN VILLAS AT DAHNOVAN ESTATES CONDOMINIUMS

WHEREAS, the undersigned Developer executed the Declaration of Submission of Property to Horizontal Property Regime for Urban Villas at Dahnovan Estates Condominiums, and filed the same for record on June 14, 2017 in Book 5662, Page 98 in the records of the Recorder of Johnson County, Iowa (the "*Declaration*"), and

WHEREAS, the undersigned Developer executed the First Amendment to Declaration of Submission of Property to Horizontal Property Regime for Urban Villas at Dahnovan Estates Condominiums, and filed the same for record on July 7, 2017 in Book 5674, Page 611 in the records of the Recorder of Johnson County, Iowa (the "*First Amendment*"), and

WHEREAS, the undersigned Developer executed the Second Amendment to Declaration of Submission of Property to Horizontal Property Regime for Urban Villas at Dahnovan Estates Condominiums, and filed the same for record on December 14, 2021 in Book 6321, Page 988 in the records of the Recorder of Johnson County, Iowa (the "*Second Amendment*"), and

WHEREAS, the undersigned Developer executed the Third Amendment to Declaration of Submission of Property to Horizontal Property Regime for Urban Villas at Dahnovan Estates Condominiums, and filed the same for record on June 8, 2022 in Book 6386, Page 305 in the records of the Recorder of Johnson County, Iowa (the "*Second Amendment*"), and

WHEREAS, the Developer pursuant to the authority contained in the original Declaration hereby executes this instrument to serve as the Fourth Amendment to the Declaration of Submission of Property to Horizontal Property Regime for Urban Villas at Dahnovan Estates Condominiums. The Fourth Amendment shall take effect when filed in the Office of the Recorder of Johnson County, Iowa.

ARTICLE I

PURPOSE

1. The purpose of this Fourth Amendment is to amend Article I(2)(d) and Article II(5) of the Declaration of Submission of Property to Horizontal Property Regime for Urban Villas at Dahnovan Estates Condominiums to amend the plans and specifications for the units listed in Article II(4)(2).

ARTICLE II

UNIT DEFINITIONS AND PARTICULARS

1. Unit Particulars. Article II(4)(2) of the original Declaration is amended as follows:

(1) "Dahnovan Builders Drive Under Duplex" plans, which are attached to this Fourth Amendment as Exhibit C-4, will be used to construct the following units:

1110 and 1112 Tartan Drive;

2. Plans and Specifications. Article II(5) of the original Declaration is amended to include the specifications for units 1110 and 1112 Tartan Drive are attached hereto as Exhibit D-4.

3. Surveyor Certificate. A Surveyor's Certificate with respect to the Units will be recorded separately after this Fourth Amendment.

4. Amendment. Except as specifically amended hereby, the original Declaration and previous Amendments remain in full force and effect.

[REMAINDER OF PAGE LEFT BLANK. SIGNATURE PAGE TO FOLLOW.]

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed this ____ day February, 2023.

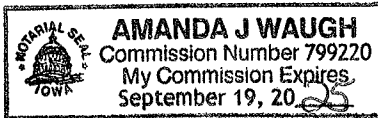
DAHNOVAN BUILDERS, L.L.C., Developer

By: [Signature]
Ryan J. Abraham, Manager

STATE OF IOWA)
COUNTY OF JOHNSON)

ss:

This instrument was acknowledged before me on this 20th day of February, 2023, by
Ryan J. Abraham, as Manager of Dahnovan Builders, L.L.C.



[Signature]
Notary Public in and for said State
My commission expires 9-19-2025

EXHIBIT C-4
BUILDING PLANS

EXHIBIT D-4
BUILDING SPECIFICATIONS

CONCRETE:

- Tile foundation inside and out
- Waterproofing below grade
- Pour and finish basement and garage floors

LUMBER AND MATERIALS:

- White wire shelving in closets
- Interior trim to be oak, maple or poplar
- Interior doors to be oak, maple, birch or repainted molded doors
- Fiberglass Insulation
- Vinyl single hung and slider windows with grilles
- House wrap
- I-joist floor system with 3/4" decking
- 7/16" exterior wall sheathing
- 2 x 6" exterior walls
- 15/32" roof sheathing
- Soffit and fascia
- Siding

GARAGE DOOR:

- Steel insulated raised panel doors and openers

ELECTRICAL:

- 4 telephone outlets
- 1 dryer outlet
- 1 washer outlet
- 3 TV outlets
- 1 dishwasher wiring
- 1 microwave outlet
- 1 range outlet
- 1 disposal wiring
- Furnish and install at least 2 bath fans
- Furnish and install up to 3 smoke detectors
- Wire and install all lights for potential ceiling fan installment in bedrooms.
- Light fixtures will include flush mount ceiling and/or can lights as builder determines necessary in bedrooms, hallways, over sink in kitchen and dining room.

PLUMBING:

- Will plumb and install fixtures for at least 2 baths, kitchen and laundry room (as per plan)
- Will supply and install 2 outdoor hose bibs
- Will supply and install 2 single tub or shower units (as per plan)

HEATING AND AIR CONDITIONING:

- 1 efficiency 96.2% gas fired forced air furnace
- 2 ton (14.5 Seer) air conditioner

INSULATION:

- Exterior walls: R-20 rolled bat
- Blown in ceiling R49 value

LANDSCAPING:

- Includes final grade and sod

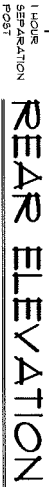
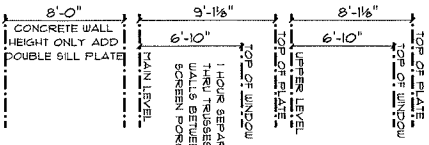
DRYWALL:

- 5/8" or 1/2" high-strength drywall on all ceilings
- 1/2" drywall on all interior walls except common party walls, which will have 5/8"
- Ceilings to have texture, walls to have the same

APPLIANCES:

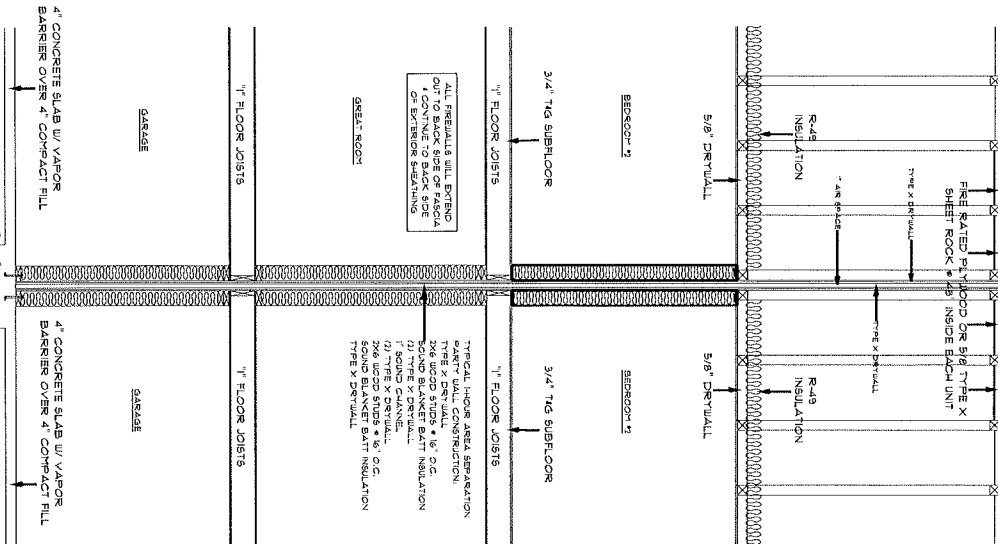
- 1 30" self-clean electric stove
- 1 dishwasher
- 1 side by side refrigerator
- 1 Built in microwave

FRONT ELEVATION



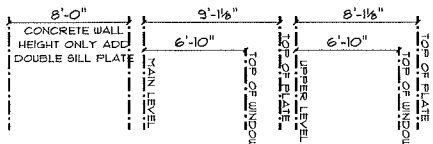
THE FIRST AND FUNDAMENTAL PRINCIPLE OF LAW AND EQUITY IS NOT BE MISLED BY A COUNTERCLAIM WHICH, OTHERWISE, THE CLAIMANT SHOULD BE ALLOWED TO BRING. THE COURT DECIDED THAT THE PLAINTIFFS' CLAIM OF UNLAWFUL DISMISSAL WAS NOT A BASIS FOR CONSIDERING OR DISMISSING THE DEFENDANT'S COUNTERCLAIM. THE COURT, IN CONCLUSION, REJECTED THE DEFENDANT'S MOTION AND ORDERED THAT THE COUNTERCLAIM BE CONSIDERED BY A TRIPTONAL JUDGE.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524	SCALE: VB' = 1'-0" DATE: 08/01/2022 DRAWN BY: CDM CHECKED BY: CDM PROJECT NUMBER: KM 1786	DAHNOYAN BUILDERS DUPLX	DESIGN ELEMENTS RESIDENTIAL LIGHT COMMERCIAL DRAFTING LAIL TALL - WVA - 52758 MO-6M 4570 C: 83287844 TEL: 0934303201	REVISED
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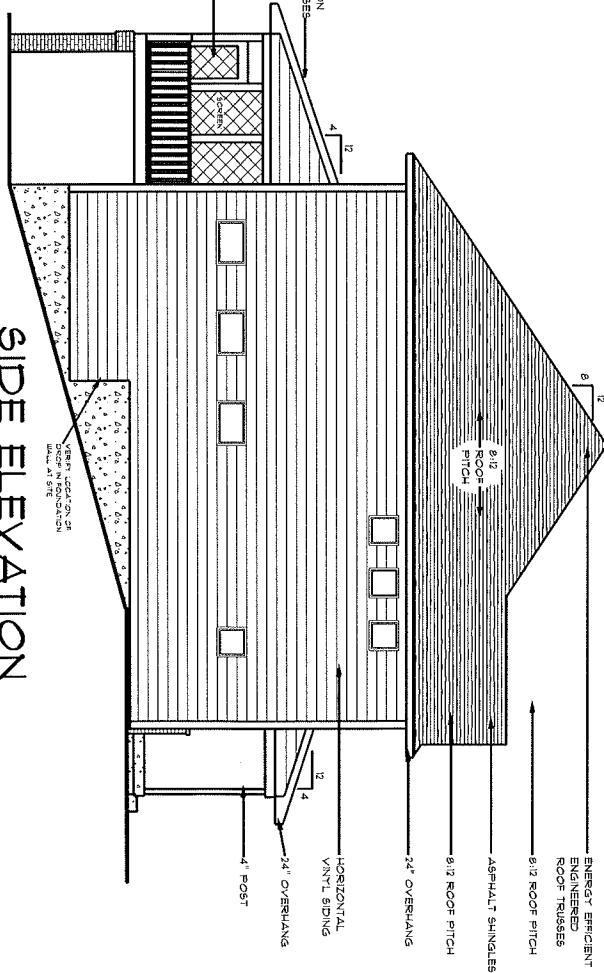


CROSS SECTION THRU TYPICAL 1 HOUR SEPARATION PARTY WALL

INSTALL AN APPROVED FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON EACH SIDE OF THE WALL, OR ONE LAYER OF 5/8-INCH TYPE X GYPSUM BOARD IS INSTALLED DIRECTLY BENEATH THE ROOF DECK OR SHEATHING FOR A DISTANCE OF 4 FEET ON EACH SIDE OF WALL, WHERE ROOF SURFACES ADJACENT TO THE WALL ARE AT DIFFERENT LEVELS. THE ROOF DECK OR SHEATHING SHALL BE INSTALLED OVER THE LOWER ROOF. THE WALL CONSTRUCTION FROM THE LOWER ROOF TO THE UNDERSIDE OF THE HIGHER ROOF DECK SHALL NOT HAVE LESS THAN A ONE HOUR FIRE RESISTANCE RATING. THE FIRE RESISTANCE RATING SHALL BE RATED FOR THE EXPOSURE FROM BOTH SIDES. - SEC. R311.2



SIDE ELEVATION



REVISIONS

DESIGN ELEMENTS
RESIDENTIAL LIGHT COMMERCIAL DRAWING
LAL TELLE - 4 VA - 587555
301-634-4370
C:\BTR\DWG\BTR\COMMON

DAHNOYAN BUILDERS
DUPLEX

SCALE: 1/8" = 1'-0"
DATE: 06/01/2022
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 16M1786

A2

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- [illegible]

- 4 - CARBON MONOXIDE
5 - SMOKE DETECTOR

-  INDICATES GAS METER
 INDICATES ELECTRIC METER
 INDICATES ELECTRIC PANEL

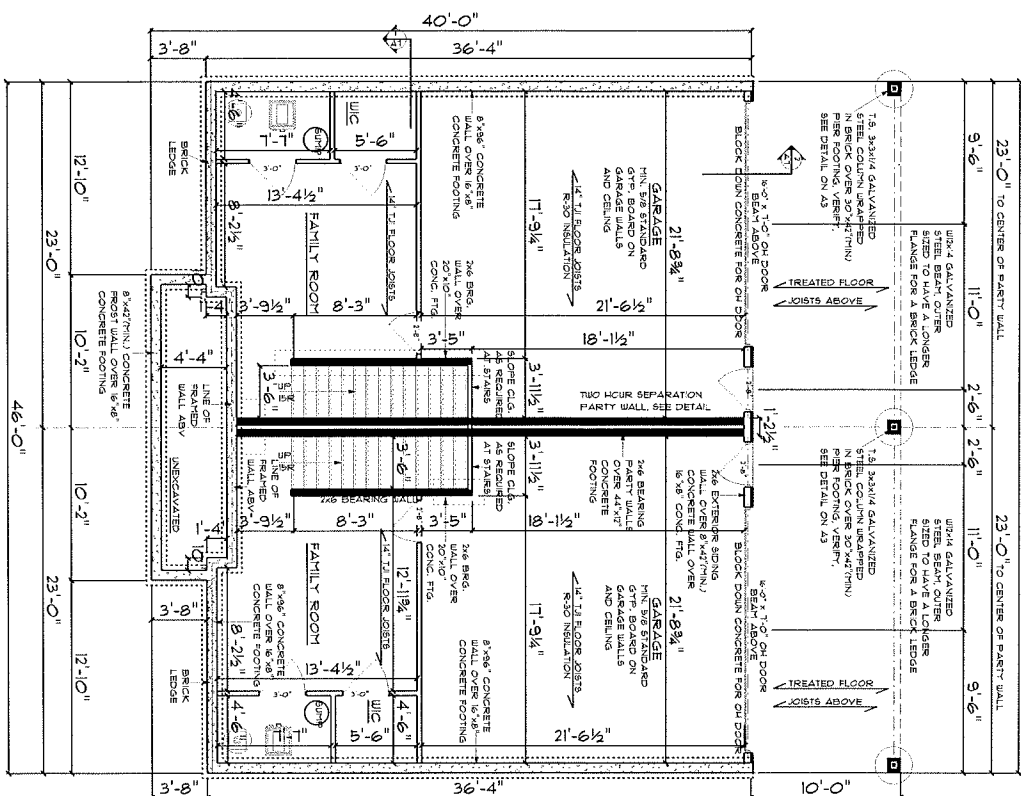
U-FACTOR OF WINDOWS-.30
FURNACE AFUE-95%
WATER HEATER EFFICIENCY-.92
AC SEER-14

FOUNDATION NOTES

- 300 PSI SOIL BEARING CAPACITY REQUIRED FOR FOOTING DESIGN. MOISTURE ADJUSTED IF DIFFERENT CONDITIONS ARE ENCOUNTERED
- DO NOT BACKFILL BASEMENT WALLS UNTIL 1ST FLOOR IS IN PLACE
- 3000 PSI CONCRETE (TYPICAL)
- DO NOT PLACE ANY FOOTINGS ON DISTURBED SOIL. IF ENCOUNTERED, OVER EXCAVATE AND EXTEND FOOTING DEPTH
- FOOTINGS ARE TO MEET LOCAL FROST FOOTING REQUIREMENTS

RESEARCH DETAIL

- 8" X 16 FOOTINGS - 2 #4 BARS HORIZONTAL
4 FOUNDATION WALL - NO REBAR REQUIRED
6 FOUNDATION WALL - 32° O.C. - #4 BAR HORIZONTAL
8 FOUNDATION WALL - 32° O.C. - #4 BAR VERTICAL
9 FOUNDATION WALL - 4 - #4 BAR HORIZONTAL
22° O.C. - #6 BAR VERTICAL



LOWER LEVEL FLOOR PLAN

LOWER LEVEL SQ. FT.: 250 SQ. FT.

MAIN LEVEL SQ. FT.: 811 SQ. FT.

UPPER LEVEL SQ. FT.: 768 SQ. FT.

TOTAL SQ. FT.: 1829 SQ. FT.

1829 S.G. ET.

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OF EXHAUST AND CONDENSATION FROM THESE PLANTS SHOULD BE KEPT AWAY FROM A CONSTRUCTION SITE OR NEARBY. THE CLIENT AND THE USER OF THE PLANT, AS WELL AS THE DESIGNER, MUST BE AWARE OF CLASSES OF CONTAMINANTS THAT EXIST AND OF THE EFFECTS OF SUCH CONTAMINANTS ON THE HEALTH OF BUILDING OCCUPANTS. AN AIR QUALITY ANALYSIS, PERFORMED BY A SPECIALIST DESIGN

SCALE: V8" = 1-0'
DATE: 08/01/2022
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 614786

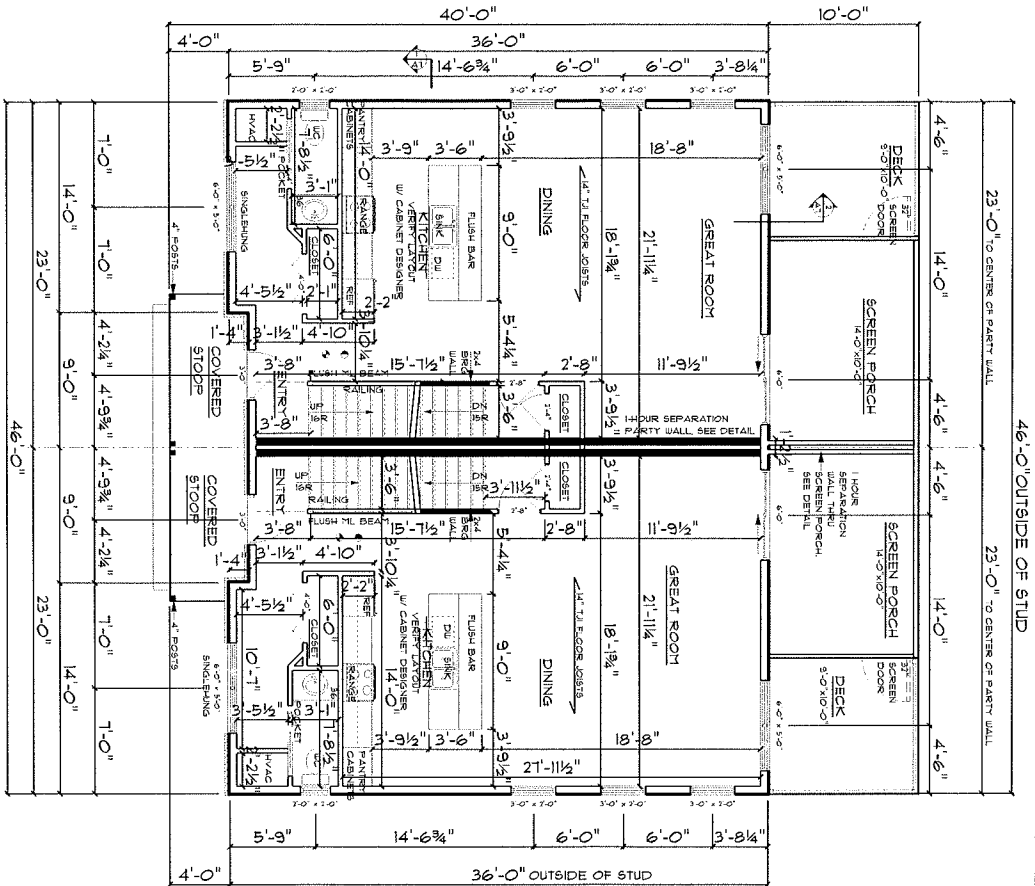
DAHNOVAN BUILDERS
DUPLEX

• DESIGN • ELEMENTS •
RESIDENTIAL • LIGHT COMMERCIAL DRAFTING
• • • • •
LAK TREC • DVA • 52755
249 • 624 • 4370
CHRISTINA GRIGOROVIC

REVISIONS

- ① CARBON MONOXIDE DETECTOR
- ② SMOKE DETECTOR
- ③ INDICATES GAS METER
- ④ INDICATES ELECTRIC METER
- ⑤ INDICATES ELECTRIC PANEL

MAIN LEVEL FLOOR PLAN	
LOWER LEVEL S.Q. FT.:	250 S.Q. FT.
MAIN LEVEL S.Q. FT.:	811 S.Q. FT.
UPPER LEVEL S.Q. FT.:	768 S.Q. FT.
TOTAL S.Q. FT.:	1829 S.Q. FT.



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A4

SCALE: 1/8" = 1'-0"
DATE: 08/01/2022
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: 16M1786

DAHNOVAN BUILDERS

DUPLEX

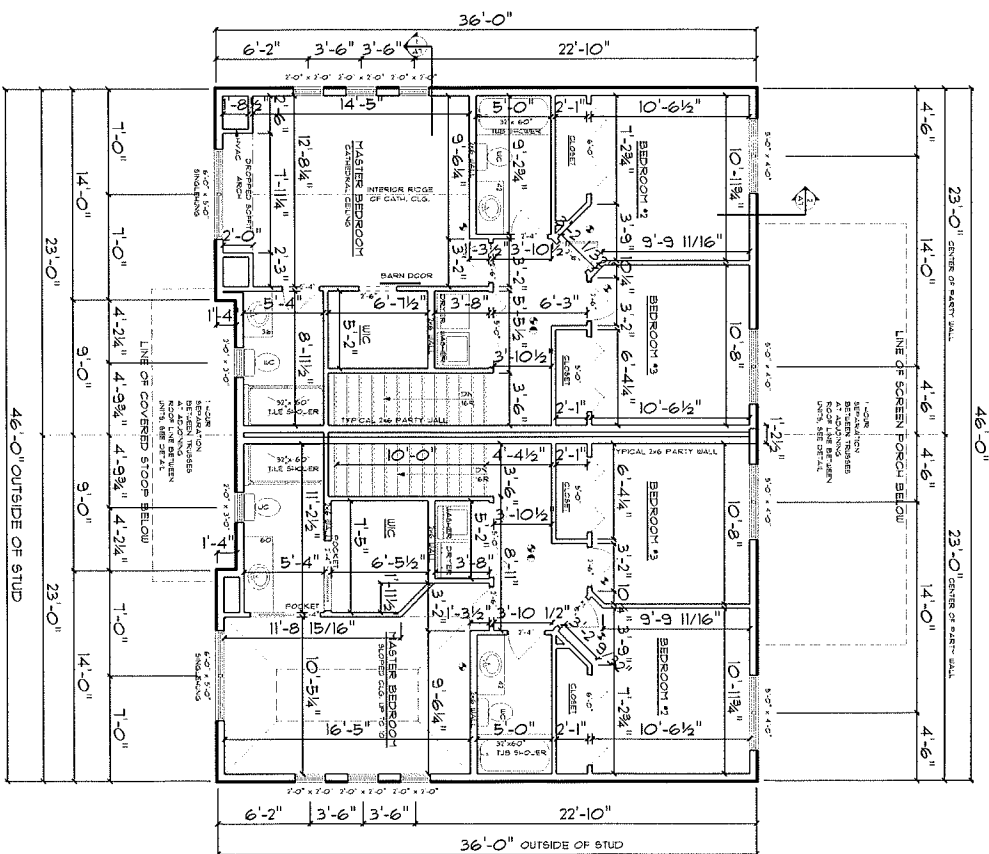
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RESIDENTIAL • LIGHT COMMERCIAL DRAFTING
• • • • •
LOCAL TELL • KIVA • 92755
360 • 63 • 41270
CHRISTIANACREBER@YANCOI

REVISIONS

[illegible]

U-FACTOR OF WINDOWS-.30
FURNACE AFUE-95%
WATER HEATER EFFICIENCY-.92
AC SEER-14

LOWER LEVEL SQ. FT.:	250 SQ. FT.
MAIN LEVEL SQ. FT.:	811 SQ. FT.
UPPER LEVEL SQ. FT.:	168 SQ. FT.
TOTAL SQ. FT.:	1829 SQ. FT.



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• • • • •
LOCAL TRUCK • 12 V.A. • 52755
267-631-4370
GIRI@THAVARVIDE.COM.NICU

DAHNOVAN BUILDERS

DUPLEX

SCALE: V8" = 1'-0"
DATE: 09/07/2022
DRAWN BY: CDM
CHECKED BY: CDM
PROJECT NUMBER: KM1786

A5

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IF FLOOR (DECK/PORCH) SURFACE IS LOCATED 30" ABOVE THE GRADE/FLOOR, GUARDRAIL SHALL NOT BE LESS THAN 36" IN HEIGHT.

Test Specimen	Run Bond and Dried at 100°C	5-4° 10-1° 14-1° 18-1°	5-4° 10-1° 14-1° 18-1°	5-4° 10-1° 14-1° 18-1°	5-4° 10-1° 14-1° 18-1°
Joint Span					
Connector					
1/2" diameter rod with 1/2" maximum sheathing	1/2" EWP ^a 25° 30° 35° 40° 45° 50° 55° 60° 65° 70° 75° 80° 85° 90° 95° 100°	12° 15° 18° 21° 24° 27° 30° 33° 36° 39° 42° 45° 48° 51° 54° 57° 60°	10-1° 12-1° 14-1° 16-1° 18-1° 20-1° 22-1° 24-1° 26-1° 28-1° 30-1° 32-1° 34-1° 36-1° 38-1° 40-1° 42-1°	10-1° 12-1° 14-1° 16-1° 18-1° 20-1° 22-1° 24-1° 26-1° 28-1° 30-1° 32-1° 34-1° 36-1° 38-1° 40-1° 42-1°	10-1° 12-1° 14-1° 16-1° 18-1° 20-1° 22-1° 24-1° 26-1° 28-1° 30-1° 32-1° 34-1° 36-1° 38-1° 40-1° 42-1°
1/2" diameter rod with 1/2" maximum sheathing	1/2" EWP ^a 25° 30° 35° 40° 45° 50° 55° 60° 65° 70° 75° 80° 85° 90° 95° 100°	12° 15° 18° 21° 24° 27° 30° 33° 36° 39° 42° 45° 48° 51° 54° 57° 60°	10-1° 12-1° 14-1° 16-1° 18-1° 20-1° 22-1° 24-1° 26-1° 28-1° 30-1° 32-1° 34-1° 36-1° 38-1° 40-1° 42-1°	10-1° 12-1° 14-1° 16-1° 18-1° 20-1° 22-1° 24-1° 26-1° 28-1° 30-1° 32-1° 34-1° 36-1° 38-1° 40-1° 42-1°	10-1° 12-1° 14-1° 16-1° 18-1° 20-1° 22-1° 24-1° 26-1° 28-1° 30-1° 32-1° 34-1° 36-1° 38-1° 40-1° 42-1°
1/2" diameter rod with 1/2" maximum sheathing and 1/2" stud washers	1/2" EWP ^a 25° 30° 35° 40° 45° 50° 55° 60° 65° 70° 75° 80° 85° 90° 95° 100°	12° 15° 18° 21° 24° 27° 30° 33° 36° 39° 42° 45° 48° 51° 54° 57° 60°	10-1° 12-1° 14-1° 16-1° 18-1° 20-1° 22-1° 24-1° 26-1° 28-1° 30-1° 32-1° 34-1° 36-1° 38-1° 40-1° 42-1°	10-1° 12-1° 14-1° 16-1° 18-1° 20-1° 22-1° 24-1° 26-1° 28-1° 30-1° 32-1° 34-1° 36-1° 38-1° 40-1° 42-1°	10-1° 12-1° 14-1° 16-1° 18-1° 20-1° 22-1° 24-1° 26-1° 28-1° 30-1° 32-1° 34-1° 36-1° 38-1° 40-1° 42-1°

NOT TO SCALE

[illegible]

NARROW WALL DETAIL

FOUR AREA SEPARATION WALL

[illegible]

4-PLEX

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269-629-6065
CHRISTINAGRIFFITH@GMAIL.COM

REVIEWS