

Recorded: 2/22/2016 at 2:28:07.350 PM  
Fee Amount: \$27.00  
Revenue Tax:  
Polk County, Iowa  
Julie M. Haggerty RECORDER  
Number: 201500178023  
BK: 15903 PG: 142

**CLAIM FOR  
PRESERVATION OF DECLARATION OF COVENANTS,  
FOR CROWN COLONY TOWNHOMES**

**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)

David W. Nelmark, Esq., 666 Walnut Street, Suite 2000, Des Moines, IA 50309-3989, Phone 515-243-7100

**Taxpayer Information:** (name and complete address)  
N/A

**Return Document To:** (name and complete address)

Preparer

**Grantors:**

Crown Colony Townhomes Owners  
Association, Inc.

Christine Foss

**Grantees:**

To Whom It May Concern

**Legal Description:** See Exhibit A

**Document or instrument number of previously recorded documents:** Crown Colony Townhomes Declaration of Covenants, Conditions, and Restrictions filed September 26, 1996 in Book 7491 at Page 536 of the Polk County, Iowa, records as Instrument No. 021754.

**NOTE:** This cover page is prepared in compliance with Iowa Code Section 331.606b, (2011). This cover page is provided for information purposes only.

**CLAIM FOR  
PRESERVATION OF DECLARATION OF COVENANTS,  
FOR CROWN COLONY TOWNHOMES**

**RE: See Exhibit A, attached hereto, for legal descriptions of the "Lots."**

The undersigned, Christine Foss, hereby states that:

1. I am the President of the Board of Directors of the Crown Colony Townhomes Owners Association, Inc. (the "Association Claimant"), which is an Iowa Non-Profit Corporation. The shareholders of the Corporation are the Owners of the townhomes within the legal description attached as Exhibit A.
2. That all Lots and Townhomes within the legal description attached as Exhibit A are subject to certain restrictive covenants set forth in the following document:  
  
Crown Colony Townhomes Declaration of Covenants, Conditions, and Restrictions filed September 26, 1996 in Book 7491 at Page 536 of the Polk County, Iowa, records as Instrument No. 021754 (the "Covenants").
3. The Association Claimant is the owner of common areas within the legal description attached as Exhibit A.
4. I am an individual owner of the lot known as 1500 Crown Colony Court, Unit 320. My interest is recorded at Book 15114 Page 254 in the Polk County, Iowa, Recorder's office. I make this claim in my capacity as an owner ("Individual Claimant") as well as on behalf of the Association Claimant.
5. I further state that pursuant to Section 614.24 of the Iowa Code the Individual Claimant, Association Claimant, and Owners hereby make a claim, as the holders of an interest in the Lots and Townhomes subject to the Covenants, for the purpose of extending the validity and effectiveness of such Covenants for an additional period of twenty-one (21) years.

I hereby direct the Recorder of Polk County, Iowa to record this claim for such purpose and to index this claim in the office of the Recorder of Polk County pursuant to Section 614.18 of the Iowa Code.

Dated this \_\_\_\_\_ day of February, 2016.

By: \_\_\_\_\_  
Christine Foss, President of Board of  
Directors of Crown Colony Townhomes  
Owners Association, Inc.

By: \_\_\_\_\_  
Christine Foss, Individually

By: Christine Foss  
Christine Foss, President of Board of  
Directors of Crown Colony Townhomes  
Owners Association, Inc.

By: Christine Foss  
Christine Foss, Individually

STATE OF IOWA, POLK COUNTY, SS.

This instrument was acknowledged before me on the 15<sup>th</sup> day of February 2016 by Christine Foss.

*Darlene F. Oliver*

Notary Public in the State of Iowa

(02347598)



EXHIBIT "A"

That part of Lot 1 Solar-Meredith Place, an Official Plat in Des Moines, Polk County, Iowa, lying south of Thomas Beck Road, and the North 1/2 (30 feet) of vacated Bell Avenue, south of and immediately adjacent to the East 410 feet of Lot 1 Solar-Meredith Place, all more particularly described as follows:

Beginning at the East 1/4 corner of Section 17, Township 78 North, Range 24 West of the 5th P.M.; thence N90°(degrees)00'(minutes)00"(seconds)W along the south line of the NE 1/4 of said Section 17 for 440.00 feet; thence N00°42'25"E for 30.00 feet to a point on the north right-of-way line of Bell Avenue; thence N90°00'00"W along said north right-of-way line for 551.42 feet to a point on the southeast right-of-way line of Thomas Beck Road; thence northeasterly along said right-of-way along a 1477.69 foot radius curve to the left for a length 1142.28 feet, a chord of 1114.05 feet and a chord bearing of N49°31'18"E; thence N27°22'35"E along said right-of-way for 326.37 feet; thence along said right-of-way along a 1228.57 foot radius curve to the right for a length of 14.36 feet, a chord of 14.36 feet and a chord bearing of N27°42'41"E to a point on the east line of the NE 1/4 of Section 17; thence S00°42'41"W along said east line of the NE 1/4 for 1055.82 feet to the Point-of-Beginning.

This parcel contains 8.46 acres, and is subject to all easements of record.

ajgl5547.MJG