



Document 2025 394

Book 2025 Page 394 Type 06 039 Pages 4

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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Document: ACKNOWLEDGMENT OF COVENANTS

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Return Document To:

Tax Credit Allocation Division, Iowa Finance Authority, 1963 Bell Avenue, Suite 200, Des Moines, IA
50315

Grantors: Rethos Winterset LLC

Grantee: Iowa Finance Authority

Legal Description: Exhibit A

Reference Number: Book 2024 Page 89

Project Number & Name: 22-20, The Historic Winterset High
School Apartments

ACKNOWLEDGMENT OF COVENANTS

RE: 22-20, The Historic Winterset High School Apartments

WHEREAS, WHSA LLLP (the "Owner") is the owner of a 27 unit rental housing development located in the City of Winterset, County of Madison, State of Iowa, on the real property described above, known as The Historic Winterset High School Apartments (the "Project"); and

WHEREAS, the Iowa Finance Authority (the "Authority") has been designated by Iowa Code Section 16.35 as the housing credit agency for the State of Iowa for the allocation of low-income housing tax credits under Section 42 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder (the "Code"); and

WHEREAS, in connection with an allocation of tax credits for the Project, the Owner has executed a Land Use Restrictive Covenants Agreement for Low-Income Housing Tax Credit Program (the "LURA"), as amended from time to time, dated December 15, 2023, and recorded in the Madison County Recorder's Office on January 11, 2024 at Book 2024 Page 89; and

WHEREAS, the LURA creates covenants running with the land for the purpose of enforcing certain requirements of Section 42 of the Code and certain additional undertakings of the Owner in connection with its Application (as defined in the LURA) by regulating and restricting the use and occupancy of the Project as set forth therein; and

WHEREAS, to satisfy section 2(k) of the LURA the Owner has requested that Rethos Winterset LLC (the "Mortgage Holder"), as the holder of a mortgage from the Owner dated as of May 15, 2023 (the "Mortgage"), and recorded in the Madison County Recorder's Office on May 16, 2023 at Book 2023, Page 1071, execute this Acknowledgment of Covenants to acknowledge the Mortgage Holder's consent to the LURA;

NOW THEREFORE, in consideration of and to induce the Authority to allocate tax credits to the Project, Mortgage Holder hereby agrees as follows:

1. Mortgage Holder, which is the holder of the above-described Mortgage, for itself and its successors and assigns, does hereby agree (a) that the restrictive covenants described in the LURA run with the land as provided in the LURA and (b) that certain restrictive covenants, as set forth in Section 4 of the LURA, will remain in place for a period of three years after any foreclosure or deed in lieu of foreclosure.
2. Mortgage Holder acknowledges (a) that, before its execution of this Agreement, it has reviewed or had the opportunity to review the LURA, (b) that it consents to the Owner's execution of the LURA, and (c) that the LURA imposes substantial restrictions on the use of the property comprising the Project.

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[Signature Page Follows]

DATED this 28 day of October, 2024.

Rethos Winterset LLC, as Mortgage Holder

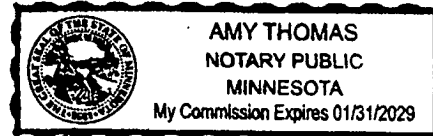
By: 

Printed Name: Heidi Swank
Its: Secretary/Treasurer

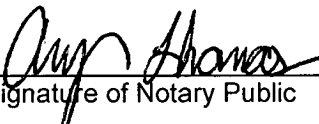
_____, as _____
By: _____

Printed Name: _____
Its: _____

STATE OF MINNESOTA :
COUNTY OF RAMSEY :ss. :



This record was acknowledged before me this 28 day of October, 2024, by Heidi Swank as Secretary/Treasurer of Rethos Winterset LLC.


Signature of Notary Public

STATE OF :
COUNTY OF :ss. :

This record was acknowledged before me this _____ day of _____, _____, by _____ as _____ of _____.

Signature of Notary Public

Exhibit A – Legal Description

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8) in Block Thirty-Two (32), Original Town of Winterset, Madison County, Iowa; AND The Alley running East and West through said Block Thirty-Two (32).