

Prairie Lakes Condominiums
Rules and Regulations
For all Owners and Renters

Maintenance and Repair

Owners shall be responsible for the maintenance, repair and replacement of the following:

- All windows and screens in the living unit
- All doors leading into the living unit
- All decks and patios attached to or adjacent to living unit
- All doors and interior surfaces of any garage
- Any replacement of improvements
- Heating and air conditioning systems
- All interior walls
- Note: if you can wear it out you are responsible for the maintenance

In the event that the owner causes the need for maintenance or repair of any association responsibility element, the cost of maintenance or repair shall be the responsibility of the owner.

Dryer Vents

Dryer vents should be cleaned once every two years.

Garbage and Recycling

No unsightly accumulation of refuse is allowed. No trash may be left in the common entryways or disposed of other than in receptacles.

No tires, mattresses, furniture or other inappropriate items may be placed in garbage areas. Unapproved discard of large items will incur a fine of \$50 per item. *This rule is subject to change if the garbage areas don't stay clean.*

Trash regulations and restrictions set by Ankeny Sanitation must be followed. *Ankeny Sanitation only takes items inside the receptacles (not on the ground).* More information about bulk items or electronics disposal can be found at their website, <https://ankenysanitation.com/>, or call 515-964-5229.

Only recyclable items should be placed in recycling containers.

Garages and Storage

Personal property shall be stored within the garages. Exceptions to the rule: outdoor cooking equipment and appropriate deck and patio furniture which is on the owner's personal deck or patio.

Garage doors shall be kept closed except times of access.

Garage doors and mechanicals (including garage door openers) are responsibility of the owner.

No boat, snowmobile, recreational vehicle, commercial vehicle, trailer or other vehicle other than automobiles shall be stored or parked in any driveway or street. Tow will occur without notice.

No bicycles, toys or other private property shall be stored out in the open along buildings, walls, or other locations in public view.

General Outside Appearance

Window coverings must be a manufactured curtain, shade, or blind. No sheets or blankets should be used.

No bird feeders due to the mess caused by seeds and birds.

Holiday decorations must be removed within 30 days of the holiday.

No exterior addition and/or changes are to be made on the common area without permission from the association. All desired changes must be submitted to the board in writing and approved in writing before changes can be made.

Unapproved changes must be removed at the cost of the owner. Nothing shall be planted, altered, constructed upon, or removed from the common area, except by prior written consent of the association. I.e. common elements are grass, concrete, breezeways and all areas as defined in the Declarations and Covenants.

No fence (decorative or otherwise) shall be allowed on the common elements.

Decks may be stained only with a color approved by the board.

Nothing should be attached to the underside or supports of the deck structure without written approval of the deck owner.

No signs of any character (including for sale signs) which are visible from outside a condo unit may be erected, posted, or displayed, unless first approved by the property manager.

No satellite dishes or radio antennae may be placed on the roof or attached to the building. Failure to comply will result in removal of dish at owner's expense.

Grills

No charcoal grills are allowed, it is against city code. All gas grills when in use must be 3 feet away from the siding. Melted siding is repaired at the owner's expense. Open flame is never allowed – NO EXCEPTIONS

Pets:

Renters are not allowed to have any pets in their unit. Current renters are grandfathered in, however, when there is a new renter, this new rule does apply. If a pet dies after it has been grandfathered in, it cannot be replaced.

Rodents, snakes, and mammals other than cats and dogs are strictly prohibited.

Owners may have one cat and one dog per unit. Owners are responsible for cleaning up after their animals. (Current owners as of April 2018 are grandfathered in with the previous rule which stated no more than three pets are allowed and shall not exceed a total weight of 75 pounds.)

Whenever a pet is outside the unit, it shall be maintained on a leash and the owner is responsible for cleaning up any waste or excrement from such pet(s) on the properties. A fine of \$50.00 minimum and any other occurred costs shall be assessed to owner of the unit.

No dog runs, fences of any kind, or dog houses may be constructed. Failure to comply with these regulations in a responsible manner shall result in a fine or special assessment by the association against a homeowner, which includes cost of removal.

All city pet ordinances are in effect on the association property.

Dog are not allowed to be left tied up outside.

Respect of Neighbors

No illegal or offensive activity shall be carried on in any unit, nor shall anything be done or permitted to remain in any unit which may be or become a nuisance or annoyance to others. For example: Car stereos should not be heard outside of the vehicle. Walk quietly outside of the buildings. Keep voices at a respectful level. Quietly close your exterior doors.

Vehicles and Parking

Park only in your assigned parking space. Vehicles in another resident's space can be towed at the owner's expense.

No parking allowed in the fire zones as per city ordinance.

Any abandoned, disabled, or non-operating vehicle will be towed away at owner's expense.

Repair or maintenance of vehicles is not permitted in the garages or other common elements.

Any vehicle parked in handicap designated areas, or handicap hash areas not properly identified with State of Iowa credentials, will be towed immediately without notice.

Visitor parking spots are for Visitors only, all others will be towed at the owners expense.

Residents of Prairie Lakes Condos parked in designated visitor spaces are subject to towing without warning at the owner's expense.

Vehicles must be in compliance with all city ordinances including noise and muffler rules and window tint rules.

Vehicles must proceed slowly not to exceed 10 miles per hour in the parking lot and vehicles must proceed with caution to avoid pedestrians and vehicles backing out of garages.

No vehicle shall block or impede an owner's access to their driveway, garage, or access to fire hydrant. Any vehicle improperly parked will be towed away at owner's expense without notice.

No vehicles shall be allowed to park on sidewalks, grass or in any non designated parking area.

Noise from car horns and stereos are not permitted.

Child Safety

Children must be accompanied by an adult while playing in common areas.

Rentals

The lease must be for a minimum term of 1 year. The lease must identify all terms of the lease, the name and contact information of both the lessor and lessee, and the permanent address and contact information of the unit owner. If the owner of the rental unit does not remain in good standing with the board or fails to respond to the board concerning information requests, fails to maintain the property, or fails to address complaints about rule violations by the tenant, then the privilege to rent may be permanently revoked by the board.

Owners must provide tenants a copy of the most recent Rules and Regulations.

With the exception of building #1620, the total number of rental units should not exceed 15 units. Going forward, as of June 2018, sales of units must be owner occupied and will not be sold to investors, even if they were a rental previous to this date.

Homeowner's Association

Only homeowners may serve on the board of directors or its committees. No homeowners with delinquent dues may run for the board of directors or vote in any election.

Financial Obligations

All violations of covenants, rules & regulations, shall be handled in the following: a) written warning by email or USPS, b) \$50.00 fine, c) \$100.00 fine d) fines will double weekly if the problem is not resolved. Further action beyond the above schedule will be submitted to legal representation at the owner's expense. All violation enforcement will be deemed valid if viewed by a Board of Directors without exception.

Association dues must be paid by the 10th of each month or a late fee of \$25.00 per month will be added. A non-sufficient funds charge will be billed to homeowner of \$30.00 for returned payment.