

Rock Creek Condominiums
Rules and Regulations
Adopted by the Board of Directors on November 14, 2018
Revised on May 14, 2022 Revised on June 29, 2023

Maintenance and Repair

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

- All windows and screens in the living unit shall be in good repair
- All doors leading into the living unit and utility room
- All decks and patio attached to or adjacent to the living unit
- All doors and interior surfaces of any garage
- Heating and air conditioning systems
- All interior walls
- Exterior doors must remain black, with door trim white
- Original Screen patio door is EMCO by Anderson, Model #1110240774. Pella-051503 90410 0850. Screen patio doors and storm doors should be white. Dutch Boy Off White DW19
- Deck stain is Behr Wood Coating, Natural #500, transparent weatherproofing wood finish
- Blocked dryer vents are a fire hazard. The property manager will assist in scheduling the vendor. Dryer vent cleaning will take place every two years for each entire building. Cost will be paid through the HOA dues. This will be done every even year
- All clogged drain lines due to human waste or products will be charged to the owner and not paid by Rock Creek Condominiums
- **Note: if you can wear it out, then you are responsible for the maintenance**

Please be reminded that temperatures near 20 degrees or below can cause the white condensation pipe going through the lower unit furnace rooms to freeze. This can cause an ice overflow into the lower unit furnace room. If your lower unit furnace room is not insulated, it is recommended to keep your furnace running at or around 70 degrees during these cold temperatures.

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

Garages and Storage

Garage doors and mechanicals (including garage door openers) are the responsibility of the owner. No boats, snow mobiles, recreational or commercial vehicles, trailers, or other vehicles other than automobiles shall be stored or parked in any driveway or lot. No bicycles, toys, or other private property shall be stored out in the open along buildings, walls or other locations in public view.

Pets

Pets are limited to one (1) dog (25 pounds or less at full growth, as permitted by law), two (2) cats and one (1) bird. Rodents, snakes, lizards, and other mammals other than cats, dogs, and birds are strictly prohibited. Rock Creek Condominiums goes by the Altoona, Iowa, dog regulations and requirements on vaccinations and leash laws, as well. Whenever a pet is outside the unit, it must be maintained on a leash and the owner is responsible for cleaning up after the pet on the properties. Dogs are not allowed to be left tied up outside of units. If any dog is reported to have aggressively approached, jumped on, or attacked another person or animal, the owner of the condo will be immediately informed. The incident can be reported to Animal Control. Residents with multiple pets in excess of this limit prior to 11/14/2018 are grandfathered in until a pet passes. Residents are then subject to the limit.

Owners with emotional support animals and or service animals must present documentation from a doctor to the Property Manager. Service and support animals count as number of pets.

Foster pets are not allowed. Owners are also responsible for keeping their pets quiet and not disturbing the peace and enjoyment of their neighbor's units with excessive barking or growling.

Respect of Neighbors

No illegal or offensive activity should be carried out in any unit, nor shall anything be done or permitted to remain in any unit which maybe or become a nuisance or annoyance to others. Quiet time is observed from 10:30pm to 8:00am in which residents are not to run washers or vacuum. Not at any time is there to be windchimes, play loud music or cause disruptive or offensive behavior.

Rentals

Rentals need to reflect the Declarations Third Amendment, Article I. This can be found on the property managers' website.

f. Effective **October 1, 2021**, no living unit shall be rented and must be owner-occupied. Provided, however, any living unit which has a written lease agreement with a tenant on January 1, 2022, shall be allowed to be rented until the unit is sold, at which time the unit may no longer be rented and must be owner-occupied.

Garbage and Trash

Garbage should be placed inside the receptacle reserved for each building and no garbage or trash should be located outside the bins. If an owner needs to have larger items such as furniture, mattresses, appliances or electronics removed, arrangements with the garbage vendor must be made and paid for in advance. No garbage (bags, boxes, etc.) should be left outside the unit, unattended. Boxes should be broken down, flattened, and placed along an inside wall of the dumpster to allow maximum space and avoid overage fees.

Vehicles and Parking

Vehicles must proceed slowly not to exceed 15 mph in the parking lot and proceed with caution to avoid pedestrians and other vehicles backing out of garages. No vehicles should block or impede an owner's access to their garage. Any vehicle improperly parked will be towed away at the owner's expense. Repairs or maintenance of vehicles (other than changing a tire) are not permitted in the garages or common areas. Any vehicle parked in handicap designated areas not bearing the proper identification with the State of Iowa, will be towed at owner's expense. All vehicles in any Rock Creek Condominium parking areas must display license plates or registration applied for document. No vehicle shall be allowed to park on sidewalks, grass or in any non-designated parking area. In the event of a snow occurrence, any vehicle overhanging on the sidewalk will be fined according to the financial obligations with a 24-hour window to take corrective action from the time of notice.

All vehicles must be in operating condition. Any vehicle parked in a parking space without moving for 15 days will be towed at the owner's expense, with no prior notice to the owner, whether abandoned, disabled, lack of movement or non-operating. Owners must notify the Board or the Property Manager in the event of special circumstances.

Any homeowner and/or guests should only park in the homeowner's assigned parking spot or in the overflow parking. Failure to comply will result in fines according to the guidelines under financial obligations.

General Outside Appearance

Holiday decorations should be removed within 30 days of the end of a Holiday.

No exterior addition and/or changes are to be made to common areas without permission from the Board. All desired changes must be made in writing to the Board and approved prior to any changes. Unapproved changes will be removed at the cost to the owner. No fence (decorative or otherwise) shall be allowed on the common elements. Decks may be stained only with a color and product approved by the Board. See Maintenance and Repair. Nothing should be attached to the underside or supports of the deck structure without written consent of the deck owner. No signs of any kind which are visible from outside the condo unit may be erected, posted, or displayed unless first approved by the Board or Property Manager. Includes no political or commercial signage. Exceptions include "For Sale" or "For Rent" signs.

No fireworks allowed, included sparklers, firecrackers, and launchables.

No hanging lawn furniture that exceeds ten (10) pounds in use.

No satellite dishes or other electronic devices may be placed on the roof or attached to the building as of the adoption of these rules. (Those satellite dishes already in existence are grandfathered in until the owner sells the unit.)

Due to safety reasons, fishing, wading or walking along the bank of Rock Creek is not allowed.

Bird feeders and/or functioning bird baths are not allowed.

Financial Obligations

Association fees are due on the first of each month and considered late on the 15th. A late fee of \$25 per month will be added to the owner's account after the 15th. A non-sufficient funds (NSF) charge of \$30 will be billed to the owner for any returned payment. All violations of the Association covenants, By-Laws, or Rules and Regulations will be handled in the following Manner:

- a. First Notice is given with a written warning from the Property Manager by email or USPS. After written notice is received. The violation must be corrected within seven (7) days. Fines will be assessed every seven (7) days until the violation is resolved;
- b. Second Notice is a fine of \$100 given with a written warning from the Property Manager by e-mail or USPS;
- c. Third Notice is a fine of \$200 given with a written warning from the Property Manager by e-mail or USPS;
- d. Fourth Notice is a fine of \$400 given with a written warning from the Property Manager by e-mail or USPS;
- e. Fifth Notice and ongoing is a fine of \$800 given with a written warning from the Property Manager by e-mail or USPS.

Failure to pay fines in a timely manner will result in a lien being placed on the property.

Board Members

Only homeowners are allowed to serve on the Board of Directors or its committees. Homeowners with delinquent dues or fines may not run for the Board or vote at Annual Meetings.