

Silver Oaks Condominiums I
Rules and Regulations
Revised 7/20/2016

1. Owners shall be responsible for the maintenance, repair and replacement of all:
 - a. Windows and screens in the living unit
 - b. Doors leading into the living unit
 - c. Deck and patio attached to or adjacent to living unit
 - d. Doors and interior surfaces of any garage
 - e. Garage doors and mechanicals (including garage door openers)
 - f. Heating and air conditioning systems
 - g. Interior walls

Note: If you can wear it out then you are responsible for it.
2. All maintenance, repairs, and replacements must be made within a timely manner to uphold the appearance of the building.
3. In the event that an 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.
4. Trash Receptacles:
 - a. All trash receptacles are to be stored in the garages and no unsightly accumulation of refuse is allowed.
 - b. No trash may be left in the common entryways.
 - c. No appliances, remodel waste, carpet, furniture, electronics, tires, mattresses, furniture or other inappropriate items may be placed in garbage areas. The receptacles are for approved plastic/cardboard recycling and bagged household waste only. If any other items are needed to be removed call Waste Connections (515-265-7374) for fees and to make arrangements for removal. Illegal Dumping will be a minimum fine of \$500.00 and could be more if appliances are involved. This charge will be for all owners, renters or any outside dumpers.
5. Personal property shall be stored within the garages.
 - a. Exceptions to the rule: outdoor cooking equipment and appropriate deck and patio furniture can be stored on the patio or deck.
6. No bicycles, toys or other private property shall be stored in the common areas of the buildings or other locations of public view.
7. No charcoal grills or any other source of open flames are allowed- it is against city code.
8. All grills when in use must be 3 feet away from the siding. Melted siding is repaired at the owner's expense.
9. No exterior addition and/or changes are to be made in the common area. In the event of a change the removal will be at the cost of the owner.
10. 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.

11. Pets:

- a. Renters cannot have any pets in their unit.
- b. Owners may have 2 pets (Cats and/or dogs - combined weight cannot be over 35 pounds at full growth). Rodents and snakes are strictly prohibited.
 - i. Whenever a dog or cat 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. Fine of \$50.00 minimum and any other occurred costs shall be assessed to owner of the unit.
 - ii. No dog runs, fences of any kind, or dog houses may be constructed.
 - iii. Pets that are outside must be accompanied by their owner
 - iv. All city pet ordinances are in effect on the association property

12. Vehicles:

- a. Vehicles must proceed slowly not to exceed 10 miles per hour in the parking lot
- b. Vehicles must proceed with caution to avoid pedestrians and vehicles backing out of garages.
- c. 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.
- d. Repair or maintenance of vehicles is not permitted in the common areas.
- e. Noise from cars horns and stereos are not permitted.
- f. No vehicles shall be allowed to park on sidewalks, or grass in the common areas.
- g. Any abandoned, disabled, or non-operating vehicle will be towed away at owner's expense.
- h. Any vehicle parked in another homeowners parking spot will be towed at the owner's expense.
- i. Any vehicle parked in a guest spot without moving for 1 week will be towed at the owner's expense.
- j. Board of directors have the right to adopt rules and regulations concerning parking.

13. Garage doors shall be kept closed except times of use.

14. No boat, snowmobile, recreational vehicle, trailer or other oversized vehicle shall be stored or parked on the Silver Oaks property.

15. Children must be supervised by an adult while playing in the common areas.

16. All windows must have window coverings that are manufactured window covering. No tarps, blankets, or any other covering is allowed

17. No more than 10% of the units may be rented at any time.

18. Owners and other tenants shall exercise extreme care not to disturb or to become a nuisance to other owners or tenants.

19. One for sale sign is allowed for any unit that is for sale. No signs for business reasons is allowed.

20. Association dues must be paid by the 10th of each month or a late fee of \$20.00 per month will be added.
21. A non-sufficient funds charge will be billed to homeowner of \$25.00 for returned payment (ACH or Check).
22. 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.
23. All violations of covenants, rules & regulations, shall be handled in the following: a) written warning, b) \$25.00 fine, c) \$50.00 fine d) \$100 fine, unless otherwise specified above.