

**Venbury II Townhome Owners' Association**  
**Rules and Regulations**  
**Adopted October 22, 2024**

**1. Payment of Association Dues:**

- A. Dues are due on the first of the month and no later than the 10<sup>th</sup> of every month.
- B. A late fee of \$25.00 per month will be assessed to the Unit Owner.
- C. All insufficient funds bank charges (ACH or check) will be assessed against the Unit Owner.
- D. Unit Owner will be assessed for any and all legal and processing fees.
- E. Any Unit Owner delinquent in dues precludes themselves from their right to vote or serving on the Board of Directors.

**2. Architectural Control:**

- A. No exterior additions, changes (including color) or alterations to the unit are permitted without prior approval by the Property Manager and Board of Directors.
- B. Metal entry doors and metal storm doors must be white in color.
- C. Installation of exterior hand rails or security cameras must be pre-approved by the Property Manager and Board of Directors.       **\*\* see # 13**

**3. Landscaping Control:**

- A. No changes or additions to the landscaping upon a Lot are permitted without prior approval by the Property Manager and Board of Directors.
- B. No fences are permitted.
- C. Underground electric pet fences must be pre-approved by the Property Manager and Board of Directors.
- D. Unit Owners are required to contact Iowa One Call (1-800-292-8989) prior to any digging upon a Lot.

**4. Owner Occupation:**

- A. No living unit shall be rented and must be owner occupied.

**5. Barbeque Grills:**

- A. No charcoal grills, smokers, or any other source of open flames are allowed on the property. All gas or electric grills must be a minimum of three (3) feet away from siding when in use. Operation of gas or electric grills inside the garage is strictly prohibited.       **\*\* see # 13**

## **6. Trash and Recycle Bins:**

- A. Trash and recycle bins must be stored inside the garage. Bins can be placed at the curb the evening before the scheduled pickup and must be returned to garage storage that same day.

## **7. Snow Removal:**

- A. Driveways, sidewalks and front stoop will be cleared in the event of two (2) or more inches of snowfall, once the snowfall and drifting has stopped.
- B. Vehicles must be parked inside garages during all periods of snowfall to allow full access for snow removal equipment. Any driveway blocked by a parked vehicle(s) will NOT be cleared of snow and becomes the responsibility of the Unit Owner.
- C. No seasonal decorations are to be placed beside driveways or sidewalks (including entryway sidewalk) to allow clear access for lawncare and snow removal.

## **8. Parking Rights:**

- A. No driveway parking of recreational vehicles (boats, snowmobiles, trailers, camping or motor homes) is permitted. There may be exceptions under special circumstances with pre-approval by the Board of Directors.
- B. No driveway parking of inoperable vehicles is permitted.
- C. No roll-offs or heavy equipment on the driveways.

## **9. Pet Restrictions:**

- A. Domestic dogs weighing less than 45 lbs. at full growth are allowed.
- B. Domestic cats weighing less than 25 lbs. at full growth are allowed.
- C. Dogs and cats, when allowed outside, must be kept on a leash or kept within a Board approved underground electronic fence. Tethering a pet to a stationary object is not permitted.
- D. Unit owners are responsible for prompt cleanup of all pet feces or waste deposited on the Properties, and must adhere to all city pet ordinances in effect.

## **10. Signs:**

- A. Political campaign signs must be within a landscaped area.
- B. Any unit owner wanting to sell their Unit is allowed one (1) real estate “for sale” sign in their front yard.
- C. All decorative yard signage must be within a landscaped area.

**11. Satellite Dishes:**

- A. No satellite dishes, television or radio antennas or towers are allowed without prior approval from the Property Manager and Board of Directors.

**12. Dryer Vents:**

- A. Dryer vents must be professionally cleaned every two (2) years at the Unit Owner's expense. The Association will obtain a quote from vendor to do all the units at once, collect fees from each Unit Owner, and work with Unit Owners to set up a schedule to do the cleaning.
- B. Any Unit Owner not participating in the group cleaning must hire their own vendor and provide a copy of paid receipt to the Property Manager showing the dryer vent was cleaned.

**13. \*\* Responsibility for Willful or Negligent Acts:**

- A. In the event an Association Responsibility Element is damaged by a Unit Owner, his or her family or guests, the cost of all repairs will be assessed against the Unit Owner.

**14. Right of Enforcement:**

Any violation of the Covenants or Rules and Regulations will be enforced as follows:

- A. **First Notice** is given with a written warning by email or USPS. After written notice is received, the violation must be corrected or a plan of action communicated to the Property Manager within ten (10) days.
- B. **Second Notice** is a fine of \$50 given with a written warning by email or USPS. **Thereafter, fines will double every 10 days.**
- C. Unit Owner will be assessed for any and all legal and processing fees.

**15. Code of Conduct at Board Meetings.**

- A. Board of Directors and attendees at Board Meetings shall conduct themselves in a business-like manner. Any individual exhibiting threatening behavior will be required to leave the meeting and may be prohibited from attending future meetings.