

Venbury II Townhome Owners Association

Rules and Regulations

Adopted March 10, 2021

- 1. Architectural Control:** No Exterior additions, changes (including color), or alterations to the exterior of the Unit are permitted without prior review by Property Manager and referral to Board of Directors for decision. Steel entry doors must be painted white, with or without glass. Painted aluminum storm doors of color are permitted (no wooden or unpainted aluminum storm doors). Hand rails and security cameras are permitted.
- 2. Landscaping Control:** No changes or additions to the landscaping upon a Lot are permitted without prior review by Property Manager and referral to the Board of Directors for a decision. No fences are permitted. Underground electronic pet fences require review and approval. (If you plan to dig — you need to Locate - IOWA ONE CALL 1-800-292-8989).
- 3. Association Maintenance Responsibilities:** Roofs, gutters, downspouts, siding, driveways, sidewalks, lawn care and snow removal.
- 4. Barbecue Grills:** No charcoal grill or any other source of open flames is allowed. Gas or electric grills in use must be a minimum of three feet away from siding. Operation of grills inside the garage of a Unit is strictly prohibited.
- 5. Filing a Formal Complaint:** All formal complaints must be filed in writing (email or letter) to both the Property Manager and the Board of Directors. The Board will review and take the subsequent action.
- 6. Parking Rights:** No parking of boats, snowmobiles, trailers, camping vehicles (recreational vehicles), motor homes, or inoperable vehicles in the Unit Owner's driveway or Lot is permitted. (There may be occasional exceptions for 7 days.)

7. **Payment of Association Dues:** Dues must be received by the 10th of the Month or a late fee of \$25.00 per month will be assessed to the Unit Owner. An insufficient funds charge (ACH or Check) and any Attorney fees will be assessed to the Unit Owner.
8. **Pet Restrictions:** Only dogs and cats weighing less than 45 pounds at full growth are permitted, with a limit of two pets per unit. No outside pet enclosures or structures are permitted. Dogs and cats, when allowed outside, are to be kept on a leash or personally attended or within a Board approved underground electronic pet fence. Tethering is not allowed due to mowing and yard maintenance problems. The unit owner is responsible for prompt cleanup of any waste or excrement. All Unit Owners are subject to city pet ordinances in effect.
9. **Responsibility for Willful or Negligent Acts:** In the event an Association Responsibility Element is damaged by a Unit Owner, his or her family or guests, the cost of the repair will be assessed to the Unit Owner.
10. **Right of Enforcement:** Any violation of the Covenants or Rules and Regulations will be handled as follows: A) Written Warning, 1st month. B) Written Warning, and \$50 fine, 2nd month. C) Written warning and \$100.00 fine, fines increasing in increments of \$50 and Attorney fees will be paid by the homeowner until the violation is resolved or legal action will be pursued.
11. **Satellite Dishes:** Satellite dishes, television or radio antenna devices are allowed, however, the following rules apply. They must be in a landscaped area and in the backyard of the unit. No dish shall be attached to a structure or in front or side yard. Dish or cable cannot obstruct any lawn care or snow removal. Prior approval from the Property Manager is needed before installation begins.
12. **Signs:** All temporary yard signs (i.e. For Sale or Political) must be within a landscaped area so they do not obstruct any lawn care or snow removal.

13. **Snow Removal:** Driveways, sidewalk and front entry stoops will be cleared in the event of two or more inches of snowfall and drifting has stopped. Vehicles are to be parked inside garages during any period of snowfall to allow a clear access for snow removal. Any driveway blocked by parked vehicle(s) will not be cleared of snow. The snow removal will then be the responsibility of the Unit Owner.

14. **Unit Owner Maintenance Responsibilities:** Windows, doors (interior and exterior), overhead garage doors (including opener operability), heating and air conditioning systems, plumbing, electrical, decks, patios and all bushes, trees, plants and landscaped areas. Maintenance of any improvements or additions to the original construction of the dwelling is the responsibility of the Unit Owner.