

Rules & Regulations
Westwood Condominiums I
(Revised June 2020)

1. Owners shall be responsible for the maintenance, repair, and replacement of all, but limited to, the following:

- 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
- g. Dryer vents should be cleaned every two years at owner's expense.

- **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 Aspen Waste System (515-974-1400) for fees and to make arrangements for removal.

5. Charcoal grills, or any other source of open flames including fire pits, are not allowed on decks or anywhere else on the Westwood property.

6. All grills when in use must be 3 feet away from the siding. Melted siding is repaired at the owner's expense.

7. No exterior addition and/or changes are to be made in the common area without the permission from the association. All desired changes must be submitted to the board in writing and will be responded to in writing before any changes can be made. Unapproved changes will be removed at the cost of the owner.

8. No satellite dishes or radio antennae may be attached to the building. Failure to comply will result in removal at the cost of the owner.

9. Pets: **Renters are not allowed to have pets of any kind.** Current renters will be grandfathered in, however, when there is a new renter, this new rule applies. Also if a grandfathered pet dies, it cannot be replaced.

- a. Owners may have no more than 3 cats per unit or 1 dog that may not weigh over 80 lbs.
- b. Pets must be leashed at all times outside of the unit.
- c. Owners are responsible for picking up their pet's waste. A fine of \$50 minimum and any other occurred costs will be assessed.
- d. No dog runs, fences of any kind, or dog houses may be constructed. Failure to comply in a responsible manner shall result in a fine or special assessment by the association against the homeowner which will include the cost of removal.
- e. All city pet ordinances are in effect on the association property, i.e. Dangerous and Vicious Animals.
- f. No pet is allowed to be tied up outside.

10. Parking, Garages & Storage

- a. Each unit has space for one operational vehicle in the garage, and one vehicle parking in front of the garage, and most cul-de-sacs have room for one vehicle in the outlying parking area.
- b. No vehicle shall block or impede an owner's access to their driveway, garage or access to fire hydrants. **Parking is never permitted in fire lanes.** Any vehicle improperly parked will be towed away at owner's expense without notice.
- c. No boats, snowmobiles, recreational vehicles, trailer or other oversized vehicle shall be stored or parked on the Westwood property.
- d. Garage shall remain closed except for times of use.
- e. Personal property shall be stored with in the garage.
 - Exceptions: outdoor cooking equipment and appropriate deck and patio furniture which shall remain on the owner's personal deck.
- f. No bicycles, toys or other private property shall be stored out in the open along buildings, walls or other locations in public view.

11. Children must be supervised by an adult while playing in common areas. Riding bicycles or scooters on lawns or in and out of parked cars is prohibited. Any damage caused by such action will be assessed to unit owner.

12. Fireplaces: each unit owner assumes total responsibility for the safe operation and maintenance of their fireplace.

13. Unit owners are responsible for the maintenance and repair of any water or sewage pipes serving their unit which are within the reach of a ten foot plumbing snake used for cleaning debris.

14. Owners are responsible for maintaining the area close to the foundation surrounding their unit, including trimming seedlings in flowerbeds and regular weeding.

15. All windows must have manufactured window coverings. Tarps, blankets or other coverings are not allowed.

16. One for sale sign is allowed for any unit and no signs for business are allowed.

17. Association dues must be paid by the 10th of each month or a late fee will be assessed. \$25.00

18. A non-sufficient funds charge will be assessed to homeowner for any returned payment (ACH or check). \$30.00 each

19. Only homeowners may serve on the Board of Directors or its committees. No home-owners with delinquent dues may run for the BOD or vote in any election.

20. Any violations of covenants, rules & regulations, shall be handled in the following unless specified differently above:

- 1st violation will be a written warning
- 2nd violation will be a \$25 fine
- 3rd violation will be an additional \$50 fine
- 4th violation, and all subsequent violations, will each be an additional \$100 fine

20. Going forward all units sold must be owner occupied.