BK: 6762 PG: 958
Recorded: 5/19/2026 at 8:50:43.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $0.00
Kim Painter RECORDER
Johnson County, Iowa

Recorders Cover Sheet

Preparer Information: (name, address and phone number)
Aspen Lake Association, 755 Mormon Trek Blvd., Iowa City, Iowa 52246 (319-430-2540)

Return Document To: (name and complete address)
Aspen Lake Association, c/o Southgate Companies, 755 Mormon Trek Blvd., Iowa City, Iowa 52246

Grantors:
Aspen Lake Association

Grantees:

Legal Description:

Document or instrument number if applicable:

ASPEN LAKE ASSOCIATION
RULES AND REGULATIONS

COMMON AREA POLICIES:

All plants, topsoil or humus are to be left undisturbed. Cutting or digging up plants or trees is not allowed.

Hunting or trapping is not allowed. Firearms and air guns are not to be discharged on the property.

The common areas should be kept clean.

Private property bordering on the common areas should be respected.

No motorized vehicles of any kind, except authorized maintenance vehicles are permitted on the common areas or pathways other than streets or parking areas.

Bicycles are permitted on the paved areas only.

Persons using the common areas after 9:00 p.m. must refrain from loud and boisterous activities.

Propane or charcoal grills, or any kind of grills are not permitted on the premises including common areas, in units, on decks, and on patios.

Residents are responsible for any damage done to common areas by themselves or their guests.

Entryways, halls, stairways, landings, and parking areas shall be kept clear of bicycles, waste receptacles, footwear, and other foreign objects at all times.

Except within individual units, no planting or gardening may be done, and no fences, hedges, clothes lines or walls may be erected or maintained upon the common areas.

PARKING POLICIES:

Each condominium unit shall be entitled to the use of at least one parking space for an approved vehicle. An approved vehicle shall include any conventional passenger vehicle, or a truck or commercial vehicle of less than 2.5 tons in gross weight. Resident owned vehicles must be registered with the property manager.

All motor vehicles shall display current licenses and be maintained in proper operating condition so as not to be a hazard or nuisance by noises, exhaust emissions or appearance.

Storage of vehicles is not permitted in the parking areas. No vehicle shall be parked in a visitor parking area for longer than 72 hours without prior written permission.

No repairs shall be made in the parking lot that would render the vehicle inoperable for more than 24 hours. No repairs shall be made that may damage or soil the pavement, particularly oil changes.

No signs, initials, numbers or any other additions or alterations to parking spaces may be painted, displayed or erected by any residents.
Motorcycles and bicycles are to be parked in areas designated for each.

Vehicles should not overhang pathways or green areas.

SMOKING POLICY:
There shall be no smoking of any kind on the premises including common areas, in units, on decks and on patios. This includes cigarettes, cigars, pipes and vaping. All smoking is prohibited.

PET POLICIES:
No dogs allowed. Cats, caged birds, and fish are permitted provided that it can be confirmed that the pet has not been a problem or caused damage at former residences.

Residents are responsible for any damage to property, injury or disturbance that a pet may cause or inflict.

No pet owner may permit an animal to relieve itself on common areas. In the event an "accident", the owners are responsible for the immediate removal of animal wastes from the common areas.

When on the common areas, pets must be carried or leashed. No animal may be leashed to any stationary object on the common areas.

All pets must be licensed as per City regulations in order to ensure that pets have been vaccinated against rabies.

Penalties for violation of the Iowa City pet ordinance may be enforced by the City without regard to any remedies pursued by the landlords.

NOISE RESTRICTIONS:
Residents shall not make, nor permit, any public or private nuisances or any disturbing noises, conduct, music, stereo, television, or partying in any apartment or elsewhere on the property as to disturb or annoy other residents. Violations of this role shall be reported to the Iowa City Police Department by the offended tenants.

WATERBEDS:
There shall be no waterbeds in the upper-level units. Waterbeds may violate floor loading regulations. They are messy to fill and empty. If ruptured, they can damage the apartment and the ones below. Even if they remain intact, the bleach put into the water to keep it from souring may leak through in gaseous form and ruin the carpet.

GARBAGE:
Garbage and refuse should be placed in the trash containers provided. The trash container lids should be closed at all times to prevent trash from blowing out of the containers. No trash or garbage will be permitted in the hallways, stairwells, or landings at any time.

SIGNS:
No signs, stereo, or radio antennas or aerials, awnings, other similar materials shall be exposed from any window or any other outside portion of any unit or common area.

FLAMMABLE ARTICLES:
Highly flammable articles and substances are prohibited from all units This would include kerosene, gasoline, and other highly flammable or explosive materials.

PEST CONTROL:

Each building and the condominium units are treated for pests on a quarterly or on call basis. Notices shall be posted on the bulletin boards 24 hours in advance of treatment. If a resident's housekeeping is responsible for a pest invasion, the resident will be responsible for all charges incurred in order to eradicate pests from the premises. No occupant of a condominium unit may refuse pest control treatment of the unit unless the occupant provides the association with a written statement from occupant's medical physician stating that the unit should not be treated.

MAIL DELIVERY:
The Post Office will not deliver mail to any condominium mailbox which is not clearly marked with the resident's name. The Post Office should be advised of any change of address immediately.

COLD WEATHER PRECAUTIONS:
It is the resident's responsibility to maintain normal temperature in the apartment, regardless of whether it is occupied or not, to prevent pipes from freezing.

VIOLATIONS:
Violations of any part of these rules and regulations shall result in appropriate action or legal remedies being taken as required to protect the property rights of the parties involved. These rules and regulations may be added to or amended from time to time and such amendments and additions will become effective immediately.

DATED this 13 day of May 2026.

ASPEN LAKE ASSOCIATION

By: _____
Steven C. Anderson, Treasurer

STATE OF IOWA)
)
JOHNSON COUNTY)

This instrument was acknowledged before me on the 13th day of May, 2026, by Steven C. Anderson as Treasurer of Aspen Lake Association.

CANDRA F. NICKELL
Commission Number 715636
My Commission Expires
March 20, 2029

_____
Notary Public in and for the
State of Iowa