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Johnson County Iowa
Kim Painter County Recorder

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RULES AND REGULATIONS FOR IDYLLWILD CONDOMINIUM OWNERS ASSOCIATION

As adopted by the Members of the Association on May 17, 2022

The following rules and regulations, having been adopted by the Idyllwild Condominiums Owners Association pursuant to Section VIII Item 4 of the By-Laws, shall be binding on the unit owners of Idyllwild Condominiums until modified or amended by the Board of Directors of Idyllwild Condominiums Owners Association as provided in the Declaration for Idyllwild Condominiums. The following rules and regulations are *in addition to* provisions contained in the Horizontal Property Act, the Articles of Incorporation, the Bylaws of the Association, and the Declaration.

BE A GOOD NEIGHBOR

1. No owner shall make or permit any disturbing noises or odors in the building, or do or permit anything to be done therein which will interfere with the rights, comforts or conveniences of other owners. No owner shall play, operate or permit to be operated an I-pod, radio, television, phonograph or other loud speaker between the hours of 10:00 PM to the following 7:00 AM, if the same disturb or annoy other occupants of the building.
2. Each owner shall keep his/her unit in a good state of presentation and cleanliness. Each unit owner will keep the areas in the immediate vicinity of his/her unit clear of all trash, paper, cigarette butts and other debris.
3. No owner shall feed the deer or other wild life or encourage their presence in the development due to the damage they cause. Bird feeders are allowed only if they are ground-level (not on a second-level deck) and situated within an owner's limited common area, which is defined as the area used exclusively by an owner such as entry area and patio.
4. Updated contact information including phone numbers, e-mail addresses and vehicle information must be registered with the Management Company at all times.
5. The internet portal site should be used for association business only.

COMMON AREAS

1. All Common Areas including air conditioner enclosures must be kept free of materials of any kind, and may not be used for storage of bikes, garbage cans, signs or other items. Signs are allowed in an owner's window. One realtor sign is allowed per any for-sale unit. Declarant signage is addressed in Article 6 of the Declaration. Extraneous outdoor equipment (such as sandboxes, playground equipment, basketball hoops, etc.) is not allowed unless specifically approved by the Association Board of Directors.
2. Limited Christmas or other holiday decorations are allowed 30 days prior to and 30 days following the holiday, however, blowup decorations are not allowed. No flags or flagpoles are allowed without the express approval of the Board.
3. No decorative items are allowed in the common area of lawns or driveways. Decorative urns and other items are allowed in an owner's limited common area. Seasonal items (flower pots, etc.) must be put away in garages when not in use.

SMOKING/VAPING PROHIBITED

1. Smoking inside the unit or interior common areas is prohibited. Due to the proximity of units within the regime, smoking and/or vaping is prohibited indoors to mitigate smoke transmission between units. The only exception to this rule is for current owners (not renters) as of the date of the recording of these revised Rules and Regulations who have an existing smoking/vaping habit. If a current owner meets this description and wants to have the option of smoking inside the unit, the owner is hereby required to procure a medical-grade air purification system at the owner's cost. If the unit owner refuses to comply with the smoke transmission rules, the board can pursue legal remedies, such as levying fines and/or seeking a declaratory judgment.

VEHICLES AND PARKING

1. Vehicles of any kind must be parked only in the areas provided for that purpose, and shall not be parked in such a manner as to impede or prevent ready access to any entrance or exit from any building by another vehicle. Boats, trailers and RVs may not be parked in the development. There is NO PARKING on the streets of Idyllwild. This is a City of Iowa City requirement; the private streets are too narrow for an emergency vehicle to pass. Violators will be towed/ticketed at the owner's expense.
2. Guest parking areas are reserved for guests, and are not for the use of storing additional vehicles of owners. Violators will be towed/ticketed at the owner's expense.

3. The speed limit on Idyllwild streets is 15 MPH. Drivers must drive on the right side of the road.
4. No semis are allowed in Idyllwild. The private streets do not allow room for a vehicle of that size to maneuver inside the complex.
5. No moving vans or pods may be kept over 2 days without prior approval by the Board.
6. The emergency exit on the west end of Idyllwild is to be kept clear of all vehicles and equipment at all times.

PETS

1. No animals or reptiles of any kind shall be raised, bred, or kept in any unit or in the Common Elements, except that a dog, cat or other household pet, not to exceed 30 pounds in weight, may be kept in a Unit, provided that it is not kept, bred, or maintained for any commercial purpose; and provided further that any such pet which in the opinion of the Board of Directors of the Association is causing or creating a nuisance shall be permanently removed from the property upon (3) days written notice from the Board of Directors of the Association. No unit shall house more than one pet, except as approved by the Board of Directors. Service or companion animals are exempt from the weight requirements with proper documentation. All pets must be registered with the Board of Directors of Idyllwild.
2. Any owner keeping a pet shall immediately clean and remove waste and messes created by said pet. Further, no unleashed pets whatsoever shall be allowed upon the grounds, both limited and common areas.
3. Tethering of a pet is allowed in the owner's limited common area that does not infringe on a neighbor's limited common area (patio, etc.) provided the animal is attended by an owner. All waste shall be immediately removed.
4. Owners walking their pet must respect their neighbor's privacy; utilize ample green space, sidewalks and streets; stay away from neighbors' windows and doors.

BUILDING, MAINTENANCE & GARBAGE

1. Owners must report any roof leaks and other maintenance requests in a timely manner to Keystone Property Management Co. on the HOA portal at <https://keystonepropertymanagement1.managebuilding.com/Resident/apps/portal>, by phone at 319-338-6288 or e-mail at info@keystoneproperty.net.
2. Nothing may be altered, constructed or removed from the Buildings or Grounds without written consent from the Board of Directors. This includes gardens and other plantings, painting or other alterations to the Building such as porches and decks. Requests for al-

terations must be submitted to the Board in writing, including utilizing the form for this purpose. All approved and constructed alterations must be maintained by the Owner or any future Owners of that unit.

3. Insured damages to one or more units resulting from a malfunction, action or inaction of an owner shall require that owner submit the claim to their personal insurance company or to pay the HOA's insurance deductible, should the claim be reported to and paid by the HOA's insurance.
4. Garbage pickup and recycling pickup is currently scheduled for Tuesday morning between 6:00 AM and 7:00AM. Bagged garbage must be secured in a garbage receptacle (the Board of Directors suggests a square or rectangle bin as round bins have a tendency to blow away). Items to be recycled must be placed in bins provided by the waste hauler. Cardboard must be broken down and if too large for recycling bin, placed under the bin. Trash cans and recycling bins may be set out the night before pickup, and returned to occupant's garage after pickup; do not leave bins outside. The trash and recycling must be placed curbside on the main street for pickup.
5. Owners and tenants must dispose of large items such as furniture, carpeting, etc. elsewhere or make arrangements with the HOA trash hauler for pickup at the owner's expense.
6. Permanent outside light fixtures attached to the buildings are required to have regular white light bulbs, no colored lightbulbs are allowed.

RENTAL UNITS

1. Idyllwild Development II, Inc., the Declarant and Developer, or its successors or assigns, owns the sole and irrevocable right to rent units pursuant to the Declaration of Submission to Horizontal Property Regime for Idyllwild Condominiums Article 6, Paragraph 1.
2. Declarant must provide the tenant with a copy of the Rules & Regulations.
3. Declarant must provide the Board President and the Property Management Co with the names, phone numbers, vehicle and pet information of the tenants.

SATELLITE DISHES

Unit owners may apply to install satellite dishes. All applicants may install satellite dishes or antennas only with the approval of the Board, subject to the following requirements:

1. Written request must be submitted prior to installation with a drawing of intended installation.
2. Installation:
 - a. All wires must be secured or covered.

- b. Dishes may not obstruct views of adjacent units.
 - c. A diagram providing all dimensions and location of the dishes must be submitted with application.
 - d. The color of the dish must blend with the color of the building or be painted to accomplish this. Gray is acceptable.
- 3. Safety Considerations:
 - a. The satellite dish may not be secured to the wall of any building or to the rail or pickets of the balcony.
 - b. Satellite dishes should not hang outside the balcony.
- 4. Dish must be removed when service is terminated.

ASSOCIATION DUES AND ASSESSMENTS

Association dues must be paid in full by the 10th day of each month or may be subject to a penalty of \$25 after that time. Owners should contact Keystone Property Management to determine the current due amount. Unpaid dues and assessments accrue interest and constitute automatic liens against the property pursuant to Article VI of the Bylaws.

COMPLAINTS, CONCERNS, & COMMENTS

Owners shall report to Keystone Property Management via the portal, in writing or by e-mail to express complaints, concerns, and/or comments.

SANCTIONS AND RULE ENFORCEMENT

- 1. Unit owners are required to read and become familiar with all Rules and Regulations.
- 2. Unit owners are responsible for the payment of sanctions imposed due to the violations by themselves and their families, their tenants and guests.
- 3. A unit owner may request a variance to a rule, such as a temporary variance for parking for a planned event. A request for a variance must be submitted in writing to the Board of Directors. The Board will consider the request and notify the owner whether or not the request is granted.
- 4. If an Owner or tenant violates the Condominium Declaration, Articles of Incorporation for the Association, Bylaws of the Association, or any Rules and Regulations adopted by the Association, including any amendments to those documents, the Owner (or "alleged violator") may have sanctions imposed and the following procedures will be followed:
 - a. The Rules and Regulations as adopted by the membership are enforced by the imposition of fines for violations or by the towing of vehicles.
 - b. Any unit owner, or the Board, may prepare a written notice of violation. The violation notice must contain the following information: the date of

the occurrence, the witness of the occurrence, the time of the occurrence, a description of the violation, and the signature of the person preparing the notice.

- c. There is no grant of anonymity for those submitting violation notices.
- d. The violation notice must be submitted to the Board within five days of the violation's occurrence.
- e. The violation notice will be reviewed by the Board of Directors within five business days.
- f. The Board of Directors will review the violation notice, and at its sole discretion, may act in the following manner:
 1. Upon agreement of the Board that there is indeed a violation – the Board of Directors will prepare a written notice to a violating unit owner giving the owner 7 days to remedy.
 2. Upon expiration of the 7 days to remedy, if the unit owner is still not in compliance with the Rules, the Board, at its discretion, may levy a fine of up to \$1,500.00.
 3. Repeated violations (same offense) will be subject to repeated fines.
- g. Fines will be subject to collection as defined in the Idyllwild Condominiums Homeowners Association By-Laws and Declaration and any amendments thereof.
- h. The Board of Directors and its Agent shall have the authority to impose fines, arrange for towing of vehicles through its agent, and to waive fines or reduce fines, if appropriate.
- i. A unit owner who disputes the imposition of a fine or the towing of a vehicle may appeal the sanction to the Board of Directors for further consideration and a hearing on the subject matter.
- j. The decision of the Board of Directors on an appeal shall be final.

The foregoing Rules and Regulations were adopted by Idyllwild Condominiums Owners Association Board of Directors and approved at a meeting held the 17th day of

May 2022.

Tammi Craft

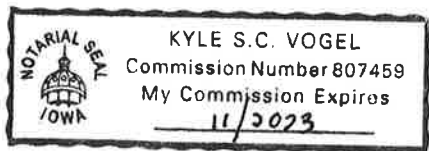
By: Tammi Craft, President

Terri Miller Chait

By: Terri Miller Chait, Secretary

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

On this 11th day of July 2022, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Terri Miller Chest, to me personally known, who being by me duly sworn, did say that she is the President, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said President as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by her voluntarily executed.





Notary Public in and for the State of Iowa.

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

On this 11th day of July 2022, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Tammi Craft, to me personally known, who being by me duly sworn, did say that she is the Secretary, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Secretary as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by him voluntarily executed.





Notary Public in and for the State of Iowa.