

Cayman Pointe Owners Association
Iowa City, Iowa
Rules and Regulations
04/14/2025

Wanting to enjoy our homes to the fullest and to respect the right of our neighbors to do the same, we, the owners of Cayman Pointe Owners Association, adopt and agree to abide by the following Rules and Regulations:

I. Common Areas

- A. Definition: common areas include the grounds, driveways, sidewalks, entrances, stairways, hallways, and closets under the stairs.
- B. The common areas designed to give access to dwelling units shall not be used in such a way as to interfere with access.
- C. Hallways and stairways shall not be used for storage purposes. Decorative items may be placed in them by agreement among those living in the building.
- D. Thermostats in hallways shall be set at 45 degrees.
- E. Doormats or rugs may be placed by owners on the hallway carpet outside of the entrance to their own condo. Doormats or rugs should lay flat, be of firm-enough material to allow cleaners to vacuum easily around and over them, and of a reasonable size, no larger than 30" x 45". Doormats or rugs must not interfere with adjoining condos or traffic in the hallway. Residents are requested to place a mat or a piece of carpeting inside their garage next to the door that leads into the hallway so as to keep the hallway carpeting as clean as possible.
- F. Action that tends to spoil the appearance of the common areas is to be avoided. Special care shall be taken to avoid anything that tends to spoil the appearance of the areas sodded at the time the buildings were built.
- G. Anyone responsible for damage done to the common areas or to the property of the Association (for example, damage done by movers, guests, or pets) is also responsible for the attendant costs and is liable to be assessed for those costs by the Board of Directors.

II. Landscaping

- A. Owners are free to plant flowers, but not vegetables, in a strip 18 inches wide adjacent to their own condo along the back of the building. Planting must be edged in the same way as the shrubs are edged on the front side of the building. Whoever plants flowers is responsible for maintaining them attractively and at the end of the season for cleaning up the area and removing dead plants. If the Association finds it necessary to incur any cost resulting from the planting of flowers, the Board of Directors may assess the cost against the owner involved.
- B. Special plans for landscaping of common areas that are more extensive than those allowed in Rule A must be submitted in writing and approved by the Board of Directors prior to the commencement of the landscaping. The owner who does the landscaping is required to maintain the landscaping in an attractive manner and is responsible for any cost incurred as the result of the landscaping. The successors of the owner inherit the responsibilities of the owner in regard to the landscaping.
- C. The watering of trees, shrubs and lawns is done by the Association under the direction of the Chairperson of the Committee for Landscaping, Architecture and Maintenance. Any help offered by the unit residents in watering the trees, lawns and shrubs will be appreciated.

III. Maintenance Fee and Deposit

- A. The monthly maintenance fee, as determined by the Board of Directors, is due on the first day of each month. Checks should be made payable to the Cayman Pointe Owners Association

and mailed or delivered to the Treasurer. A maintenance fee received by the Treasurer more than five days after it is due is considered late and a late fee of \$10 will be assessed. Contact the Board President for current fee structure.

B. There is a \$150 deposit per unit that is due with the owner's first monthly maintenance fee. The deposit is returned to the owner when the owner sells the condominium, provided the owner owes no outstanding assessments to the Association.

IV. External Appearance

A. The external appearance of the buildings is a matter of common interest to owners. A modification to the external appearance of a building can only be undertaken in such a way that color and style of any new siding, stain, paint, wood, screening and doors are consistent with that used in other buildings. Windows are the responsibility and expense of the individual condo owners. Whereas they affect the external appearance of the building, window glass shall be clear and can be replaced with or without grilles. No other type or design of window is to be used. All windows on the same outside wall of each unit need to be of the same type and style; i.e. all with grilles or all without grilles.

B. An owner who contemplates a change or alteration in the external areas of the building shall submit the request in writing to the Board of Directors prior to beginning work. Work may not proceed until written permission is received by the owner from the Board of Directors. For example, any change on an external wall modification of a porch calls for advance approval.

C. With prior approval from the Cayman Pointe Board of Directors, satellite dishes could be permitted in the commons areas with the following exclusions: 1.) the front lawn, 2.) the roofs, 3.) the exterior walls of the buildings and 4.) areas that would compromise lawn care.

Installation must also be made without drilling a hole in the exterior wall of the building.

5) Whereas technology has changed, Cayman Pointe Owners Association owners have determined that drilling a small hole into the buildings to install the ImOn fiber network is allowed. (April, 2025)

D. Banners and signs are not to be displayed outside the buildings or in the balcony and patio areas. Laundry may not be put outside the building to dry, and may be dried on a deck or patio only if it is inconspicuous.

V. Animals/Pets

A. Pet Ownership

Effective September 10, 2015, one dog or one cat less than 40 lbs is allowed per unit and must be spayed or neutered. If the provisions stated below are not adhered to, the Board reserves the right to require an owner to remove his/her pet from the owner's residence. Provisions regarding pet ownership by current owners of units in the Cayman Pointe Owners Association which must be adhered to:

1.) The pet owner shall complete a Cayman Pointe Owners Association Pet Information Form, which includes requirements for Rabies Vaccination and City of Iowa City Licensure. This form shall be updated annually by the pet owner, or as the vaccination and licensure expire. When completed, this form will be kept in the President's file for archival purposes.

2.) All pet owners must serve on a Pets Committee, composed of pet owners and other interested volunteers, to assist in resolving issues involving pets.

B. Care and Maintenance

1.) Pets must be confined in a carrier, carried, or on a leash when outside the pet owner's residence. This includes the common areas within all Cayman Pointe buildings as well as outdoors.

2.) Owners are responsible for prompt cleanup, removal and appropriate disposal of all pet excrement.

- 3.) Owners are responsible to see that there are no offensive odor and problems caused by their pets.
- 4.) Owners are required to keep their pets from barking, howling, or making noise that disturbs any owner from peaceful enjoyment of their unit or common areas.

C. Owner's Liability

- 1.) Pet owners shall be responsible for any cost associated with repair of damage caused by their pets to any of the buildings, grounds, and/or personal property of other owners.
- 2.) Pet owners will be responsible for any personal injury that their pets cause or inflict.
- 3.) The Association will not be liable for any damages or injuries caused by pets. The Association will be held harmless by any owner of pets.
- 4.) No owner may engage in "pet sitting" for any pet whose owner is not a member of the Association.
- 5.) Guests who bring their pet along for a brief visit (not more than 10 days) are subject to all rules and regulations governing pet ownership, except that of spaying and neutering.

D. Aquarium Ownership

- 1.) Fish aquariums are allowed in all first floor units, regardless of weight, because the complex rests on a concrete slab (no basement). However, owners of second floor units who wish to have an aquarium must provide documentation to the Board of Directors, from a structural engineer, that the floor of the owner's residence can accommodate the weight load of said aquarium.

E. Handling of Pet Related Complaints

Each complaint concerning pets must be submitted in writing to the Board of Directors within 48 hours of the incident. (If an emergency situation occurs, notify the Board of Directors by phone, as soon as possible, and follow up with a letter.) The Pets Committee will meet with the pet owner and complainant involved to resolve the dispute and implement a plan to avoid future problems. The pet owner and complainant will receive a written response from the Board of Directors and Pets Committee specific to the complaint. This letter will include the designated time period for problem resolution. This time period is not to exceed 7 days. The Pets Committee will report any incidents and their resolution to the Board of Directors. If the pet owner fails to resolve the problem within the designated time period, fine assessment will occur per Section XII in this document, including fines of up to \$200. If the fine assessment is not paid to the Cayman Pointe Condominium Association Treasurer within 30 days, a collections agency will be contacted to collect debt or a lien will be filed against the condominium owner's property.

VI. Vehicles

A. Owners and their guests shall park their cars and other vehicles with due regard to the legitimate expectations of others. In particular, no owner or guest shall park a vehicle in such a way that it blocks other owners from moving their vehicles into and out of their garages.

B. No motorized vehicle shall be parked on or driven over the lawn areas.

C. Guests who arrive in motor homes, campers, etc., for visits of no more than a few days may park them on the premises. Other motor homes shall not be parked on the premises for more than 2 consecutive nights without permission of the Board of Directors.

D. Only cars owned by unit owners may be washed with water from the common faucets.

E. Anytime there is a measurable snowfall that requires snow removal, all vehicles must be removed from the common areas in the parking lots and driveways. You may park in your garage or on the street.

Please be aware of the Iowa City Snow Emergency Ordinance. (Park on even-numbered side of the street on even dates; Odd-numbered side on odd dates.) Cars not moved during snow removal will be subject to towing at owner's expense.

VII. Noise Levels

A. Residents shall take care not to make or permit noise that others can reasonably regard as objectionable. In particular, those who have late night parties or who operate music systems which produce sound at high decibel levels shall have due respect for the desires of others to enjoy peace and quiet.

B. Children shall not be permitted to play in hallways or stairways if their play might disturb others in the building.

VIII. Doors

A. Front doors, garage doors, and inside doors from garages into hallways shall be closed when not in use to minimize hallway heating costs and to maintain security of the building.

IX. Garbage and Trash

A. Garbage and trash shall not be stored in hallways, patios/decks, or walkways, but may be stored in garages. On pickup days it is to be placed in city approved trash cans and set out at the street. If for any reason pickup does not occur, any trash or trash cans shall be taken back indoors until the next pickup day. Trash cans are not to be placed outside the buildings except on pickup days. Same with the recycle bins.

X. Board Meetings

A. Meetings of the Board of Directors are open. Any owner or the representative of any owner who wishes to attend shall make the wish known to a member of the Board who will see to it that the party wishing to attend gets information about the time and place of the next Board meeting.

XI. Neighborhood Watch

A. If any person or activity in the vicinity gives grounds for fear or suspicion, residents are urged to take appropriate action.

B. Residents are urged to inform neighbors if they are housing guests for brief periods, especially if guests come and go at odd hours.

XII. Suggestions or Complaints and Fine Assessment

A. Suggestions or complaints may be made orally to the Board when it meets. See Rule X above. Alternatively, suggestions or complaints may be made in writing and delivered to the Secretary, who will provide copies to the other members of the Board.

B. Effective March 2010, a Fine Assessment Schedule for violating the Rules and Regulations was established.

1.) When a condominium owner is in non-compliance with the Rules and Regulations, a first warning letter will be delivered to the person who is in non-compliance with the Rules and Regulations.

2.) If a second violation of rules occurs, a second warning letter will be delivered notifying the person that the fine of \$100.00 will be assessed if a third violation occurs.

3.) If the third violation occurs, a third letter will be delivered notifying the violator that the fine of \$100.00 has been assessed.

4.) If the fine assessment is not paid to the Cayman Pointe Owners Association Treasurer within 30 days, a collections agency shall be contracted with to collect the debt, or a lien shall be filed against the condominium owner's property.

5.) Subsequent violations of the same rule shall result in a fine assessment of \$200.00.

XIII. Amendment

A. These Rules and Regulations may be amended, altered, or repealed and new Rules and

Regulations adopted upon the affirmative vote of a majority of the quorum at a meeting of the members.

B. No amendment or change to these Rules and Regulations may be adopted at either a special or regular meeting of the members which is not included in the notice thereof.

C. All members shall be informed in writing of any amendments or changes to these Rules and Regulations. Any amendments or changes shall be effective against all members of the Association.

XIV. Open-Flame and LP-Gas Cooking Devices

A. According to Iowa City Fire Code, Charcoal and Gas grills are prohibited from use on decks and balconies in multi-family buildings. (Our condos are multi-family buildings.)

B. LP-Gas Grills and Charcoal grills shall be used at a distance of 10 feet away from the building on ground level. If you use a cooking grill, it must be either on the grass at least six inches beyond the patio in the back of the building or at least 10 feet away from the garage in the front of the building.

C. LP-Gas containers shall not be stored inside garages, inside condos or on balconies or decks. LP-Gas grills and charcoal grills may be stored in the lower-level screened-in porches after they have completely cooled off.

XV. Sewer-Related Issues

Because the plumbing in the upper and lower condo units are interconnected (i.e. kitchen sinks, toilets, tubs/showers, laundry sinks, washing machine plumbing, etc. in the upper units link to the same pipes in the lower units), when there is a blockage, the majority of the time the obstruction ends up in the lower unit, thereby resulting in the need for a sewer service.

Because the cause or source of the obstruction may not always be readily apparent, the charges for sewer service will be split equally three ways among the upper unit, the lower unit, and the CPOA.

Exceptions and reasonable differences would include, but not be limited to, leaky plumbing fixtures such as sinks and toilets, which would be the responsibility of the owner(s) of the unit.