

Revised March 4, 2020

EXHIBIT "C"
RULES AND REGULATIONS
FOR CREEKSIDE NEIGHBORHOOD CONDOMINIUMS OWNERS ASSOCIATION

1. Each unit may park a maximum of two running cars on Creekside Neighborhood Condominium Owners Association property. Each unit has an assigned garage in which to park one car. Each unit may park an additional car in an open stall if one is available. If not available, the second and subsequent cars may be parked outside the complex along the street. Stalls marked for Handicapped Use are only for cars displaying a bona fide handicap placard. Automobiles may 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 to or exit from the buildings by another vehicle. Furthermore, no boats, snowmobiles, trailers, recreational vehicles, motor homes, or semi trailer trucks shall be parked or stored anywhere in the garages, parking spaces or on the premises of the Condominium Regime known as Creekside Neighborhood Condominiums.
2. All parked vehicles must clearly display current license tags, county or city stickers. Vehicles which are inoperable, for example, with flat tires, may not be parked in the parking lot.
3. Open parking spaces within the regime are limited for the use and benefit of Unit owners, their tenants, guests, and invitees. None of the open parking spaces within the regime are reserved for the use of a particular Unit.
4. Per the North Liberty City Code and the insurance requirements for the Association of Owners, the use of charcoal for barbecuing is not permitted on balconies and patios. LLP-GAS cooking devices are allowed having LP-gas container with a water capacity not greater than 2.5 pounds (nominal 1 pound (0.454 kg) LP-gas capacity).
5. HOA fees are due on the 1st of the month. A late fee of \$25 per month will be charged for any HOA dues which are received after the 15th day of the month. If the HOA fee is not paid by the 15th day of the second month, the management company will contact the owner and inform them that they now owe two months and an additional \$25 late fee. If not paid by the 15th day of the third month, the management company will notify the owner that they are three months behind and now owe an additional \$25 late fee. Furthermore, if not brought up to date by the 16th day of the fourth month late, the account will be submitted to an attorney who will affix a lien and the owner of the unit will be responsible for the legal fees involved on behalf of the Association. Payment plans may be requested to be approved by the Board.
6. Proxy forms for the annual HOA meeting will be sent with the notice of the meeting. All owners must complete the proxy form and return it to the management company by way of mail, fax, or email. When the owner registers at the meeting, their proxy form will be returned to them and they will vote at the meeting. If the proxy is not given to the management company and the owner does not attend the annual meeting, the owner will be charged a \$25 fee for each unit they own.
7. No Unit Owner nor tenant shall be permitted to erect a radio or TV antenna or any other fixture item, wiring or appurtenance to the exterior or roof of any building. A Unit Owner may attach a TV satellite dish no larger than 18" in diameter to the Unit but the location must be approved in writing by the Board of Directors or management company of the Association prior to installation.
8. All alteration and repair of the buildings is the responsibility of the Association, except for the interior of the Units. No work of any kind is to be done upon the building walls or upon the interior

boundary walls without first obtaining the approval of the Association.

9. No Unit Occupant shall allow disturbingly loud noise or disturbing odors to emanate from their unit. A complaint to the board or management company from 2 units within a 24-hour period will constitute a violation.

10. Smoking is not permitted in any hallways, balconies, or patios. Smoking must be no closer than 25-feet from the buildings. All cigarette butts must be picked up and discarded in the garbage.

11. Any owner or tenant witnessing a violation of the Rules and Regulations may report this to a Board member or the management company in writing with the following information: Date, your name, your building, your unit number, your phone number or email address. The date of the violation, description of the violation, and the building and unit number of the offending owner or tenant.

12. Fines will be levied for violations of the House Rules, including the Pet Addendum. Fines will be on an increasing scale. 1st violation = a written warning from the management company; 2nd violation = \$25 fine; 3rd violation=\$50; 4th violation and subsequent violations =\$100. Warnings and fines will be sent to the unit owner. All fines are payable to the Creekside Condo Association and sent to the managing company.

13. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Directors or Bylaws of the Association.

These Rules and Regulations and the attached Pet Addendum have been approved by the Board Directors of Creekside Neighborhood Condominium Owners Association on the 4th Day of March, 2020.

CREEKSIDE NEIGHBORHOOD CONDOMINIUMS
OWNERS ASSOCIATION