

EXHIBIT "F"

**RULES AND REGULATIONS FOR GRANT VIEW ESTATE TOWNHOMES,
PART TWO, OWNERS ASSOCIATION**

The following rules and regulations shall be binding on the unit owners of Grant View Estates Townhomes, Part Two Owners Association until modified or amended by the Board of Directors of Grant View Estates Townhomes, Part Two Owners Association as provided in the Declaration for Grant View Estates Townhomes, Part Two Owners Association:

1. The Board of Directors shall be authorized to regulate guest parking within the condominium Regime including the right to designate guest parking spaces, restrict guest parking from any other spaces, and limit the amount of time that guest parking is allowed.
2. No motor vehicles may be parked, except in individual garages, on the condominium property for more than two weeks without having been moved.
3. Motor vehicles that are not in good working condition shall not be kept in any parking space throughout the condominium property.
4. Each unit owner shall be allowed to keep no more than two (2) motor vehicles within the condominium Regime.
5. No boats, motor homes or other recreational vehicles may be parked, except in an individual garage, on the condominium property for more than twenty four (24) hours.
6. The Board of Directors is empowered to regulate and restrict the use and keeping of oversized motor vehicles on the condominium property.
7. Each unit owner shall be required to keep their respective garage door closed at any time except when entering and exiting the garage or when present in the garage using it for purposes incidental to the vehicle storage and the like.
8. Any toys or lawn furniture that may be placed in the common areas must be picked up by the respective unit owner each evening.
9. The Board of Directors may regulate and control the use of patios, decks, and yards to maintain the aesthetic appearance of the Condominium Regime as a whole, including the right to restrict storage or use in said areas.
10. All pets must be leashed, maintained and supervised in compliance with the ordinances of the City of Coralville. Damage to Association property, lawns, or landscaping determined to be the result of pet urine, feces or conduct will be repaired by the Association and billed to the pet owner.

11. Unit owners are responsible for maintaining landscaping in the immediate area behind their unit. The Association is responsible **only for mowing and trimming** of the areas behind the units. Physical changes to the property requires a written plan and approval of the Board of Directors.

12. Homeowner fees are due and payable by the 10th of the month following billing or if paid on *monthly* basis, by the 10th of the billable month. Late fees of 10% will be assessed for the first month of delinquency and 20% for each month thereafter.

13. The Homeowners Association will place a lien against the owner of any unit that fails to pay Homeowners Association fees or assessments when due. The Homeowners Association will recover all unpaid fees and assessments at time of sale of the unit.

14. **No condominium may be rented or leased by the owner.** Current leases are not voided for their current term; however, said current leases cannot be renewed. No current lease shall relieve the owner from any responsibility or liability imposed by the Condominium Association.

The Board of Directors may amend, modify, or expand these rules and regulations from time to time **by majority vote of the Board** and by giving Unit Owners fifteen (15) days written notice of any changes or addition.