

**RULES AND REGULATIONS FOR
UNIT OWNERS AND TENANTS
BY WALNUT TOWERS CONDOMINIUMS OWNERS ASSOCIATION**

1. All persons on the property of Walnut Towers Condominiums ("Property") are subject to these Rules and Regulations. Unit Owners are responsible for actions of themselves, their tenants, and guests.
2. Emergencies should be reported to the proper authorities at **9-1-1**. The address for the Property is: **1092 Walnut Avenue, Riverside, in Washington County, Iowa.**
3. Each Unit is to be used for purposes of a single-family dwelling. No more than three (3) persons not related by either marriage or blood shall occupy any unit at any time.
4. New owners/renters must provide Walnut Towers Condominiums Owners Association ("HOA"), with Names of Residents, Unit Numbers, Vehicle Descriptions, License Numbers, Terms of Lease (Renters) within 30 days of occupancy.
5. There is NO SMOKING in any of the interior common areas of the Property, including the garages, hallways, elevators, and stairwells.
6. Nothing shall be stored in or damaging to, the common hallways, elevators, stairwells, and lawns **without written approval of the Board.**
7. Alteration and repair of the buildings is the responsibility of the HOA except for the interior of the Units. The interior of the unit includes utility closets which house the water heater, furnace and HVAC equipment. Owners are responsible for damages to their condominium as well as to adjacent units. No work of any kind is to be done upon the exterior building walls or upon interior boundary walls without first obtaining written approval of the Board.
8. No Owner shall permit anything to be done or kept in his Unit or in or on the Property which is in violation of any law or ordinance.
9. No structure of a temporary character, trailer, tent, shack, or other structure shall be permitted on the Property at any time, except for temporary structures for use in connection with the construction, repair, or rebuilding of the Property or any portion thereof.
10. No satellite, cable, internet, or other wiring for any purpose may be installed on the exterior of the building without the written consent of the Board.
11. Except within individual Units, no planting, transplanting, or gardening shall be done, and no fences, hedges, or walls shall be erected or maintained upon the Property except as approved by the Board.

12. No sign of any kind shall be displayed to the public view on or from any Unit or the Common Elements without the prior consent of the Board.
13. In order to enhance the exterior appearance of the Building all windows within a Unit shall have drapes lined in white or covered with white blinds. All window coverings should be in good repair.
14. No Occupant shall make or permit any **objectionable** or disturbing noises, **actions, or odors** in the buildings, or do or permit anything to be done therein which will interfere with the rights, comforts, or conveniences, of other Occupants between the hours of 11:00 P.M. and the following 6:00 A.M.

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15. An Owner may identify his Unit with a nameplate of a type and size approved by the Board and mounted in a place and manner approved by the Board. No other signs may be displayed except "for sale" or "for rent" signs as approved by the Board.
16. Each Owner shall keep his Unit, adjoining deck, **and garage space** in a good state of presentation, cleanliness, and repair.
17. Only gas or electric grills are permitted on decks, (NO CHARCOAL GRILLS). **No heating units intended for either interior or exterior use are permitted on decks.** Drying of clothes is not permitted on the decks or in any common areas.
18. Assigned garage spaces are intended for parking vehicles. Due to fire and insurance concerns, storage of personal items should be limited to enclosed plastic storage bins. A number of locked storage units are available for rent from the HOA.
19. Except for normal household use, no Owner shall store or keep in his Unit or assigned parking space any flammable, combustible or explosive fluid, material, chemical or substance.
20. No vehicle belonging to an Owner, their tenant, or guest, shall be parked in a manner that impedes or prevents ready access to any entrance to or exit from the Property and buildings by another vehicle.

21. Vehicles may be parked only in the designated parking areas. **Non-operating vehicles**, campers, boats or other recreational vehicles shall be parked on the Property for no more than 48 hours without the written consent of the Board.
22. Motorcycles, motorbikes, motor scooters, ATVs, golf carts, or other motorized vehicles shall not be operated on the Property, except for the purpose of transportation directly from a garage to a destination outside the Property or from outside the Property into a garage.
23. No animals shall be raised, bred, or kept in any Unit for any commercial purposes.
24. A Unit may have no more than two (2) domestic animals, common household pets (cats and dogs only), **with a maximum combined total weight of 40 pounds.** No other household pets shall be allowed.
- a. No pets shall cause or create a nuisance, such as incessant barking or being aggressive towards other pets or persons.
 - b. No pets shall be kept in any Unit used as a Rental.
 - c. Owners are responsible for **leashing pets at all times** and cleaning up feces and other waste or damage from their pets. **(City Ordinances 55.03, 55.24)** Poop Stations with disposable bags are provided throughout the Property for the Owner's use.
25. Concerns regarding the Property shall be reported promptly to the Property Manager, whose contact information shall be posted on each building's bulletin board.

Violation of any of the above will result in a letter for compliance and/or a fine as stated in a *Notice of Violation*.

THESE RULES AND REGULATIONS MAY BE AMENDED BY THE BOARD OF DIRECTORS AT ANY TIME.

Approved June 28, 2026