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SHERRY POPE, RECORDER
IOWA COUNTY IOWA

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Prepared by: The Board Officers of Rhino Ridge Homeowner's Association, 2911 N Drive, Parnell, Iowa 52325,
(515) 290-4140 with input from Dillion Law P.C., 209 E 1st Street, Sumner, Iowa 50674

Return Address: Rhino Ridge Homeowner's Association, 2911 N Drive, Parnell, Iowa 52325

Rules and Regulation

TO THE PUBLIC:

KNOW ALL MEN THESE PRESENTS: The undersigned being the officers and directors of Rhino Ridge Homeowners Association, Inc. of:

The original Lots 1-14 of Hilltop II, Part 1 Subdivision to Iowa County, Iowa, now known as Lots 1-14 of Rhino Ridge Subdivision to Iowa County, Iowa, Lots 1-9 of Rhino Ridge Part II Subdivision to Iowa County, Iowa, and Lots 1-10 of Rhino Ridge Part III Subdivision to Iowa County, Iowa.

Rhino Ridge Homeowners Association has established the following rules for the safety of all property owners and their guests. *Common Courtesy makes it more enjoyable for all.* Rhino Ridge Homeowners are liable for themselves, their family members, and their guests.

Non-Standard Vehicles – not lawn mowers (ATV's, Utility Vehicles, Golf Carts, Snowmobiles, go-carts, etc): Intent for use of these vehicles on HOA property (including Easements) is for access, not to use HOA property as an 'off-road trail'.

- Property owners, their children and/or their grandchildren, and guests are allowed to operate property owner's non-standard vehicles on HOA property (Guest vehicles are not allowed).
- All non-standard vehicles must have awareness lights/reflective tape after dark.
- All non-standard vehicles must have information on file with HOA showing proof of liability insurance **OFF** homeowner's property (see form).
- Property owners are responsible for ensuring operation of their specific non-standard vehicle follows manufacturer's guidelines for age and capacity for all riders including guests.
- Damage caused to HOA property will be assessed to responsible property owner for repair cost.

Motor vehicles shall be confined to the roads and near pavilion but not over the dike except to temporarily unload items if using the pavilion. The statutory and case law in Iowa for motor vehicle traffic shall govern the use of roads at Rhino Ridge (including age). In case of conflict, Iowa law shall govern, unless the Association's rules and regulations are more restrictive and permitted by law. All traffic signs shall be obeyed.

Reckless operation of any vehicle will not be tolerated.

No stripped, partially wrecked or junked motor vehicles, trailer, appliance, or any other salvage item of any kind, or parts thereof, shall be permitted to be parked or kept in the HOA storage area. Storage items must be movable. Anyone with an item in this area is required to keep their area maintained in a neat and orderly fashion. Stored items must be placed on a list with the Board.

Noise Ordinance – See Common Courtesy comment in opening paragraph.

Parents are responsible for minors swimming and are encouraged to use life jackets. Everyone enters pond at their own risk. Appropriate clothing is required.

Any fishing is only by Homeowners and their current guests in good standing. Ice fishing is at one's own risk. Any ice shacks need to be removed daily. No motorized vehicle may operate on the frozen pond.

Violations/Fines per Homeowner Household (resets annually if fines paid within calendar year assessed)

- Violations to above rules will be addressed with Bylaw complaint process.
- Members causing damage to Association Property will be accountable for repair expenses.
- A \$50 fine may be assessed after Third offense and approval at an Association Meeting with Quorum.
- Members with outstanding fines will be considered not in good standing according to Bylaws.

Rhino Ridge Homeowners Association Non-Standard Vehicle Registration Form

The intent of this form is for Homeowner's to register their Non-Standard Vehicles – not lawn mowers (ATV's, Utility Vehicles, Golf Carts, Snowmobiles, go-carts, etc) that will be operated on Rhino Ridge Homeowners Association Property. This only needs to be done once but it is the homeowner's responsibility to update with any changes. Homeowner acknowledges that a Board Officer may verify this information periodically.

	Year	Make/Model	Proof of Insurance		Carrier	Policy Number
1	_____	_____	___ Yes	___ No	_____	_____
2	_____	_____	___ Yes	___ No	_____	_____
3	_____	_____	___ Yes	___ No	_____	_____
4	_____	_____	___ Yes	___ No	_____	_____

Waiver of Liability and Agreement As To Indemnification & Assessments: I represent that I am the owner of the above described Non-Standard Vehicles and I **wave liability**, absolving the Rhino Ridge Homeowners Association, its board, members, and their families and heirs (Absolved Individuals), of any demand, claims, actions, causes of action, losses, damages, liabilities, liens, judgements, costs and expenses of every type and nature (including, without limitation, reasonable attorneys' fees and expert witness fees actually incurred or to be incurred (collectively, "Claims") arising from or caused by the operation of any of my Non-Standard Vehicles, whether or not listed above, at Rhino Ridge Homeowners' Association, including without limitation its roads, common areas, and ponds. **In addition**, I agree to be **financially responsible for any and all assessments** incurred by any rule violations related to the use of my Non-standard Vehicles, whether or not listed above.

I agree to the above WAIVER OF LIABILITY and AGREEMENT AS TO INDEMNIFICATION & ASSESSMENTS, I FURTHER AGREE TO FOLLOW THE RULES & REGULATIONS, AND BYLAWS OF RHINO RIDGE HOMEOWNERS' ASSOCIATION, INC.

Date: _____

Homeowner Signatures: _____

Reference Document

SECTION	LENGTH	WIDTH	AREA	PERCENT
1	1.00	1.00	1.00	1.00
2	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00
5	1.00	1.00	1.00	1.00
6	1.00	1.00	1.00	1.00
7	1.00	1.00	1.00	1.00
8	1.00	1.00	1.00	1.00
9	1.00	1.00	1.00	1.00
10	1.00	1.00	1.00	1.00
11	1.00	1.00	1.00	1.00
12	1.00	1.00	1.00	1.00
13	1.00	1.00	1.00	1.00
14	1.00	1.00	1.00	1.00
15	1.00	1.00	1.00	1.00
16	1.00	1.00	1.00	1.00
17	1.00	1.00	1.00	1.00
18	1.00	1.00	1.00	1.00
19	1.00	1.00	1.00	1.00
20	1.00	1.00	1.00	1.00
21	1.00	1.00	1.00	1.00
22	1.00	1.00	1.00	1.00
23	1.00	1.00	1.00	1.00
24	1.00	1.00	1.00	1.00
25	1.00	1.00	1.00	1.00
26	1.00	1.00	1.00	1.00
27	1.00	1.00	1.00	1.00
28	1.00	1.00	1.00	1.00
29	1.00	1.00	1.00	1.00
30	1.00	1.00	1.00	1.00
31	1.00	1.00	1.00	1.00
32	1.00	1.00	1.00	1.00
33	1.00	1.00	1.00	1.00
34	1.00	1.00	1.00	1.00
35	1.00	1.00	1.00	1.00
36	1.00	1.00	1.00	1.00
37	1.00	1.00	1.00	1.00
38	1.00	1.00	1.00	1.00
39	1.00	1.00	1.00	1.00
40	1.00	1.00	1.00	1.00
41	1.00	1.00	1.00	1.00
42	1.00	1.00	1.00	1.00
43	1.00	1.00	1.00	1.00
44	1.00	1.00	1.00	1.00
45	1.00	1.00	1.00	1.00
46	1.00	1.00	1.00	1.00
47	1.00	1.00	1.00	1.00
48	1.00	1.00	1.00	1.00
49	1.00	1.00	1.00	1.00
50	1.00	1.00	1.00	1.00
51	1.00	1.00	1.00	1.00
52	1.00	1.00	1.00	1.00
53	1.00	1.00	1.00	1.00
54	1.00	1.00	1.00	1.00
55	1.00	1.00	1.00	1.00
56	1.00	1.00	1.00	1.00
57	1.00	1.00	1.00	1.00
58	1.00	1.00	1.00	1.00
59	1.00	1.00	1.00	1.00
60	1.00	1.00	1.00	1.00
61	1.00	1.00	1.00	1.00
62	1.00	1.00	1.00	1.00
63	1.00	1.00	1.00	1.00
64	1.00	1.00	1.00	1.00
65	1.00	1.00	1.00	1.00
66	1.00	1.00	1.00	1.00
67	1.00	1.00	1.00	1.00
68	1.00	1.00	1.00	1.00
69	1.00	1.00	1.00	1.00
70	1.00	1.00	1.00	1.00
71	1.00	1.00	1.00	1.00
72	1.00	1.00	1.00	1.00
73	1.00	1.00	1.00	1.00
74	1.00	1.00	1.00	1.00
75	1.00	1.00	1.00	1.00
76	1.00	1.00	1.00	1.00
77	1.00	1.00	1.00	1.00
78	1.00	1.00	1.00	1.00
79	1.00	1.00	1.00	1.00
80	1.00	1.00	1.00	1.00
81	1.00	1.00	1.00	1.00
82	1.00	1.00	1.00	1.00
83	1.00	1.00	1.00	1.00
84	1.00	1.00	1.00	1.00
85	1.00	1.00	1.00	1.00
86	1.00	1.00	1.00	1.00
87	1.00	1.00	1.00	1.00
88	1.00	1.00	1.00	1.00
89	1.00	1.00	1.00	1.00
90	1.00	1.00	1.00	1.00
91	1.00	1.00	1.00	1.00
92	1.00	1.00	1.00	1.00
93	1.00	1.00	1.00	1.00
94	1.00	1.00	1.00	1.00
95	1.00	1.00	1.00	1.00
96	1.00	1.00	1.00	1.00
97	1.00	1.00	1.00	1.00
98	1.00	1.00	1.00	1.00
99	1.00	1.00	1.00	1.00
100	1.00	1.00	1.00	1.00

Member Use Pavilion

Yard Waste

Association Lot & Pond

Pond Access Easement

Association Pond

FINAL PLAT

RHINO RIDGE PART III

Filed for Record this 25th day of
October 2002 at 1:02 P.M.
Book 577 Page 205-235
Sue Peterson, Iowa County Recorder

School Bus Stop

Storage Area

Notice,
Dues/Ballot,
Mail Boxes

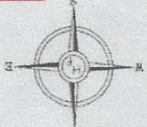
Pond Access Easement

Association Property

Reduced Copy



LEGEND
 Association Property
 Pond Access Easement
 Pond
 School Bus Stop
 Storage Area
 Notice, Dues/Ballot, Mail Boxes
 Yard Waste
 Member Use Pavilion



Dated 18th day of December, 2018

Signed

Jacklyn Dodsworth
Jacklyn Dodsworth, President

Todd Schmidt
Todd Schmidt, Secretary/Treasurer

Daniel Phillips
Daniel Phillips, Vice President

On this 18th day of December, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed individuals, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Bradley A. Schlارbaum
Notary Public in and for said State of Iowa

