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Johnson County Iowa
Kim Painter County Recorder

BK 6556 PG 919-922

Prepared by/Return to: Hannah Snyder, 160 Southgate Avenue, Suite D, Iowa City, IA 52240

319-338-6288

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Exhibit "F"

Rules and Regulations for Hickory Grove Condominiums

The following rules and regulations shall be binding on the Unit Owners of Hickory Grove Condominiums until modified or amended by the Board of Directors of Hickory Grove Condominiums Association, Inc. as provided in the Declarations of Hickory Grove Condominiums:

VEHICLES AND PARKING

1. The Board of Directors shall be authorized to regulate guest parking within the condominium's 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 an individual parking space, on the Condominium property for more than two weeks without having been moved.
3. No motor vehicles that are not in good working condition shall be kept in any Parking Spaces throughout the Condominium regime.
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 parking space, on the Condominium property for more than forty-eight (48) hours.

6. The Board of Directors is empowered to regulate and restrict the use and keeping of oversized motor vehicles on the Condominium property.

BUILDING ETIQUETTE

1. No owner shall make or permit any disturbance noises in the building, or do or permit anything to be done therein, which will interfere with the rights, comforts, or convenience of other owners. The hours between 10:00PM and 7:00AM are considered "Quiet" hours. Unit owners, tenants, and guests should keep all noise, including but not limited to noise from music, televisions, pets and social gatherings to a minimum.

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BUILDING MAINTENANCE & GARBAGE

1. Any alterations or changes to the landscaped areas must have prior approval from the Board of Directors.

2. No unit owner shall make or permit to be made any structural alteration to the building without first obtaining written consent from the Board of Directors.

3. The dumpsters are to be used for garbage and trash only. Large items such as furniture, carpeting, appliances, etc. must be disposed of elsewhere. Large cartons and containers are to be crushed and/or cut up before being placed in the dumpster. All garbage must be bagged and securely sealed before being placed in the dumpster.

4. Any cardboard is to be broken and placed into the recycling bin. Broken glass and plastic

COMMON AREAS

1. Any toys, bikes, or lawn furniture that may be placed in the common areas, must be picked up by the respective Unit Owner each evening.

2. No unit owner shall be permitted to erect a TV antenna, satellite dish, or any other fixture item or appurtenance on any building roof, balcony, exterior wall or the like.

3. Decks, patios, and the area in the immediate vicinity of the unit are to be maintained in a clean and sanitary condition.

4. All common areas must be kept free of materials of any kind, and may not be used for storage of bikes, garbage cans or other items.

5. Balconies and Patios are not to be used as an area for pets to relieve themselves, as this is considered unsanitary.

SMOKING/VAPING PROHIBITED

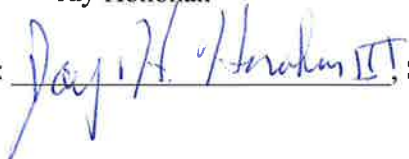
1. Smoking in the common areas is prohibited. Due to the proximity within the regime, smoking and/or vaping is prohibited in the common areas to mitigate smoke transmission between units.

The foregoing Rules and Regulations were amended by Hickory Grove Condominium Association Board of Directors at the Board meeting held on the 13th day of March 2024.

Patrick Knobbe

By:  _____, Vice President

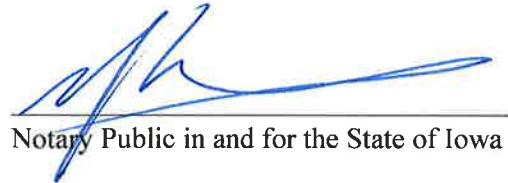
Jay Honohan

By:  _____, Secretary

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

On this 23rd day of April 2024, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Patrick Knabke, to me personally known, who being by me duly sworn, did say that he is the Vice President, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Vice President as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by her voluntarily executed.

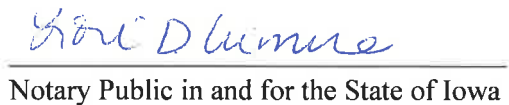



Notary Public in and for the State of Iowa

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

On this 8th day of April 2024, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Jay Hunohan, to me personally known, who being by me duly sworn, did say that he is the Secretary, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Secretary as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by her voluntarily executed.




Notary Public in and for the State of Iowa