# CONDO ASSOCIATION RULES AND REGULATIONS

## PLEASE READ!
## These rules apply to all residents, owners and renters.

**NO SMOKING:** No Smoking (Tobacco, Weed, Hookah, or anything else) inside the buildings! No throwing cigarette butts on the ground. Smokers must pick up their butts!

### Rules for Pets

**1)** Each condo is allowed to have a **MAXIMUM OF ONE PET** (cat or dog) with a maximum adult weight of 55 lbs. **No exceptions.** Renters must have written permission from their landlord for a pet.

**2)** Pets in the common areas must be on a leash or in a carrier, and under the direct control of a competent person. Pets may not be tied up anywhere outside including on decks or patios.

**3)** Dogs must **ONLY USE THE DESIGNATED PET AREAS** for defecating and urinating. Dogs may NOT use the yards, rock beds, decks, or patios to relieve themselves. All dog waste must be immediately picked up and disposed of, even in the designated pet areas. Simply bag it up and put it in the dumpster. The Board of Directors may levy enforcement charges against Persons who do not clean up after their pets.

**4)** The right of an Occupant to maintain an animal in a Unit shall be subject to termination if the Board, in its full and complete discretion, determines that maintenance of the animal constitutes a nuisance or creates a detrimental effect on the Condominium or other Units or Occupants. Any such pet shall be permanently removed from the property upon three (3) days written notice from the Board of Directors. Examples of a nuisance or detrimental effect include but are not limited to: Excessive barking or other noise, aggressiveness towards people or other pets, damage to any common area, unpleasant odors, and the failure to clean up after a pet.

**Parking:** Each condo has **ONE** reserved parking space in the lot. If a car is parked in your reserved space, you may call Campus Towing (319-545-4340) and have them towed. If you don't use your reserved space, you may rent it out. **Park only in marked parking spaces. Residents MAY NOT park in Visitor spaces.** No boats, trailers, RV's, etc. may be parked on site. Cars parked in the lot must be operable & driven daily.

**Grills, Decks, & Patios**: Only propane GAS grills are allowed on decks and patios (no charcoal or wood). Only proper outdoor/patio style furniture may be kept on the decks & patios. No storage of junk or other personal property. Do not throw or sweep trash or debris from your deck or patio into the yard.

**Garage Electricity:** The electricity used in the garages is on the **HOUSE** account and not your condo accounts. The only permitted electric use is for the garage door openers and lightbulb. Absolutely no refrigerators, freezers, air compressors, power tools, or other use of electricity is permitted in the garage.

**Personal Property:** All personal property must be kept inside your condo or garage. Residents may not store personal belongings on decks, in hallways, in furnace rooms, or outside.

**Satellite Dishes:** **Big Dog Satellite** is our exclusive provider for DirecTV and Dish Network. Call **319-395-0800** to arrange service.

**Trash & Recycling:** Wednesday is the normal pick-up day for the blue recycling tubs. Dispose of all trash in the dumpsters provided. The trash dumpsters are for the household waste of current residents only. **You may not dispose of large items, furniture, or hazardous or prohibited items (furniture, appliances, tires, car batteries, TV's, paint cans, etc.)** in or around the dumpster area. Take large items such as furniture to Stuff Etc., Goodwill, Salvation Army, or to the Iowa City Landfill. It is your responsibility to properly dispose of these items. Call the Iowa City landfill at 319-356-5815 with any questions or to make an appointment. **Effective January 1st, 2018, corrugated cardboard must be recycled and can't be put in the trash dumpsters.**

**Damage to Common Elements:** Fully close exterior doors when entering and leaving the building. Extreme care must be used when moving furniture into or out of a building and when driving into and out of your garage. You are responsible for any damage you cause to the common elements (e.g. hallways, stairwells, garage doors, etc).

**Noise:** No resident or guest shall disturb the peace, comfort and enjoyment of other residents. Our residents work different shifts and children take frequent naps. TV, stereo, musical instrument, and all other noise shall be kept at levels that will not disturb others. Do not direct profane or offensive language at other residents or use such language any place or in any manner where others could hear it. Excessive dog barking will not be tolerated. You must keep your dog quiet, even when you are not home.

**North Liberty Rental Permits:** North Liberty's rental permit policy applies to ALL residential rental properties. Any owner who rents their condo to a tenant, MUST register with the city building department, pay an annual fee, and have your condo inspected. Please contact the city building department for more info.

**Important Additional Information**

Condo owners are responsible for changing furnace filters and cleaning dryer ducts. Dryer ducts need to be kept clean to avoid becoming clogged up and a fire hazard. **Never fill your bathtub all the way to the overflow drain. Some of these are not connected to anything and the water will leak into the apartments below you.**

**Every condo should have a water leak alarm on the floor next to the water heater. This will immediately alert you to water leaks and help prevent serious damage. Please contact the board ASAP if you do NOT have an alarm. If you need to shut off the water to your condo, you may do so at your water meter in the first floor closet.**