

AMENDED RULES AND REGULATIONS
FOR COPELAND TOWNHOMES CONDOMINIUMS OWNERS ASSOCIATION

1. Automobiles may be parked only in the areas provided for that purpose, and shall not be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the Buildings by another vehicle. Furthermore, no boats, snowmobiles, trailers, recreational vehicles, motor homes, or semi-trailer trucks shall be parked or stored anywhere in the parking areas or on the premises of the Condominium Regime known as Copeland Townhomes Condominiums.
2. Satellite Dishes/ Antennas. The following restrictions apply to any Unit Owner's installation and use (or tenant's installation and use, as the case may be) of a satellite dish or antenna in the Copeland Townhomes Condominium Regime (the "Regime"):

- a) Definitions. For the purposes of this Rule 2, the following definitions shall apply:

Antenna: any over-the-air device used for the receipt of direct broadcast satellite services; the receipt or transmission of fixed wireless signals; the receipt of video programming services via multi-point distribution services; or the receipt of television broadcast signals. "Antenna" shall also include any accompanying accessories necessary for the proper installation thereof, including, but not limited to, masts, cabling, supports, guy-wires, fastening hardware, and wiring.

Common Elements: all portions of the Regime other than the Units, as more specifically defined in the Declaration for the Regime.

Limited Common Elements: A deck or patio reserved for the use of one Unit to the exclusion of other Units, as more specifically defined in the Declaration for the Regime.

Central Antenna Area ("CAA"): an area of the Common Elements, designated by the Board of Directors and specifically reserved as an area in which certain specified Unit Owners may install Antennas.

Central Antenna System ("CAS"): a central Antenna, the location of which is approved by the Board of Directors for the benefit of certain specified Unit Owners, which is installed and maintained by said Unit Owners.

- b) Permitted Antennas. Unit Owners may only install Antennas one meter (39.37 inches) or less in diameter. All Antennas larger than one meter in diameter are prohibited. Any over-the-air reception devices falling outside the scope of Antenna as defined in Section (a) above are prohibited.

Acceptable Locations.

CAS: Upon the unanimous consent of all the Unit Owners of the Units in a specific Building in the Regime, said Unit Owners may install a CAS for the benefit of all Unit Owners in that specific Building. The costs associated with the CAS shall be paid by the Unit Owners benefited by the CAS. If a CAS is installed, then each Unit Owner in a building benefited by the CAS shall use the CAS and refrain from installing an individual Antenna, provided the following are true: 1) the specific Unit Owner is able to receive the particular programming that he or she desires and could receive with an individual Antenna; 2) the signal quality of the transmission via the CAS is at least as good as the quality of the signal the specific Unit Owner would enjoy via an individual Antenna; 3) the costs to the specific Unit Owner due to the requirement that he or she use the CAS are not unreasonably higher than the costs associated with an individual Antenna; and 4) the requirement to use the CAS does not unreasonably delay the specific Unit Owner's access to service.

CAA: Alternatively, upon the unanimous consent of all the Unit Owners of the Units in a specific Building in the Regime, the Association may designate a CAA for the benefit of all Unit Owners in that specific building. If the Association designates a CAA, then each Unit owner in a building benefited by a CAA shall only install antennas in the CAA and refrain from installing an individual Antenna in any other location, provided the following are true: 1) the signal quality of the transmission via an Antenna located in the CAA is at least as good as the quality of the signal the specific Unit Owner would enjoy via an individual Antenna located in another permissible location; 2) the costs to the specific Unit Owner due to the requirement that he or she install his or her Antenna in the CAA are not unreasonably higher than the costs associated with installing an Antenna another permissible location; and 3) the requirement to use the CAA does not unreasonably delay the specific Unit Owner's access to service.

In the event a CAS or a CAA has not been installed or designated, then such Unit Owner may install an Antenna in one of the following locations:

Individual Units: A Unit Owner may install an Antenna within his or her own Unit.

Limited Common Elements: A Unit Owner may install an Antenna within the boundaries of a deck or patio which is a Limited Common Element attributed to his or her Unit (such as patios or balconies), provided the Unit Owner complies with the installation regulations under 2(e).

- d) Unacceptable Locations. Except as otherwise provided in this Rule 2, Antel 111as shall not encroach, either physically or in the air space of, any Common Element, any other Unit Owner's individual Unit, or any other Unit's Limited Common Elements. For example, but without limitation, an Unit Owner shall not install an Antenna so that it extends beyond the balcony or patio railing of his or her deck. With the exception of a CAS or CAA, approved by the Board of Directors, no antenna of any size may be placed or installed in the Common Elements, even if an acceptable quality signal cannot be received from within a Unit or Limited Common Element.

- e) Installation. The following apply to the installation of Antel 111as in all permissible locations:

In General: Antennas shall be no larger than absolutely necessary for the reception of a signal of acceptable quality. In all cases, installation must comply with all applicable codes and ordinances, account for aesthetic considerations, and minimize the aesthetic and structural impact to the location.

Concealment of Antenna: The color of the antenna shall blend with the existing color of the building's exterior surfaces. Additionally, the Antenna shall be concealed and shielded from view from outside the Condominium or from other Units to the extent possible, by real vegetation, artificial vegetation, or some other suitable screen. All exterior wires and cables leading from the Antenna and into the Unit must be concealed behind gutters, downspouts, and/or railings.

Drainage to Regime: All installations shall be completed so that they do not materially damage Regime property or void any warranties of the Association or other Unit Owners. To the extent possible, Unit Owners shall avoid drilling holes or otherwise penetrating the surface of Limited Common Elements when installing an Antenna. The Association may require a reasonable deposit to cover the cost of repairing damage caused during installation. Unit Owners shall not drill holes or penetrate the surface of any other Common Element without the prior written consent of the Board of Directors.

Limited Common Elements: If it is necessary for an Unit Owner to install an Antenna in a Limited Common Element, the Unit Owner shall install the Antenna on the floor of the Limited Common Element, below any raining, and completely within the boundaries of the Limited Common Element. Installation of an Antenna in a Limited Common Element does not convert the Limited Common Element into individual property.

- f) Satellite Dish Agreement. Before installing an Antenna in any location other than within his or her Unit, a Unit Owner shall execute a Satellite Dish Agreement in the form provided by the Association, and submit same to the Association. Among other things, said Agreement shall provide that the Owner shall indemnify and hold harmless the Board of Directors, the Association, its agents and members from any and all claims, controversies, or causes of action resulting from the installation and use of an Antenna.
3. Exterior name plates and mailboxes will be installed in a manner uniform and consistent with that of the other Units and approved by the Association.
 4. Unit Owners are reminded that alteration and repair of the Buildings is the responsibility of the Association, except for the interior of the Units. No work of any kind is to be done upon the exterior building walls or upon the interior boundary walls without first obtaining the approval of the Association. This includes any landscaping or gardening of any nature within the General Common Elements of the Regime.
 5. No Unit Owner shall make or permit any disturbing noises in the buildings, or do or permit anything to be done therein which will interfere with the rights, - comforts, or conveniences of other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument or operate or permit to be operated a phonograph, CD player or radio or television or other loudspeaker in such Owners' Unit between the hours of 12:00 Midnight and the following 6:00 A.M., if the same shall disturb or annoy other occupants of the Buildings or adjacent Units.
 6. Each Unit Owner shall keep his or her Unit in a good state of presentation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance. Each Unit Owner will keep the areas immediately in front of and in back of his or her Unit free and clear of all trash, papers, and debris.
 7. Unit Owners shall not cause or permit any unusual or objectionable noises or odors to be produced upon or to emanate from their respective Units.
 8. No animals or reptiles of any kind shall be raised, bred, or kept in any Unit or in

the Common Elements, except that a dog, cat or other household pet approved in writing by the Board of Directors of the Association, may be kept in a Unit, provided that it is not kept, bred or maintained for any commercial purpose; and provided further that any such pet which in the opinion of the Board of Directors of the Association is causing or creating a nuisance shall be permanently removed from the property upon three (3) days written notice from the Board of Directors of the Association. No Unit shall house more than one (1) pet, except as approved by the Board of Directors. Pets may be outside only if accompanied by a Unit Owner or lessee and shall only be allowed in areas designated for pets by the Association. Any person within the project keeping a pet shall immediately clean and remove any dog waste created or caused by said pet. Further, no unleashed pets whatsoever shall be allowed upon the Limited or General Common Elements. Owners will be assessed a \$100.00 fine for failing to remove dog waste.

9. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Directors of the Association.
10. No one may use an outdoor fireplace or fire pit of any type.
11. Minor vehicle repairs, such as changing spark plugs, tires, and batteries, will be allowed in the Common Elements. Tires, batteries, etc, must be promptly removed from the site and disposed of properly. Oil changes, muffler replacements, brake, transmission, engine, and body refinishing work will not be permitted in the Common Elements.
12. Dryer vent cleaning will be scheduled in the spring of each year. All owners will be provided with two weeks' notice and must comply to allow access to their condo to the dryer vent cleaning company. If an owner does not allow access or is not home the owner will need to hire a dryer vent cleaning company to clean the vent and provide a paid receipt within 30 days of the original cleaning date.
13. Political signs are not permitted in the Common Elements.
14. Garbage and recycling carts can only be out the night prior to garbage day and must be put away by 9:00 pm on garbage day.
15. Items that do not fit in the garbage can are prohibited from being placed on the curb unless they have a sticker from the City of North Liberty. The association will charge the owner for disposal if needed.

16. Article IX.2 (b) is deleted, and the following is substituted therefore:

(b) A condominium may not be rented except as expressly provided herein. The following regulations shall govern the rental of units:

(i.) All units shall be Owner-Occupied, except that:

1. Qualified family member.

2. A unit being rented on the effective date of this Amendment may continue to be rented for so long as the Unit Owner on the effective date of this Amendment continuously owns the Unit and rents it to others in accordance with this Declaration, Bylaws, and rules of the Association. If the Unit is sold, transferred, or otherwise disposed of to a person to whom the Unit is transferred, or a Qualified family member of the transferee, the transferee or a Qualified family member of the transferee must occupy the Unit as a personal residence in conformity with this Amendment.

Exterior Common Area Policy

All manipulation to common areas must be pre-approved by the board. Fencing provided by the owner at their own expense will be allowed. The fence cannot extend lengthwise (north/south) beyond the initial cement patio slab. The fence can extend widthwise (east/west) as far as the property lines of each condo unit to include plants and air conditioner, if applicable. All fencing must be six feet tall, white, and made of vinyl. Fencing can consist of up to one to three partitions configured in any formation independent of each other. Gates are permitted and should not obstruct lawn care services. Fencing may enclose grass, mulch, turf, flowers, and small shrubs/bushes. Loose gravel/rock/stone & climbing vines will not be permitted as it may cause damage to property or mowers during lawn care season. No change in the grade of any portion of the landscaping will be permitted. Fencing should not damage or be affixed to exterior of building. The unit owner shall be responsible for maintenance, upkeep, and repairs of fencing. The association is not responsible for any damages that are caused to the fencing due to landscaping growth or wildlife. In the event of removal, the property shall be restored to its original condition by the unit owner at his/her own expense.

The Association may levy a fine against any Unit Owner for violating the Condominium Declaration, Articles of Incorporation for the Association, Bylaws of the Association, or any Rules and Regulations adopted by the Association, including any amendments to those documents (collectively "Condominium Documents"). The procedure for levying fines shall be as follows:

Demand. Upon the complaint of any two Unit Owners or upon the complaint of any two Directors of the Association outlining an alleged violation of the Condominium Documents, an officer of the Association shall give the alleged violator written demand to cease and desist any alleged violation. The written demand shall specify (1) the alleged violation; (2) the action required to abate the violation; and (3a) if the violation is a continuing one, a time period not less than seven days during which the violation may be abated without further sanction; or (3b) if the violation is not a continuing one, a statement that any further violation of the same nature may result in the imposition of a fine after notice and a hearing.

Notice. Within 12 months of such demand, if the violation continues past the period stated in the demand for abatement without penalty, or if the same violation subsequently occurs, the Board shall serve the violator with written notice of a hearing to be held by the Board. The notice shall be served via U.S. Mail, regular delivery, or by personal service. The notice shall contain the nature of the alleged violation, the time and place of the hearing, which shall be not less than seven days from the giving of the

notice, an invitation to attend the hearing and produce any statement, evidence, and witnesses on his or her behalf, and the proposed fine to be imposed.

Hearing. The hearing shall be held in executive session pursuant to the notice affording the violator a reasonable opportunity to be heard. Prior to the effectiveness of any fine, proof of notice and the invitation to be heard shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice together with a statement of the date and manner of delivery is entered by the officer or Director who delivered such notice. The notice requirement shall be deemed satisfied if a violator appears at the meeting. The minutes of the meeting shall contain a statement of the results of the hearing and the sanction imposed, if any. The violator shall have the right to present evidence at the hearing (the formal rules of evidence shall not apply to the hearing) and to be represented by counsel at his or her own expense.

Amount of Fine. The Board of Directors of the Association shall be authorized to levy fines between \$20 and \$100 the first time a fine is levied against a Unit Owner, unless the violation involves the police or a threat to the safety of another person, in which case the Association shall be authorized to levy a fine of up to and including \$500. The Association shall be authorized to levy fines of up to and including \$500 for subsequent violations of the Condominium Documents made by the same violator.

Payment and Lien. The violator shall have 30 days from the date notice of the fine is mailed or delivered to the violator to pay the full amount of the fine. Any unpaid amount due from the Unit Owner constitutes a lien against the Owner's Condominium Unit pursuant to the Association's Bylaws. Upon levying the fine or at any time thereafter, the Association may record in the Johnson County Recorder's Office a Notice of Lien Claim, notifying the public of the amount of the fine due from the Unit Owner.

Exceptions to Rules and Regulations.

Notwithstanding any provision herein, the Board of Directors shall have the authority, at its sole discretion, to grant written exceptions to any of the rules, regulations, or restrictions set forth in these Bylaws or the Association's governing documents. Any such exception must be requested in writing by the Member or resident seeking the exception and must receive prior written approval from the Board of Directors. The Board's decision to grant, deny, or condition such exceptions shall be final and need not set a precedent for future requests.

These Rules and Regulations may be amended, modified, or altered only as provided in the Bylaws of Copeland Townhomes Condominiums Owners Association.

These Rules and Regulations have been approved by the Board of Directors of Copeland Townhomes Condominiums Owners Association on the 27th day of July 2025.

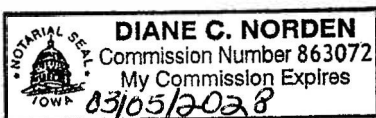
COPELAND TOWNHOMES CONDOMINIUMS
OWNERS ASSOCIATION

By: Cathy Clemens
Cathy Clemens, President

By: Toni Rogers
Toni Rogers, Secretary

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

This instrument was acknowledged before me on the 27th day of July 2025, by Cathy Clemens, as President of Copeland Townhomes Condominiums Owners Association, and by Toni Rogers, as Secretary of Copeland Townhomes Condominiums Owners Association.



Diane C. Norden
Notary Public in and for the State of Iowa