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Johnson County Iowa
Kim Painter County Recorder
BK 6764 PG 27-32



4/10

319-338-6288
prepared by/return to:
Keystone Property Management
1605 Southgate Ave, Suite D
Iowa City, IA 52240

SECOND AMENDMENT TO

APPLEWOOD CONDOMINIUMS ASSOCIATION RULES AND REGULATIONS

The undersigned certifies as follows:

1. I am the President of the Applewood Condominiums Association.
2. The annual meeting of the members of the Applewood Condominiums Association was held on May 17, 2026, after due, legal and timely notice of the time, place, and purpose of the annual meeting was provided to all members in accordance with the Bylaws of the Association.
3. A quorum of 28 owners was present in person or by proxy.
4. On a motion duly made and seconded, the Second Amendment to the Rules and Regulations of the Applewood Condominiums Association, set out in the attachment to this document, which is incorporated herein by reference, was adopted by affirmative vote of the members represented by the majority of the units' votes in the Association.

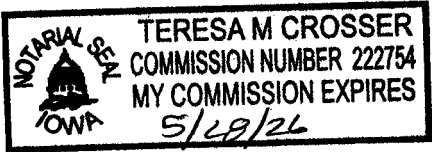
APPLEWOOD CONDOMINIUMS ASSOCIATION

Betty Bream
By: Betty Bream, President

)SS:

JOHNSON COUNTY)

On this 19 day of May 2026, Betty Bream, President of the Applewood Condominium Association, personally appeared before the undersigned Notary Public, and, being duly sworn, stated that she is the President of the corporation who executed the preceding document, the corporation has no seal, and the document was signed on the corporation's behalf by authority of its Board of Directors; and such officer acknowledged the voluntary execution of the document by her and the corporation.





Notary Public in and for the State of Iowa

Amended Rules and Regulations for Applewood Condominium Association

The Applewood Condominium Association is governed by the statutory laws of the State of Iowa and the Condominium Declaration and Bylaws. Each Unit Owner is urged to read the Declaration and Bylaws. The following rules and regulations shall be binding on the Unit Owners of Applewood Condominium Association until modified or amended by action of the Association.

Monthly Assessments

1. Association dues must be paid in full by the 10th day of each month. A Late Fee of \$15.00 per month will be charged for each month when the Unit Owner's assessment is received after the 10th of the month.

Restriction on Unit Uses

1. Units are designated to be used as primary residences.
2. No Unit within Applewood Condominiums shall be rented or leased unless the following exception applies:
 - a) Hardship Exception: A hardship exception may be granted at the sole discretion of the Board of Directors. Prior to addressing a request for a hardship exception for the privilege of using the condo as a rental property, the Unit Owner must advertise the unit on the open market, for sale, for a period of at least six months at a fair market value.

Outdoor Furniture and Lawn Ornaments

1. Nothing may be hung, displayed, affixed to, or placed on the exterior walls or roof without the approval of the Board of Directors.
 - a. Holiday lights and wreaths are the exception to this rule.
2. Holiday displays (other than lights and wreaths) must be approved by the Board of Directors. Holiday lights must be removed within 30 days of the holiday or as soon as weather permits.
3. Real Estate signage or signage of any kind is prohibited from being displayed in the common areas.
4. Flags are not permitted to be displayed on an external pole fixed into the grounds.
5. Flowerpots are acceptable outside the patio area in the summer, but pots must be cleaned out once the flowers/plants in the pot are dead. Flowerpots are not considered lawn ornaments.
6. Hoses must be unhooked from the faucet bibs when not in use and stored inside the Unit during the winter.

7. All garage doors are to be kept closed except when the homeowner is present in the garage, barbequing, or working in the yard.
8. Barbeque grills must be stored inside garages or on patios when not in use.
9. Outdoor furniture and lawn ornaments must be placed on cement patios and must not be placed on any grassy common areas.
10. Shade umbrellas are to be closed when not in use.
11. Items that may be deemed objectionable to other Unit Owners and are displayed in limited common areas may be subject to be removed by the Board of Directors.

Alteration Agreement and Architectural Guidelines

1. Nothing may be altered, constructed, or removed from the Buildings or Grounds without written consent from the Board of Directors. This includes any changes made to the landscaping, patio, or fencing.
2. Requests for alterations must be submitted in writing to the Board of Directors. All approved and constructed alterations must be maintained by the Unit Owner and any future Owners of that unit.
3. Any landscaping changes made by the Unit Owner will not be cared for by the Association's lawn care and landscaping vendor and must be maintained by the Unit Owner.

Pet Policy

1. No Unit may have more than two (2) cats or domestic birds.
2. Each Unit shall have no more than two (2) dogs. The full-grown weight of each pet shall not exceed 30 pounds.
3. Each Owner shall be responsible for cleaning up immediately after their pet(s).
4. Pet(s) shall be on a leash when being walked in the common areas. Pet(s) shall not be left unattended in common and limited common areas either on or off a leash and shall be always supervised by a responsible person. This also applies to inside an approved fenced in/gated patio.
5. Pet(s) must not be left unattended to create noise incessantly regardless of whether the responsible supervisor is at home or away. Pet(s) that are deemed to be a nuisance may be subject to removal.

Vehicles and Parking

1. The speed limit within the Association is 15 miles per hour. Reckless operation, unnecessary honking, or driving/parking on the grass is strictly prohibited.
2. Overnight parking on the streets in front of the buildings is prohibited. All overnight parking by residents must be within the Unit's garage. Exceptions to overnight parking of a Unit Owner's vehicle must be approved in writing by the Board of Directors.

- 3. Guests may park in the following areas:
 - a. In the Unit Owner’s driveway in such a manner that the vehicle does not block access to other garages or the main streets.
 - b. In the guest parking spaces.
- 4. No vehicles can be parked in any area other than inside the garage for more than 48 consecutive hours. Vehicles parked in an outside area for more than 48 hours are subject to being towed. Unit Owners must notify the Board of Directors if a visiting guest will be parking in the Unit Owner’s driveway for more than 48 hours.
- 5. No inoperable vehicles may be parked within the Association complex at any time.
- 6. No repair work is authorized within the Applewood complex (including oil changes) except for short-term emergency work such as changing a flat tire or a battery change).
- 7. No person can park a boat, trailer, motor home, RV, truck (larger than three-quarter ton pick-up truck), camper or travel trailer, or any vehicle with commercial advertising on any street or driveway within the Applewood complex. Commercial moving vans and commercial trucks when conducting contract business or performing services or repair work are an authorized exception. Any other exceptions to this rule must be requested in writing and approved by the Board of Directors.

Refuse Collection

- 1. Garbage is collected on a weekly basis, and recycling is collected every other week- please refer to the Owner Information Packet for the current collection schedule.
- 2. All garbage should be bagged inside the garbage bin.
- 3. Garbage and recycling bins may only be kept outside on the prior evening before the scheduled pick-up day. Refuse bins are to be placed street-side.

Solicitation and Garage Sales

- 1. Garage sales are prohibited within Applewood Condo Association.

Sanctions and Rule Enforcement

- 1. Owners and their guests in violation of the Rules herein may be assessed a fine for a repeated offense of the same rule. The violation fine structure is as follows:
 - a. First Offense: Written Warning
 - b. Second Offense: \$25.00
 - c. Third Offense: \$50.00
 - d. Fourth and Subsequent Offense(s): \$100.00

The foregoing Rules and Regulations were adopted by Applewood Condominiums Association Board of Directors and approved at an Annual Meeting held the 17th day of May 2026.

Betty Bream
Betty Bream, President

