CENTRAL PARK CONDOMINIUMS

BUYER'S HOA QUICK GUIDE | TIFFIN, IOWA

HOA DUES & NEW-OWNER FEE

Monthly HOA dues are $235, effective July 1, 2026. New owners are responsible for a one-time $940 capital contribution, equivalent to four months of HOA dues, upon taking possession.

Central Park Condominiums Owners Association Meeting Minutes: Page 1 | Budget 2026: Page 23 | Rules and Regulations Amendment: Page 93

LAWN CARE & SNOW REMOVAL

The HOA contracts for lawn mowing, trimming, lawn treatments, seasonal grounds maintenance, and snow removal. Periodic exterior dryer vent cleaning is also arranged by the association.

Central Park Condominiums Owners Association Meeting Minutes: Pages 1–2 | Budget 2026: Page 23

OWNER MAINTENANCE

Owners are responsible for interior maintenance, appliances, plumbing fixtures, heating and cooling equipment, and individual wood deck maintenance. Structural alterations require prior written HOA approval.

Declaration of Condominium: Pages 17–18 | Central Park Condominiums Owners Association Meeting Minutes: Page 2

PET POLICY

Household pets are permitted, subject to written HOA approval and applicable community restrictions.

Rules and Regulations for Central Park Condominiums Owners Association: Page 88

PARKING & OUTDOOR SPACES

Parking is limited to designated areas. Certain backyard fencing and raised garden beds are permitted with restrictions. Trampolines are prohibited.

Declaration of Condominium: Page 17 | Rules and Regulations Amendment: Page 93

COMMUNITY GUIDELINES

Trash and recycling containers must be stored inside and removed from the curb within 24 hours after collection. Exterior satellite dishes and antennas require written HOA approval.

Rules and Regulations Amendment: Page 93

INSURANCE & SPECIAL ASSESSMENTS

The association provides master insurance information. Owners are encouraged to verify that their individual condominium insurance includes special assessment coverage. Buyers should confirm current master policy coverage and deductibles.

Central Park Condominiums Owners Association Meeting Minutes: Page 1 | Auto-Owners Insurance Proposal: Pages 4–6

HOA FINANCIAL INFORMATION

The association's annual budget and balance sheets are available for buyer review.

Budget 2026: Page 23 | Central Park Condominiums HOA Balance Sheets: Pages 27–29

RENTAL POLICY

Rentals are permitted provided the entire condominium unit is rented. Owners remain responsible for obligations under the condominium documents, and tenants must follow HOA rules. No minimum lease term or rental cap is specified in the cited provision.

Declaration of Condominium: Page 19 | Article IX, Section 2(b)

IMPORTANT BUYER INFORMATION

This guide is provided as a convenient summary. Buyers should review the complete Declaration of Condominium, Bylaws, Rules and Regulations, financial statements, and insurance information. Current fees, assessments, insurance coverage, rental policies, and community restrictions should be independently verified with the HOA.