FAIRHAVEN CONDOMINIUM ASSOCIATION

The following information is excerpted from the Fairhaven Condominium Declaration dated August 19, 1993, including all attached exhibits, recorded May 9, 1994, in Boos 1744, Pages 256-329, as amended by the Rules adopted by the Fairhaven Condominium Association ("Association") from time to time:

Fairhaven Condominium Association is comprised of 12 separate condominium units within three buildings located at 1502, 1504 and 1506 1st Avenue in Coralville, Iowa. Wherever reference is made to "unit owners," such term shall apply to the owner of any Unit, and to such owner's family, whether or not in residence, and to their employees, lessees, agents, visitors and guests. When reference is made to the "Association", such reference shall include all 12 of the Unit Owners acting together as the Board of Directors of the Association. The owner of each single living unit controls one vote per Unit owned.

Action by the Board of Directors requires a simple majority of the votes cast at its regular meetings. Regular meetings of the Board of Directors are held at ~~5:30~~ P.M. in the Community Room on the fourth Monday of each month. Attendance by owners of 7 units represents a quorum for conducting the business of the Association.

Each individual Unit Owner owns his/her condominium unit outright, and may decorate and or make changes as per their desire. The living unit definition includes the associated garage and storage room.

The Association owns the "Common Elements" which include the driving, and parking areas, the lawns and walking areas, as well as the interior hallways, exterior stairwells, the elevators and the community room. These common elements are shared by all and any changes to them shall occur only under the direction of the Board of Directors.

The "Limited Common Elements" are owned by the Association, but the right to their use is restricted or limited to the Unit Owner to which they are adjacent. Limited common elements include the porches at the rear of each building. The unit owner may only make changes to these limited common elements with the advice and consent of the Board of Directors.

The Association reserves the right to create, amend, modify, repeal or revoke any Rules and Regulations as the Board of Directors see fit to do so. Any conflict or inconsistency between such Rules and Regulations and the Fairhaven Bylaws, Declaration, Protective Covenants and Master Deeds will be resolved in favor of the latter.

Enforcement of the Association's Rules and Regulations, the Master Deed Covenants and Bylaws, to the extent permitted by law, includes the ability to impose and collect fines and other forms of penalties for violation of these Association Rules and Regulations.

Revised and restated by Fairhaven Condominium Association on 04 /_____ /2017.

Marilyn Holland, President **Judy Murawski, Secretary**

Fairhaven Rules

The following Rules are binding on all unit owners, residents, occupants, their families and guests:

1. No part of the property shall be used for other than residential purposes. Each Living Unit (Unit) shall be used as a residence for a single family and for no other purpose, except that an owner may use a portion of his/her Unit for an office or studio provided that the activities therein shall not interfere with the quiet enjoyment or comfort of any other owner or occupant.

2. No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise (except for use of a Unit as an office or studio) shall be conducted, maintained or permitted on any part of the property.

3. No Unit shall be used for any unlawful purpose and no Unit Owner shall do or permit any unlawful act in a Unit. No immoral, offensive or unlawful use shall be made of the property or any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

4. No obnoxious or offensive use or activity shall be carried on at any time within the property of Fairhaven, nor anything done or permitted which will in any way constitute an unreasonable source of annoyance, or interfere with the use and enjoyment of the property by the other residents, owners, guests or invitees.

5. Unit Owners shall maintain and keep in good repair the interior of their own Units and the fixtures therein; all fixtures, utility lines and equipment installed within the Unit commencing at a point where the utilities enter the Unit shall be maintained and kept in repair by the Unit Owner.

6. Unit Owners shall be responsible for cleaning, maintenance, repair and replacement of all windows, frames and screens of their Units, and also the front doors and any doors leading onto any balcony, or porch adjacent to their Units. The replacement of garage doors is the homeowner's sole expense.

7. Unit Owners shall be solely responsible for any damage done to their Unit or to any general or limited common element, whether by intention or by such owner's negligence. The Board shall have the right to assess any Unit Owner for any costs or expenses to repair or replace such damage or loss to general or limited common elements.

8. Nothing shall be done or kept in any unit or in the common elements, which will increase the rate of insurance on the building or contents thereof applicable for residential use, without the prior written consent of the Association. No owner shall permit anything to be done or kept in his/her unit or in the common elements which will result in the cancellation of insurance on the building, or contents thereof, or which would be in violation of any law. No waste will be permitted to be stored in or on the common elements.

9. If any upper floor Unit Owner has a water leak that involves any Unit or common area somewhere below, the upstairs Unit Owner has primary responsibility for any damage below. That upstairs Unit Owner should contact his/her Insurance Company to initiate claim service.

10. Owners may not change, alter or remodel the exterior of their Units without the prior written approval of the Board of Directors of the Association.

11. No acts of alteration, repairing or remodeling by a Unit Owner shall impair in any way the structural integrity of the adjoining Units or the structural integrity of limited common elements or general common elements.

12. A Unit Owner may change the interior plan of a Unit, with the exception of the weight bearing walls, which may not be moved. Each owner shall have the exclusive right to paint, repaint, tile, wash, paper, panel, carpet, brick or otherwise maintain, refinish and decorate the inner surfaces of the walls, ceilings, floors and doors of their own Unit.

13. Nothing shall be altered, constructed, placed in, or removed from the common elements, except upon the prior written consent of the Board of Directors.

14. Monthly dues are due on the first day of each month. It is a hardship on every member of the Association when any individual unit owner fails to pay his/her monthly association dues in a timely manner.

15. Household trash is to be bagged and placed in one of the dumpsters for collection. Trash is not to be stored in any area of the common elements or on any patio or deck.

16. Recycling is encouraged. Recycling containers are located in the rear on the ground level between buildings1504 and 1506. Glass must be placed in the glass recycling receptacle. All other recycling materials may go in any receptacle. Cardboard boxes are to be broken down and the cardboard placed along the wall behind the receptacles. Cardboard is not to be placed into the dumpster.

17. Regular monthly meetings of the members are held on the fourth Monday of each month in the Community Room on the lower level at 5:30 P.M.

18. Regular monthly assessments, currently $275, are payable in advance at each regular meeting.

19. Members unable to attend meetings may vote by proxy as provided in the Bylaws. Proxy forms are available from the officers.

20. Exceptions to a Rule require a majority vote of the members.

21. All occupants of Fairhaven Condominiums must be of retirement age (55), except in

unusual or extraordinary circumstances in which the Owners Association has granted prior approval.

22. Nothing may be added, attached or altered to or on the exteriors of Fairhaven buildings.

23. Garage doors shall be kept closed and locked except for entering and exiting or for any other reasonable purpose in the presence of a responsible person. This Rule is for the security of other residents.

24. No trucks, mobile homes, recreation vehicles, disabled vehicles, campers, boats, or other vehicles of the like may be stored outside.

25. No bicycles, tricycles, buggies, toys, play equipment or athletic equipment shall be permitted to remain outside overnight.

26. Attended barbecue grills are permitted only on the lower level concrete. Grills must be properly stored when not in use.

27. No occupant shall cause, make or permit any disturbing or objectionable noises or odors or sounds, including musical instruments and electronic equipment.

28. Pets may be kept on the property only with the prior consent of the Association,

29. Installation of satellite dishes must be approved by the Association.

30. No occupant shall engage in an occupation at home that generates vehicular traffic to Fairhaven.

31. The Association is responsible for:

Exterior lighting
Snow removal
Removal of trash and recyclables
Lawn, shrubs, and landscape maintenance
Inspection and maintenance of elevators
Housekeeping in common areas
Property, casualty, and liability insurance concerning Association property. (Occupants of units are responsible for insuring their condo, furniture and contents.)

32. The following are not permitted:

Feeding and watering wild animals and birds
Vegetable gardens
Storage buildings
Permanent or attached barbecue grills and smokers
Picnic tables

Amateur radio antennas
Vehicle repairs outside (washing and waxing are permitted)
Playground equipment
Athletic equipment
Canopies and awnings
Clothes lines
Fences

Reviewed and restated by Fairhaven Condominium Association on 04 /_____ /2017.

Marilyn Holland, President

Judy Murawski, Secretary