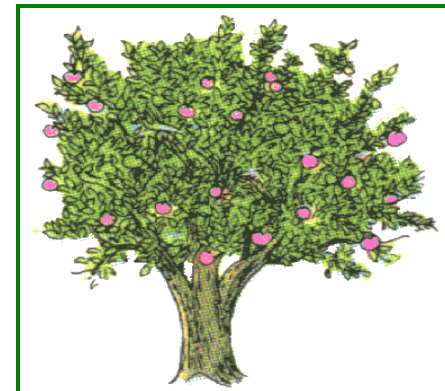


Keystone Property Management Co., Inc.
Gene Fisher / Kyle Vogel
533 Southgate Ave.
Iowa City, Iowa 52240
Phone 338-6288

Applewood Condominium Association

Homeowners' Rules and Regulations

July 2006



Applewood
Condominiums
Coralville, Iowa

Rules and Regulations

The Applewood Condominium Association is governed by the following:

- ⇒ the statutory law of the State of Iowa
- ⇒ the condominium declaration dated April 19, 1996 and the by-laws included in the declaration.

Each owner is urged to read the declaration and the by-laws. They are legal documents through which the condominium association is governed. This booklet contains some specific rules and regulations authorized by the declaration and/or by-laws. However, there are important issues in the declaration and by-laws that are not covered in this booklet, or are covered in a summary manner. This booklet is not intended to change or modify the above legal documents; it is for informational purposes and is subject to change by action of the Board of Directors.

This booklet is designed to assist all current and future unit owners in understanding the rules and regulations under which the Association operates.

Rules and Regulations are established, not to tell condo owners what they can't do, but rather to assure respect for all owners and to preserve property values.

All rules stated in this document are effective as of May 17, 2005. All items in place on this date are "grandfathered" and are not in violation of the rules and regulations stated below.

Homeowners:

910-01	David & Sandy Clark	248-2085
910-02	Mary McNutt	354-4282
920-01	Mildred & Earl Goodenberger	337-8381
920-02	Geneva & Dan Shannon	354-5552
925-01	Geraldine Hans	339-7880
925-02	Marybelle Brandstatter	354-1454
925-03	Mary Kay Dettman	354-0197
925-04	Father Thomas Doyle	354-0511
935-01	Arlys & Harlan Hannam	338-2513
935-02	Delores Hill	339-7557
935-03	Linda Ferry	351-2426
935-04	Lu Ann Frisch	337-9909
945-01	Liz Koffron-Eiesn & Tom Eisen	351-5476
945-02	Lucille Kinney	688-5226
945-03	Pauline & Harlan Hochstetler	337-8503
945-04	Wally Schaefer	358-9026
950-01	Donna & Ron Farber	351-1093
950-02	Janice & David Wilkerson	351-4904
950-03	Mehul Doshi	351-0982
950-04	Lois Grua	351-6434
955-01	Linda & Charles Abel	339-4909
955-02	Inez Kimm	338-2267
960-02	Judith Ellyson	351-0848
960-01	Jill & Chuck Phillips	338-7939
965-01	Theo & Harold Lindley	338-2208
965-02	Carol Stegink	338-7246
970-01	Carol Senneff	354-9481
970-02	Gina Crosheck	338-8214
975-01	Marlys & Victor Hoglan	338-5066
975-02	Mary & Bartolomeo Berardini	354-5194
980-01	Janet & Web D. Cramer	337-2343
980-02	Peg & Don Swartzendruber	338-3054
985-01	Elaine Nicholson	354-4936
985-02	Celia & Dale Bingham	354-4272

Refuse Collection

Garbage is collected one day a week (currently on Thursday). If this day is changed the owners will be notified. Recyclables such as paper products, aluminum cans and plastic should be separated and placed in the specific container provided by Johnson County Refuge. All other garbage should be bagged inside a garbage can. Cans should be placed street side or outside the garage door.

Solicitation and Garage Sales

Solicitation by commercial enterprises is not authorized within the Applewood area. Due to the restricted parking availability, garage sales by residents are specifically prohibited.

Who to call if you need repairs or have questions:

- Plumbing - Metro Plumbing, 818 Maiden Lane, Iowa City 351-6788
- Electrician - Advanced Electric, 1233 Gilbert Court, Iowa City 351-6452
- Heating and Air Conditioning - HJ Limited 351-7214
- Recycling - Johnson County Refuse Inc. 330-1726
- Handy man - interior painting of unit and other odd jobs - Bob Lang
 - Cell Phone 631-2386
 - Home Phone 337-7289

Professional Management

Under the direction of the Board of Directors, a professional management agreement has been established with an independent manager. The manager monitors all common maintenance activities (snow removal, lawn mowing, minor repairs, etc) and is responsible for collecting all monthly assessments from unit owners and maintaining official financial documents. The current manager is:

Gene Fisher / Kyle Vogel
Keystone Property Management Co., Inc.
533 Southgate Ave.
Iowa City, Iowa 52240
Phone: (319) 338-6288

Monthly Assessments

Each unit owner is responsible for paying to the Association a monthly assessment as established by the Board of Directors. At present, this assessment is \$130.00 per month per unit. Owners may make arrangements with their bank for automatic withdrawal and payment of their monthly fees or checks sent in should be made payable to: Applewood Condominium Association. These monies are to cover the costs of common area maintenance, insurance, outside water, reserves, garbage collection, legal/management fees, and contingency funds.

Assessments are to be made in advance and are due on the first of the month. Late fees of \$10 per month will be charged for each month the unit owner's assessment is received after the tenth of the month. In addition, the Board may call for the advance payment of the entire yearly assessment at the beginning of the

year if a unit owner is repeatedly delinquent in paying the monthly assessment (3 times in the previous year).

Special assessments may be levied if determined necessary by the Board of Directors. The Declaration requires that liens are to be filed against unit owners who become delinquent in normal monthly or special assessment payments.

Common Areas

Common areas are defined as all of the condominium property except that which is designated limited common areas. Limited common areas are that property primarily serving one unit; generally, this consists of the inside of your condominium, your garage, and the patio slab.

The Association is responsible for the maintenance of those grounds designated as common areas.

Restriction on unit uses

Units are designated to be used as primary residences. However, an occupant may conduct a personal business provided that such use does not involve customers, employees or invitees coming to the unit.

All renting and leasing contract forms must be provided to the Board of Directors prior to the commencement of tenancy under such lease. No lease may be of less than the entire unit.

Nothing may be hung or displayed, signs, awnings, air conditioning units, canopies, shutters, television, CB or radio antennae or any other device or ornament be affixed to or placed upon the exterior walls or roof without the approval of the Board of Directors.

the street. This allows emergency vehicles to get through without obstruction.

No inoperable vehicles may be parked within the condominium complex at any time.

No repair work is authorized within Applewood (including oil changes) except for short-term emergency work (flat tire, battery change, etc.).

No person may park a boat, trailer, motor home, RV, truck (larger than a three quarter ton pick-up), camper or travel trailer or any vehicle with commercial advertising on any street or driveway within the Applewood complex. The exception to this policy may be granted if a member of the BOD is notified that an owner will be parking an RV or motor home overnight for one night while it is being packed or unpacked.

Commercial moving vans, when conducting contract business, and commercial trucks when in the area to perform service or repair work are the authorized exception.

Insurance

The Board of Directors obtains fire and extended coverage, as well as, liability insurance for the outside structure and common areas of Applewood.

Unit owners are responsible for obtaining their own household goods insurance as appropriate. The official by-laws provide specific legal limitations as to the Association's responsibility in the event of loss or damage to any unit.

specifically prohibited: enclosed additions including screened porches, antennae, free-standing structures, clothes-drying lines and doghouses or other pens. Small television receivers (dishes) may be allowed with prior approval.

Trees and shrubs may not be planted, transplanted or removed without written approval in advance by the Board of Directors.

Vehicles

The speed limit within the condominium area is 15 miles per hour. Reckless operation, unnecessary horn-blowing or driving/parking on the grass is strictly prohibited.

Overnight parking on streets in front of the units is prohibited. All overnight parking by residents must be within the unit's garage. Exception to overnight parking of owner vehicles in the garage applies to unit 910 -1 & 2 due to the fact that these units have a one car garage. If the owners of these units has two vehicles, one may be parked in the driveway.

Guests may park:

- in the unit owner's driveway as long as the vehicle does not block access to other garages or the main streets.
- in the guest parking spaces.

No vehicle may 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. Please notify a Board member if you have a visiting guest that will be parking in your driveway for more than 48 hours.

If you have short-term guests, remember that there is no parking on the east side of the streets of Applewood Court. No parking signs are posted along

Christmas lights and wreaths are the exception to this item. Other holiday displays must be approved by the Board of Directors. Christmas lights must be removed within 30 days of the holiday or soon as weather permits.

Flags - There will be no external poles on the grounds.

Flower pots are acceptable outside the patio area in the summer, but once the flowers are dead, the pots must be cleaned out.

Hoses must be unhooked from the faucet bibs when not in use and stored inside the unit during the winter.

Patio lights, other than those installed as part of the original construction are not approved.

In order to maintain an orderly and harmonious appearance and for safety/security, garage doors are to be kept closed except when the homeowner is present in the garage, barbecuing or working in the yard.

Outdoor Furniture and Lawn Ornaments

Outdoor furniture and lawn ornaments must not be placed on any grassy area in order to allow for mowing and other yard maintenance.

Outdoor furniture must be placed on your cement patio. Shade umbrellas should be closed when not in use.

Lawn ornaments are approved only for the cement patios and close to the front of each unit. Lawn ornaments are personal in taste. Please respect the likes and dislikes of your neighbors when placing any item outside your unit. Before placing any ornament in front of a unit, we suggest that you ask your

neighbors if they have any objection. Flower pots are not considered lawn ornaments. The Board will ask an owner to remove any item that is objectionable to other condominium owners.

Alteration Agreement

To maintain the orderly and harmonious appearance of unity, continuity and fairness for all homeowners, an agreement has been approved by the Board of Directors that must be signed by homeowners when they make a request for any exterior changes to their landscaping, patios, or fencing. When the Board approves a change, the homeowner must agree to care for these changes at their own expense and upon selling their unit, the buyer must agree to care for these changes, or the current owner must return the changes to the original appearance.

- The grounds maintenance company will not care for landscaping changes made by the homeowner.
- Requests for privacy fences for patios must conform to the current fences that were “grandfathered” on May 14, 2003.
- Requests for an awning over a patio must not be attached to the building, but must conform to the construction, color, and fabric of the existing awning on 955-02 & 975-01.

Animals

Each homeowner is entitled to no more than two dogs. The full-grown weight of each pet shall not exceed 30 pounds, except for leader dogs for persons with disabilities. Dogs shall be on a leash when being walked in the common areas. Each owner shall be

responsible for cleaning up immediately after his or her pets.

Homeowners may have no more than two cats or domestic birds.

Pets shall not be left unattended in common areas either on or off a leash; they shall be supervised by a responsible person at all times.

In an Association approved fenced and gated patio, pets must still be supervised. They must not be left unattended to bark incessantly whether the responsible supervisor is at home or away.

If pets become a nuisance, the owner will be asked to remove the animal.

Maintenance and Repair

The Association shall maintain and repair all common areas, utility lines in the common areas, lawn, shrubs, trees, walkways and exterior of all buildings.

If an approved tree or shrub dies, it will be replaced with a tree or shrub at a value deemed appropriate by the Board, not at the value that the homeowner paid for that tree or shrub.

Individual unit owners are responsible for the repair and maintenance of all components within the individual unit including the air conditioning unit, plus all doors, windows, screens and patio.

Architectural Guidelines

No alterations, additions, fences, walls, patio extensions, decks, etc. may be made to the exterior surface of the buildings without written approval in advance by the Board of Directors. The following are