

**RULES AND INFORMATION  
FOR TENANTS AND OWNERS AT  
IDYLLWILD CONDOMINIUMS**

1. Vehicles of any kind must 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 or exit from any Building by another vehicle. No parking is permitted along any of the streets of Idyllwild Condominiums, as there are ample spaces for guest parking in the parking areas by each building. Guest parking areas are reserved for guests, and are not for the use of storing additional vehicles of Owners or Tenants.
2. All Common Areas must be kept free of materials of any kind, and may not be used for storage of bikes, garbage cans, or other items. Extraneous outdoor equipment (such as sandboxes, playground equipment, basketball hoops, etc.) must be approved by the Association Board of Directors.
3. No radio or television antenna or satellite dish or any wiring for any purpose may be installed on the exterior of a Building without the written consent of the Board of Directors of Idyllwild Condominiums Owners Association.
4. Nothing can be altered, constructed or removed from the Buildings or Grounds without written consent from the Board of Directors. This includes gardens and other plantings, painting or other alterations to the Building such as porches and decks, and satellite dishes and antennas.
5. A Tenant or Owner shall not make or permit any disturbing noises in the Building, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other Tenants and Owners. No Tenant or Owner shall play, operate or permit to be operated a phonograph or radio or television or other loudspeaker between the hours 12:00 midnight and the following 6:00 a.m., if the same shall disturb or annoy other occupants of the Building.
6. Each Tenant and Owner shall keep his/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 Tenant and Owner will keep the areas in the immediate vicinity of his/her Unit free and clear of all trash, papers, and debris.
7. Tenant must notify Landlord immediately in the case of leaks from the roof, windows, faucets, toilets, pipes, or waste pipes, or upon the odor of gas. In the case of an emergency, if Landlord is not available, please inform Keystone Property Management at (319) 338-6288. Owners - please call Keystone immediately if a maintenance issue from your condo is affecting your neighbor.
8. Tenants and Owners shall not cause or permit any unusual or objectionable noises or odors to be produced upon or to emanate from their respective Units.
9. The Landlord of a Unit must approve any pet the Tenant wishes to keep. Additionally, no animals, birds 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, not to exceed 30 pounds in weight, 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 pet, except as approved by the Board of Directors.

10. Any Tenant or Owner keeping a pet shall immediately clean and remove any messes created or caused by said pet. Further, no unleashed pets whatsoever shall be allowed upon the Limited or General Common Elements.
11. Garbage pickup and Recycling pickup is Tuesday morning between 6:00 AM and 7:00 AM. Garbage must be securely tied in garbage bags. Items to recycle must be separated by item type and placed in the bins provided. Item types to recycle include a) newspapers, b) mixed paper, c) magazines/ catalogs, d) tin cans, e) plastic containers, f) corrugated cardboard. No glass is recycled. You are allowed to have trash bags and recycling bins set out the night before pickup. The trash and recycling bins need to be on the main streets, do not leave it in front of your garage door if you are not on the main road.

**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. The Board of Directors of Idyllwild Condominiums Owners Association has approved these Rules and Regulations.**