

NORMANDY COURT CONDOMINIUMS

The Declaration and By-Laws may be amended with the approval of 66% of the owners. The Rules and Guidelines may be modified by the Board of Directors in conformity with the Declaration and By-Laws.

The purpose of these House Rules is to protect the occupants of the condo units at Normandy Court Condominiums from annoyance and nuisance caused by improper use of the premises, to preserve the physical property of the project, and to create an atmosphere for maximum enjoyment of the premises for residential purposes.

All owners, tenants, and their guests shall be bound by these House Rules.

HOUSE RULES

I. GENERAL

1. These House Rules shall apply to all owners, tenants, and guests of Normandy Court.
2. It shall be the responsibility of each individual condo owner to ensure that tenants and their guests comply with these House Rules.
3. Owners and/or their Rental Agents have the responsibility for having tenants registered with the property Manager.
4. All common elements and limited common elements of the project shall be used only for their respective purposes as designated in the Declaration.
5. Residents shall be responsible for the actions of all members of their families, their guests and tradesmen while they are on the premises.
6. Alcoholic beverages and illegal substances shall not be sold or manufactured for sale in violation of the law anywhere on the premises.
7. Pets are allowed, but none over 40 pounds. They must be kept within reasonable quietness and must be confined to their owners condominium and, if taken outside, kept upon a leash. Owners must clean up after their pets according to the code of the City of Iowa when the pets are outside. All pet owners must comply with the Code of Iowa City in respect to animal ownership.
8. All owners must have insurance that equals the value of their condo up to the outside walls.
9. A fire extinguisher must be in each condo unit. It is recommended that there be a fire extinguisher on each floor.
10. Any owner, tenant, or guest who chooses to use smoking material in his/her unit or in the common areas, shall take sufficient steps to ventilate the area so as not to irritate other units or persons in the common areas.
11. It is recommended that furnace filters be cleaned or replaced at least twice each year.

II. THE COMMON AREAS

- 1. The common areas shall not be obstructed or used for any purpose other than entry and exit from the condos, or for the appropriate recreational use designated.**
- 2. There is no accommodation for the storage of personal effects in the common area.**
- 3. Cigarettes, cigars, or other smoking material shall not be discarded in the parking areas, yard or other common areas.**

III. NOISE RESTRICTIONS

- 1. Residents shall exercise extreme care about making noises or the use of musical instruments, radios, television, record players, tape players, cd players, computers, amplifiers, and computer games that may disturb other residents. Failure to abate such noises at the request of another resident, or continued problems after a warning by the board, shall be considered a violation of this rule.**
- 2. Home improvement activities which produce noise shall be limited to the hours between 8:00 A.M. and 8:00 P.M.**
- 3. Fireworks, with the exception of sparklers, are prohibited on the premises.**

IV. REFUSE

- 1. No dumping of oil, batteries, Christmas trees, unsacked garbage, ashes, boxes, furniture, etc. Large objects, furniture or appliances will not be accepted by rubbish haulers on the regular trash day, you must contact N & N Sanitation directly to have these items picked up.**

V. PARKING

- 1. All vehicles parked on the premises will be at the owner's sole risk.**
- 2. Visitors shall park directly behind the visited units parking stalls.**
- 3. No inoperable and/or unlicensed vehicles are allowed.**
- 4. No oil or engine work shall be allowed in the parking stalls.**
- 5. Reasonable speed should be used when in the parking lots.**

VI. DECKS, WALKOUT PATIOS, GARAGES

- 1. Residents shall not change or alter the deck structure or exterior siding.**
- 2. Spray painting is prohibited on decks and carports.**
- 3. Deck Safety: Extreme care must be taken to prevent any object(s) from falling from the deck. Remove all small objects that may be pushed or blown off the deck. Residents shall be held liable for falling objects which originate from their decks.**

VII. UNIT MODIFICATIONS

- 1. No owner/occupant shall, without the written approval of the Board of Directors, install any wiring, television antenna, machines, or other equipment on the exterior of the project or protruding through the walls, windows, or roof thereof.**
- 2. Damage to the common areas by owner, tenant, or their guests or tradesmen must be reported to the Board of Directors.**
- 3. When in doubt about any unit modifications, check with the management or the Board of Directors.**

FINES:

Any violation of these rules may result in a monetary fine. Written notification will be given to the owner. The homeowner will be responsible for his/her renter. Violations will be reported to The Board of Directors who will review allegations and give the owner an opportunity to explain. At the owner's request, he/she may meet with the board.

If a majority of the board of directors finds a violation to have occurred, then a monetary fine may be imposed. Unpaid fines will become a lien upon the unit and must be paid before the unit can be transferred. Further, by a majority vote, the board of directors may authorize court action against the owner of the unit to obtain a judgment in the amount of the fines levied.

1st Offense	\$ 50.00
2nd Offense	\$100.00
3rd and subsequent offenses	\$300.00