

OAKWOOD VILLAGE OWNERS ASSOCIATION
21ST AVENUE PLACE
CORALVILLE, IA 52241

RULES AND REGULATIONS
FOR
OWNERS, LESSEES AND GUESTS

I. GENERAL RULES

- A. Each owner shall be liable to repair, clean or replace any damage to the common elements and property that he or she might cause. This responsibility includes damage caused by the owner's family, lessee, lessee's family and guests.
- B. Parents and guardians are responsible and liable for the actions of minors and their guests.
- C. Any alterations or changes to the landscaped areas must have prior approval from the Board of Directors. Application to the Board must be made in writing.
- D. Residents and guests are expected to abide by the speed limit as posted.
- E. No solicitations are permitted without prior approval of the Board of Directors.
- F. Common property furniture and equipment may not be removed from designated areas.
- G. The Board of Directors may, at its discretion, require or restrict any alterations, window coverings or draperies determined to be detrimental to the appearance of the community as a whole.
- H. Sunbathing is permitted at the pool area or on the private patios only. Sunbathing is defined as the act of lying or sitting in the sun while in swimming attire.
- I. Signage from any unit or common area is not permitted.
- J. Combination screen and storm doors may be installed by authorized maintenance personnel and must be of the design approved by the Board of Directors.
- K. Residents shall be mindful that their neighbors are entitled to the peaceful enjoyment of their property. Each resident shall limit the noise coming from their unit which might disturb others, including but not limited to, stereo noise, loud parties, television noise and all pet noise.
- L. Patios should not be used to store motorcycles, bicycles or trash cans. Items on patios should be limited to plants and patio furniture.
- M. Grill owners, please exercise safety when using or disposing of materials associated with the use of the grill.

II. CLUBHOUSE

- A. The premises shall be available for use, subject to these rules by owners, lessees of units and guests in residence. Persons under 16 years of age shall be permitted to use the premises only when accompanied at all times by an adult owner or lessee.
- B. Dates for any activity or event not regularly scheduled must be obtained from the Management Office at least two (2) weeks in advance to avoid conflicts. A deposit of \$100.00 plus a non-refundable surcharge of \$25.00 per day must be made with the request. The surcharge is placed in the general revenue to help defray the cost of the utilities. The host must remain with the party at all times and be responsible for the clean up and any damage. The deposit will be refunded only if the premises are left in the original or better condition.

III. SWIMMING POOL

- A. The premises shall be available for use, subject to these rules, by unit owners, lessees of units and guests in residence. Persons under 14 years of age shall be permitted to use the premises only when accompanied by an adult owner, lessee or guest in residence at all times.
- B. No breakable containers are permitted in the pool area. **Absolutely no glass.** Clean up all spillage or litter is the responsibility of the owners and/or lessees. No cooking of any kind is allowed at poolside.

- C. The pool furniture may not be reserved or removed.
- D. No running, boisterous play or unnecessary noise is permitted in the pool area.
- E. Bathing suits are the only appropriate swimwear. No cut-offs are permitted.
- F. No diapered, non-toilet trained children and persons with open lesions are permitted in the pool.
- G. Please arrange the chairs, lower the umbrellas, empty the ashtrays and remove personal items prior to leaving the area.
- H. Diving into the pool is not permitted.
- I. NO ALCHOLIC BEVERAGES ARE PERMITTED ON THE PREMISES AT ANY TIME
- J. All persons using the pool do so at their own risk and without the responsibility of the Oakwood Village Owners Association, its Board of Directors or Management Company.
- K. Persons using the pool must abide by the rules posted. Anyone violating these rule(s) is subject to losing the privilege of using the pool.

IV. PETS

- A. Pets must be kept on a leash at all times when outside the building. If you see an unattended pet, call Animal Control **354-1103** immediately.
- B. Owners may have a dog on property if the animal weighs less than 30 pounds. No animals over 30 pounds in weight are allowed to reside on property.
- C. Pets must be restrained from barking or making noise so loud as to disturb other residents in their units.
- D. Pets may not be left unattended, i.e. chained, tied or fenced outside the owner's unit.
- E. Owners are responsible for cleaning up pet waste immediately! If you notice an owner not picking up after their pet, please notify the Management Company with their address.
- F. All dog, cat and bird litter must be placed in a plastic bag and securely tied before placing it in the trash containers.
- G. No pets are allowed in the pool, clubhouse or laundry areas.
- H. The City of Coralville Animal Control has been instructed to police the area regularly. Any pet found unattended will be removed from the property. The owner will have to pay any fines assessed by the City in addition to fines assessed from the Association. (\$100.00 each offense)

V. BICYCLES AND SKATEBOARDS

- A. Bicycles shall not be left unattended and on premises. Storage of bicycles is permitted only inside the individual units or in the designated bicycle racks. It must be permanently affixed with the owner's name and/or unit number. All stored bicycles must be fully operable.
- B. Bicycles and skateboards are not permitted on the lawn or in the pool area.

VI. PARKING

- A. Only approved vehicles may park in the complex. An approved vehicle includes any conventional passenger vehicle, and a truck or commercial vehicle of less than 2 ½ tons gross weight. No long-term parking of recreation vehicles, including but not limited to campers, trailers, boats and motor homes.
- B. Each unit is allowed to have 2 vehicles parked regularly on the property.
- C. All owner-occupant and renter owned vehicles shall be registered with the Management Company, who has been instructed to periodically check all vehicles for said registration.
- D. All vehicles shall display current licenses and be maintained in proper operating condition so as not to be a hazard or nuisance by noise, emissions or appearance.
- E. No vehicle shall remain in the same space for longer than 72 hours without prior written permission. The Management Company should be notified of vacation times, etc.
- F. No repairs shall be made in the parking lot that would render the vehicle inoperable for more than 24 hours. No repairs shall be made that may damage or soil the pavement, specifically, no oil changes.

- G. Vehicles shall be parked between the painted lines and shall not overhang the walkways or green areas.
- H. There are no reserved parking spaces. No signs, initials, numbers or any other additions or alterations to parking spaces may be painted, displayed or erected by any resident.
- I. A speed limit of 15 m.p.h. will be in effect for the entire complex and repeated violations could be subject to fines established by the Board of Directors.

VII. GARBAGE AND TRASH

- A. *The dumpster is to be used for garbage and trash only. Large items such as furniture, carpeting, appliances etc., must be disposed of elsewhere by the owner or lessee or make arrangements with the Management Company for pickup at owner's expense.*
- B. *Large cartons and containers are to be crushed and/or cut before being placed in the dumpster.*
- C. *All garbage must be bagged and securely sealed before being placed in the dumpster. No refuse may be left elsewhere or on the premises. Pet waste and wet garbage must be sealed in plastic bags.*

VIII. LAUNDRY ROOM

- A. Persons using the laundry room are responsible for leaving the room neat and clean.
- B. Persons using this facility are reminded that it is extremely important that they cooperate in the sharing of the equipment.

IX. SALES AND LEASING OF UNITS

- A. As provided in the Declaration of Condominium entitled "Sale or Lease or Other Transfer by Unit Owner," a notification must be submitted to the Board of Directors or the Management Company.
- B. Renters must carry renter's insurance.

X. STORAGE AREAS

- A. Each storage bin should be clearly labeled with the name and unit number of the resident on the exterior of the bin's door.
- B. Residents are required to provide their own locks for storage bins.
- C. Any items being stored in the "open space" of the basement, must be kept in an orderly fashion, and must be clearly labeled with the name and unit number of the Resident.
- D. All bicycles being stored in the basements must be in working condition, and be clearly labeled with the name and unit number of the resident.
- E. Any storage bins or items stored in "open space" that are not locked/secured and clearly labeled may be removed and discarded without prior notification.
- F. The Association is not responsible for the loss or damage of any personal property stored in the basements. Association does not carry insurance to cover loss, theft or damage and does not claim responsibility on the items stored by the owner.
- G. One key is issued with the closing for the basement that contains the area that the cubicles will be in for the unit. Basement entry door keys are available at the Keystone Property Management office.

XI. WINDOW AND PATIO DOOR SPECIFICATIONS, effective May 1998 (revised November 2000; changes made in this revision included removing the ban on reducing opening sizes for windows, and including limits on types of windows allowed. Changes are italicized)

- A. All windows and patio doors (frames and sashes) must be made of polyvinyl, wood covered with vinyl or wood covered with aluminum. The exterior color shall be white. The exterior must be maintenance free.

- B. *Patio doors shall be sized to within one-half inch of the existing openings and in no case shall the existing patio door openings be enlarged or reduced to accommodate replacement units.*
- C. WINDOWS BEING REPLACED IN BEDROOMS MUST MEET UNIFORM BUILDING CODES AS IT RELATES TO EGRESS [size of clear window opening and height of sill from floor].
- D. Window styles shall be single or double hung, slider type or casement type window. *No windows shall be of a casement with sidelight style of window.*
- E. Patio doors shall be slider type, [one part of unit stationary and one part of unit slide-by], or swing type, [one part of unit stationary and one part of unit hinged].
- F. Windows must have grilles, grids, or muntin bars for divided light appearance. These must be removable interior grilles or aluminum grille sandwiched between two pieces of insulated glass. In both cases the grilles must show white to the exterior of the building.
- G. Interior colors (paint or stain) and trim will be at the discretion of the individual unit owner.
- H. The existing steel frame double hung windows do not meet current egress code requirements for bedrooms.
- I. The City of Coralville requires homeowners to apply for a building permit when replacing existing windows.