

**PINE RIDGE CONDOMINIUM OWNERS ASSOCIATION  
IOWA CITY, IOWA**

**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. No solicitations are permitted without prior approval of the Board of Directors.***

***E. 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.***

***F. Combination screen and storm doors may be installed by authorized maintenance personnel and must be of the design approved by the Board of Directors. No doors can be installed without a written proposal addressed first to the Board of Directors.***

***G. 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.***

***H. Grill owners will only be allowed to use gas-type grills on the decks and charcoal grills are restricted to use on the concrete drives.***

***I. Residents may not use the common area grounds for gardening and will not be allowed to place plantings in the common areas without prior approval from the Board of Directors.***

***J. No signage can be used in the common areas. Any signs for rentals or sales must be installed in the window of the subject unit.***

***K. Owners with tenants must provide a copy of the Rules and Regulations to their tenants and are ultimately responsible for the actions of their tenants.***

## **II. 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 only have dogs, birds or cats for pets and only two of each is allowed.**

**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, and no outside pet shelters are allowed.**

**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.**

## **III. 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. 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.**

**C. 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.**

**D. 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.**

**E. Vehicles are to be parked only in garages and on driveways. Any vehicle parked on the lawn or common streets of the complex are subject to towing at the vehicle owner's expense.**

#### **IV. 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.**

#### **V. VIOLATIONS OF RULES**

- A. Owners or residents in violation of the Rules herein are subject to a warning from the association for the first offense and may be assessed a fine for repeated offense of the same rules. The fine structure is as follows:**
- B. Second Offense: \$25.00**
- C. Third Offense: \$50.00**
- D. Fourth Offense: \$100.00**

#### **VI. MONTHLY FEES PAYMENTS**

- A. Monthly fees are due and payable on the first of each month and shall be considered to be late after the 10<sup>th</sup> of each month. Any owner who has not paid the fees by the 10<sup>th</sup> of each month is subject to a \$10.00 late fee which is payable with the next monthly fees payment.**