

Condos at Delaware Park

RULES, REGULATIONS, AND PROCEDURES NOT INCLUDED IN COVENANTS

Parking Procedures

Residents of the property are not to use the visitor parking. The number of visitor parking spaces on the property is very limited. There are 3.5 visitor spaces for every 16 units. If a homeowner or resident is violating this rule, it may result in a fine or towing of your vehicle.

If you have questions about a situation that may make it necessary to park in a visitor parking space temporarily, please contact the property manager. Otherwise, it may result in a fine or towing of the vehicle at the owner's expense.

Rental Procedures

If you have lived in your unit for two consecutive years, you may request a Rental Request form from the property manager. The Board will rule on your request within 30 days of receipt of the Rental Request form. The property manager will notify you of the Board's decision. If you are approved, after finding a tenant, you will be required to complete a Tenant Information form (this is in lieu of the actual lease), an Agreement for the Owner of a Rental Unit form, and an Agreement for Tenant form. Any owner who does not follow procedures will be assessed a \$100 fine for each month he is not in compliance. This also includes anyone who rents out their unit without permission and it pushes us over our allotted percentage for rentals.

Approximately 30 days prior to the lease expiration date, you will be notified by the property manager as to the status of the lease. An updated Tenant Information form will be required. The Association Board must have current tenant information at all times.

Wildlife

Bird feeders are not allowed on patios, balconies, trees, or common areas. Absolutely no feeding of geese or other wildlife.

Grills

No charcoal grills are allowed on the decks or patios. You may have gas grills, but the gas/cylinder tank must be no more than 20 pounds. Keep them at a safe distance away from the building when in use. Any damage of siding, etc. is the expense of the owner. This information is from the Iowa Fire Code 2012, Section 180.11.

Buildings

Any style of screen door is permitted as long as it is white in color.

Nothing can be attached to the building such as flags, decorations, etc.

Common Areas

Children are not to play in the breezeways or the parking lot at any time.

Dumpster Areas

Large items such as furniture, televisions, mattresses, appliances, etc. are not to be taken to the dumpster garages before the property manager is contacted and payment arrangements are made. The property manager's phone number is: 515-222-5206.

Planting

Along with no planting in the common areas, also no solar lights or decorations are to be placed in the planting beds. Nothing can extend out on the grassy areas----such as stepping stones, rocks, etc.

For those grandfathered in by previous boards which were approved to plant, planting is not to be extended into other areas. Grandfathered in does not give permission to enlarge area or add decorations, etc. as time goes by.

For homeowners who purchased a unit where the previous owner planted their own beds and do not wish to take care of these areas, please notify the property manager and the Board will take care of pulling up the bed and will plant bushes similar to original planting beds.

Fines

A fine will be implemented to anyone in violation of the Covenants, Bylaws, or Rules and Regulations. Please notify the property manager of any violations you see. The management company will send out a violation letter to the unit owner stating what the violation is and the date which violation needs to be rectified. If the homeowner is not in compliance at that time, a \$100 fine will be assessed to them each month until they are in compliance.

Balcony Support Posts

No hanging of decorations or flower pots, etc. on the support post or the floor beams of the upper unit's balcony without first obtaining permission from such owner.

Balcony support posts are the responsibility of the owner of the balcony it supports, but the Association will check the posts yearly for safety. If it needs replacing, the Association will replace the post and charge it to the owner's account.

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