

PROPERTY OWNER'S RULES AND REGULATIONS

The following rules and regulations will be strictly observed by property owners and enforced by the developer and the appropriate committee.

THE SPIRIT AND INTENT

The purpose of these rules is to create a development in which the developer and residents can express pride. These rules are not designed to place an undue burden on the owners. Rather, it is the express purpose of these rules to keep the development neat appearing, clean and appealing to the eye.

1. Type of mobile home: It is imperative that the exterior of the mobile home be in good repair, good paint and skirted. Wood, vinyl or metal skirting needs to be used. Mobile homes moved into the property shall have a minimum of 500 square feet of living area.

2. Property owners must have their mobile homes anchored and skirted within 30 days from the date that the mobile home was first moved to the property.

3. Property owners may, at their option, convert their mobile homes to real property as outlined in Section 135D.26 of the 1971 Code of Iowa.

4. Dwellings other than mobile homes may be built. (See Item No. 13). The Board reserves the right to restrict campers of any type from being used as a permanent residence as it deems necessary in order to instill the value and appearance of the Association.

5. Property owners are encouraged to landscape their property. Please check with the Board first before making any plans to excavate in the area.

6. Owners shall provide, at their own expense, adequate outbuildings or basement storage area for normal lawn, home and garden tools and accessories.

7. No more than one trailer or camper shall be parked or maintained on any lot in the Association, except for the use of a single family residence. A private garage or boat facility shall be for the sole use of the owner or occupant, and such accessory structures shall be permitted by the Board after review of the plans presented to it by the property owner. Guest campers on property owner lots will be allowed only to the extent that neighboring property owner lots will not be annoyed. Guest campers will be allowed only on a temporary basis and all camping units will be self-contained.

8. No part of said Association shall be used for commercial or manufacturing purposes (except Lot 91), nor shall any use be made of said lot which shall constitute a nuisance or diminish the value of adjoining lots.

9. No hedge, mass tree planting or fence, installed or maintained on any lot, except by written consent from the Board. Cottonwood, red cedar, box elder and mulberry trees are unacceptable.

10. No animals or birds other than domesticated household pets shall be kept on any lot in the Association. All pets will be kept on a leash or confined to the property. All pets are the owners responsibility.

11. The grass on lots must be kept mowed to a height not to exceed 8 inches and the failure to do so will allow the Board to make arrangements for the lot(s) to be mowed and a reasonable fee or lien will be passed on to the owner of said lot(s).

12. All vehicles must have current registration stickers on them. Junk vehicles or other junk items such as old campers, trailers and other disturbing or unsightly objects will not be allowed on any lot owner's property. All vehicles and/or other junk items must be removed within 30 days of receipt of notice from the Association. Failure to do so will allow the Association the right to take the appropriate legal action to have such items removed at the lot owner's expense.

13. All property owners need to take pride in their property by not only keeping it mowed but by doing everything they can to keep their property clean and free of trash, junk vehicles, and other disturbing or unsightly objects in order to help keep everyone's property values up.

14. All lot owners are required to install and maintain a private driveway on their respective lot(s). These private driveway(s) must install culvert piping according to specifications along the street line where such driveway(s) meet the street in order to allow water to runoff the land properly without causing damage to the Association's roadways.

15. All vehicles must be parked off the Association's roadways at all times in order to allow other vehicles the right of passage without the interference of the roadway being partially blocked. Vehicles pulling boats, trailers, and other items must be able to maneuver throughout the Association with ease as well as allowing Emergency Vehicles worry free passage while attending to an emergency within the Association.

16. No building or trailer and other improvements will be erected, placed or altered on any said lot(s) until the plans showing the exterior view and proposed location of the structure on the lot are approved by the Board. The Board will have 15 days to accept or reject any plans and approve deviations in building areas and locations. The Board at it's sole discretion, may approve deviations in building areas and location in instances where, in their judgment, such deviation will result in a commonly beneficial use. No dwelling shall be built with less than 500 square feet of living space and no more than a single story above ground.

17. All exterior construction must be completed and closed within twelve months of the commencement of construction.

18. Only lot owners and members of their families, and their friends may AT THEIR OWN RISK, ride 3 wheelers, 4 wheelers, mopeds, mini bikes, golf carts, motor cycles, etc. on the roads of the Association. No one else is allowed on the roads of the Association on these vehicles.

19. FIFTEEN MILES AN HOUR SPEED LIMIT WILL BE OBSERVED WITHIN THE ASSOCIATION. No speed bumps shall be installed without the approval of the Board.

20. Easement line will be five (5) feet all the way around property line, except front of property which abuts the roads, which will be 10 feet. On corner lots, the property owner has the option which side will be the ten foot line.

21. Rules governing water and sewer line installation: A person designated by the Board shall be empowered to inspect water and sewer service installations. Services shall not be used before inspection and approval. If installation does not meet approval, the recommended revisions shall be made to comply with the requirements within 15 days.

There are three categories of hookups necessary in the Association:

- A. Cottages with basements,
- B. Moveable dwellings (campers), and
- C. Mobile homes and cottages without basements.

General rules covering all three categories:

- A. Water lines shall be minimum pressure 160 lbs. $\frac{3}{4}$ " pipe of any of these specifications: PVC of at least schedule 40 or Copper Pex ASTM B-88 Type K;
- B. Sewer pipe shall be minimum 3-inch (all connections to the mains are 4") PVC schedule 40 (or better);
- C. Water pipe must be buried a minimum of 42 inches (the water mains are 48" deep); and
- D. All connections to the water mains will be made with saddle fittings.

Dwellings with Basements

- A. A curb stop will be required on the line between the water main and lot owner's basement.
- B. A drain valve must be installed inside the basement wall.

Dwellings without Basements

A. Sewer risers will extend 4 inches above ground, and be capped with a screw or twist lock fitting. The riser must be protected by a concrete curb.

22. All non-winterized dwellings must have working heat tape on their pipes to keep them from freezing. The Association does not approve of any lot owner leaving their faucets running in the wintertime to keep their pipes from freezing.

23. All lot owners that have a livable dwelling established on any lot owned by that lot owner, must have its own sewer and its own water hookup. No property is allowed to share a

sewer or water hook up with another dwelling located on another lot.

24. Anyone who is on the Iowa or another state's Sex Offender Registry will not be allowed to reside in the Association in any capacity whether it be part-time or full-time.

25. Vandalism of the Association's common areas or other people's property is prohibited. This includes damaging the 911 markers. Anyone caught vandalizing the common areas or other people's property will be prosecuted by the law.

26. Renting of property to others is prohibited.

AMENDMENT TO RULE #21:

1. Existing members must pay \$100.00 hookup charge prior to installing water and sewer on any lot without hookups.
2. Any new member who purchases a lot with water and sewer already installed must pay a \$500.00 new member fee.
3. Any new member who purchases a lot without water and sewer, and has water and sewer installed, must pay a \$2500.00 fee prior to installing.

All water and sewer hookups must be completed by a licensed plumber. Any and all damage occurred from the hookup will be paid for by the lot owner involved. All water hookups shall be done by self-tapping hookups. All board members are entitled to check for credentials as to the work being done.

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