

AMENDED MAY 17, 2012

CRYSTAL CREEK TOWNHOMES ASSOCIATION, INC.

RULES AND REGULATIONS

General Rules:

1. Residents/Owners are personally responsible and are liable for any damage to Buildings or Common Area caused by any Resident/Owner or their guests.
2. Residents/Owners shall not leave personal property unattended in the Common Area, other than garage, deck, or patio spaces.
3. For the safety of all Residents/Owners, driving speeds through CRYSTAL CREEK TOWNHOMES should not exceed ten (10) miles per hour.
4. Residents/Owners shall store all garbage and recycle containers inside their Living Unit's garage until pick-up day. Containers may be set out the night before trash pick-up day. Any container placed outside for pick-up day must be done in such a way that the container's contents will not to be blown around the Common Area.
5. Residents/Owners may use gas or electric barbecue grills, provided the grill is placed five (5) feet or more away from any building or structure. For insurance and for fire safety reasons, Residents/Owners are prohibited from using grills or similar devices which produce ashes or embers.
6. Residents/Owners are prohibited from placing planters and ground ornaments in the Common Area, except as noted herein. Planters may be placed on sidewalks, ground ornaments may be placed on patios and decks, but placement of such items cannot interfere with mowing operations. Planters and ground ornaments should not be placed in any areas which would constitute a hazard to someone walking.

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7. Residents/Owners are prohibited from placing bird feeders on decks and patios, due to the seed/feed attracting wildlife and causing the introduction of noxious weeds into the landscape.
8. Residents/Owners are prohibited from overtly and from intentionally feeding deer, according to the City of Urbandale's Code of Ordinances.
9. An Association Garage Sale may be held annually, the date for the garage sale to be determined and approved by the Association's Board of Directors. Residents/Owners are not allowed to hold individual garage sales.

Garages:

1. Residents/Owners shall use only the garage spaces allocated to their respective Living Units.
2. Residents/Owners are prohibited from using, or storing, the following items in their garages:
 - a) Flammable materials and liquids;
 - b) Combustible materials;
 - c) Materials identified with hazardous labels; and,
 - d) Compressed gases.
3. Residents/Owners should keep their garage doors closed when garages are not in use.

Outside Parking:

1. Parking outside the buildings is permitted only in designed visitor parking areas, except for driveways limited to Common Elements which are reserved for the Residents/Owners of the Living Units.
2. The Association's Board of Directors shall have any abandoned vehicle towed at its owner's expense, without prior notice to the abandoned vehicle's owner.
3. Visitor parking spaces should be used for visitors only.

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4. All Residents/Owners should park in their driveways or garages.
5. Parking on Oakwood Drive and on 106th Streets is prohibited, given that such parking may constrict the ability of emergency vehicles (fire, ambulance, etc.) to maneuver through CRYSTAL CREEK TOWNHOMES.
6. Residents/Owners shall not use their driveways or the visitor parking spaces for boat, snowmobile, trailer, camping vehicle, or other recreational vehicle storage.

Pets:

1. Residents/Owners shall be permitted to have one dog or one cat, provided that the dog or the cat shall weigh no more than twenty-five (25) pounds.
2. Residents/Owners with a dog or a cat shall be responsible for keeping their dog or their cat from becoming a nuisance to other Residents/Owners.
3. Residents/Owners shall keep their pet leashed at all times when their pet is outside the Resident/Owner's Living Unit.
4. Residents/Owners shall not use invisible fencing in the Common Area.
5. Residents/Owners shall not leave their pet unattended in the Common Area.

Leases/Rentals:

Leases/rentals are prohibited.

Holiday Outdoor Lighting and Decorations:

1. Holiday outdoor lighting and decorations are allowed, but such outdoor lighting and decorations shall not be attached to a building's siding or eaves with permanent fasteners. Holiday

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- outdoor lighting shall use only mini-lights to prevent heat damage to buildings or bushes.
2. Holiday outdoor lighting shall be permitted to be turned on from Thanksgiving until January 10 of the following year. Holiday outdoor lighting shall be removed from the buildings or eaves by January 31 of the following year.
 3. Residents/Owners causing any damage by using holiday outdoor lighting and/or decorations shall bear the financial responsibility for any necessary repairs or replacements. The Association shall not be responsible for any of those repair or replacement costs.
 4. Residents/Owners shall not place colored lights in the coach lights on their Living Unit's garage. The garage coach lights act as street lights for CRYSTAL CREEK TOWNHOMES. If a Resident/Owner should find any a garage coach light burned out, contact the Board of Directors and the coach light will be replaced.

Satellite Dishes:

1. The Association's Board of Directors must approve a Resident/Owner's request for a satellite dish.
2. At a minimum, a satellite dish installation shall include the following specifications:
 - a) A satellite dish cannot exceed an eighteen (18) inch diameter;
 - b) A satellite dish color must blend with the buildings; and,
 - c) A satellite dish must not be visible from the street (Oakwood Drive).
3. A satellite dish, once installed, cannot be removed from a Living Unit and shall remain even if the Living Unit is sold.
4. If a satellite dish installation damages a building, a building's roof, or other parts of the exterior or interior of the structure, the Resident/Owner shall bear responsibility for any needed repairs

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and the Association's Board of Directors shall accept/reject such repairs.

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5. A Resident/Owner shall submit to the Association's Board of Directors a copy of the written satellite dish installation plans.
6. The Association's Board of Directors shall issue written approval of satellite installation plans prior to a Resident/Owner starting of any satellite dish installation.
7. The Resident/Owner shall retain a professional satellite dish installer, possessing appropriate insurance, for such an activity.
8. The Resident/Owner shall not cause the Association to incur any costs connected with the satellite dish's installation, maintenance, or replacement, including, but not limited to, legal expenses incurred in the Association's enforcement of this section.

Violation of Rules and Regulations:

1. The Board of Directors, having determined that a violation has occurred, will send a letter to an Owner pertaining to the violation(s) found. The notified Owner has thirty (30) days to comply with the noted violation(s) listed in the letter.
2. If, after thirty (30) days, the Owner has failed to comply with the Board of Directors' first letter, the Board of Directors will send a second letter pertaining to the violation(s) found and will inform the Owner in violation that the Board of Directors is assessing a \$50 fine as a result the Owner's failure to respond to the first letter regarding the violation(s). The Owner notified fails to resolve the violation(s) in an additional thirty (30) days to comply with the notification.
3. If a notified Owner's non-compliance continues after the second letter and an additional thirty (30) days to reach compliance, the Board of Directors will issue further fines and a lien again the Owner's Lot.