

Villas of Meadow Ridge Townhomes

Fines and Fee Schedule

Effective Date June 1, 2014

Violation	1 st Offense	2 nd Offense	3 rd Offense
Resident parking in visitor parking	Sticker	\$25	Tow
Resident parking anywhere other than their garage, driveway.	\$25	\$25	Tow
Satellite Antenna installed without approval	\$100	Plus all costs	
Failure to Pick-Up after dog	Letter	\$25	Contractor Fees
Violation of animal rules (tie-outs, unleashed or unattended animals)	Letter	\$25	
Rental units with no lease on file, Tenant Information, or Approved Ankeny Certificate of Rental Housing	\$250	Per Month	
Damage & Destroying Common Elements	From \$100	Each Offense	
Threatening or harming a resident resulting in law Enforcement involvement with report	\$2,500	Each Offense	
Participating in illegal activity on property resulting In a conviction (e.g. drug distribution)	\$5,000	Each Offense	
Other violations as listed in Covenants, By-Laws, or Declarations	From \$25	Each Offense	

Villas of Meadow Ridge

Rules and Regulations

General Rules

1. All guests must be accompanied by a resident/owner.
2. Residents/owners are personally responsible and liable for any damage to the buildings, furniture, or equipment caused by any resident/owner or his guests.
3. Residents/owners are to leave all areas and facilities used in an orderly condition.
4. Residents/owners may use barbecue grills, provided the grills are placed five (5) feet or more from any buildings or any fences.
5. Personal property shall not be left unattended in any common areas other than the garage spaces.
6. For the safety of all residents/owners, please limit driving speeds through the complex to five (5) miles per hour.

Garages

1. Residents/owners shall use only the garage spaces which are allocated to their respective units.
2. Residents/owners are prohibited from using or storing any of the following items in the garages:
 - (1) Flammable materials and liquids;
 - (2) Combustible materials;
 - (3) Materials identified with hazardous labels;
 - (4) Compressed gases.
3. Garage doors shall be kept closed when garages are not in use.

Outside Parking

1. Parking outside the buildings is permitted only in designated areas and, except for the driveway Limited Common Elements which are reserved for the owners of the Units to which they are, respectively, allocated, are always on an unreserved basis unless otherwise prohibited.
2. Any abandoned vehicle will be towed at its owner's expense, without prior notice to the owner.
3. Vehicles parked outside the buildings shall not obstruct the garages or driveways of others.

Pets

1. Residents/owners shall be permitted to have no more than one (1) dog and one (1) cat, or two (2) cats per unit, provided that no animal shall weigh more than twenty-five (25) pounds.
2. Those residents/owners with pets shall be responsible for caring for their pets in such a way as to keep them from becoming a nuisance to other residents/owners.
3. Pets shall be leashed at all times when they are outside their owner's unit.
4. Pet owners shall be responsible for cleaning up after their pets whenever the pets are outside their owner's unit. Failure to promptly clean up after a pet will subject the pet's owner to an assessment from the Association for the cost of such clean-up.

Rental Requirements

1. **Owner required to deliver a copy of the Lease Agreement to Board of Directors**
2. **Owner required to provide copy of approved Ankeny Rental Housing Certificate to Board of Directors**
3. **Owner required to provide copy of Proof or Certificate of Insurance to Board of Directors**

Satellite Antenna

1. **Approval from the Board of Directors is required PRIOR to installation of a Satellite Dish Antenna.**
2. **The required forms can be downloaded at: www.pmiowa.com. Only Owners requests for installation approval will be considered. Tenants request for installation will NOT be accepted.**

VILLAS OF MEADOW RIDGE
HOMEOWNERS ASSOCIATION

RESOLUTION

PARKING RULES

WHEREAS, the Board of Directors of the Villas of Meadow Ridge Homeowners Association is empowered to govern the affairs of the Homeowners Association pursuant to Article III, Section 4(a) of the Bylaws, to adopt and publish rules and regulations pursuant to Section 5.L of the Declarations; and

WHEREAS, there is a need to adopt specific rules on parking, and

WHEREAS, it is the intent that these rules shall be applicable to all Owners, tenants, guests, invitees, or any others who have vehicles entering upon the common areas and this resolution shall remain in effect until otherwise rescinded, modified or amended by a majority of the Board of Directors,


NOW, THEREFORE, BE IT RESOLVED THAT, the following rules on parking are hereby adopted by the Board of Directors:

1. No resident vehicles shall park on the association-owned streets, except to load or unload items.
2. Visitor parking (the additional spots and driveways) is for guests of Association unit owners only for no more than 72 hours and is not for the use of residents/owners vehicles, subject to Section 5.N of the Declaration.
3. The paved driveway in front of each Owner's garage shall be for the exclusive benefit of such Owner and Owner's guests.
4. No resident shall use parking spaces or driveways for parking or storing of boats, snowmobiles, trailers, camping vehicles, or other recreational vehicles, or for parking commercial vehicles or any vehicles over 5 Tons, except temporarily or incidentally for the making of pickup and deliveries to neighboring Townhome Lots.
5. No vehicles, bicycles, toys or other private property are allowed to obstruct any driveway, nor shall the same be stored in the open alongside building walls or other locations of public view.
6. No vehicles shall be parked so as to impede or encroach upon access from or to any Townhome Lot, private street or public street, subject Section 5.O of the Declaration.
7. Towing charges and fines for violation of any of the above parking rules will be assessed against Owner's account, subject to Section 5.E and Section 11.C of the Declaration.

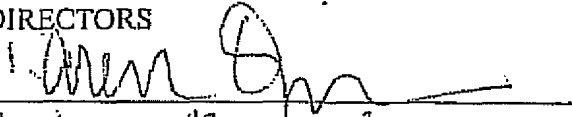
APPROVED:

DATE: 12-27-04

VILLAS OF MEADOWRIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS



President



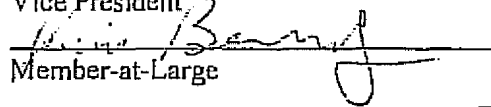
Secretary



Vice President



Treasurer



Member-at-Large

