

PRAIRIE GLEN TOWNHOMES

RULES AND REGULATIONS

I. General Rules

- A. All guests must be accompanied by a resident/owner.
- B. Residents/owners are personally responsible and liable for any damages to the buildings, furniture, or equipment caused by any resident/owner or his guests.
- C. Residents/owners are to leave all areas and facilities used in an orderly condition.
- D. Residents/owners may use barbecue grills, provided the grills are placed at least 5 feet from any building or attached fences.
- E. Personal property shall not be left unattended in any common area other than the garage spaces. Any residents/owners that leave items on the common area do so at their own risk. The Association will not be responsible for theft or damage to any such item.
- F. For the safety of all residents/owners, driving speeds through the complex should be limited to 5 MPH.
- G. Residents/owners are expected to use and insist that common sense and courtesy be used by visiting relatives, guests, and invitees when using any common areas.

II. Building Exteriors

- A. Building exteriors, including landscaping and grounds, must remain harmonious with one another and therefore cannot be altered, enlarged, reduced, changes, or otherwise used for affixing anything without the prior written consent of the Board of Directors of the Association.
- B. Nothing shall be hung from the exterior surface of any unit that will detract from the outward appearance of the unit.
- C. No residents/owners shall install wiring for any electrical or telephone installation or any antenna, machinery, air conditioning units, or the likes on the exterior of any building of which will protrude through the walls or roof of any building except as authorized in writing by the Board of Directors of the Association.
- D. Residents/owners are required to install window treatments within 45 days of move-in.
- E. Storm doors on any units must meet the specifications of the door that is offered as a purchase option. For information on that door, contact Rogers Homes or Gilcrest/Jewett Lumber (Ankeny Office).

III. Pets

- A. Residents/owners shall be permitted no more than two pets per unit; however, only one of these may be a DOG, and no pet shall weigh more than 30 pounds. Farm animals and exotic animals are not considered pets and are not permitted in the complex.
- B. 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.
- C. Pets shall be leashed at all times when they are outside their owner's unit.
- D. Pet owners shall be responsible for cleaning up after their pets whenever the pets are outside the residents/owners unit. Failure to promptly clean up after a pet will subject the pet owner's to an assessment from the Association for the cost of such cleanup.
- E. Pets must live within the residents/owners unit. No outside kennels, houses, hutches, pens, fenced areas, or similar type of confinements shall be permitted outside a unit.
- F. No pet, which consistently disturbs other residents, will be permitted to remain in the complex.

IV. Garages

- A. Residents/owners shall use only the garage areas that are allocated to their respective units.
- B. 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.
- C. Garages doors shall be kept closed when garages are not in use.

V. Outside Parking

- A. Parking outside the buildings is permitted only in designated areas and, except for the driveway, which are reserved for the residents/owners of the units to which they are respectively allocated, are always on an unreserved basis unless otherwise prohibited.
- B. Any abandoned vehicle will be towed at its owner's expense, without prior notice to the owner.
- C. Vehicles parked outside the building shall not obstruct the garages or driveways of others.