

The Village at Johnston Station Town Home Owners Association

Rules & Regulations

These Rules are in addition to the Declarations of Covenants recorded 11/17/2005.

RENTAL UNITS

A rental unit is any unit not occupied by a title owner.

1. Leases must clearly state it is subject to all requirements of The Village at Johnston Station Town Home Owners Association.
2. These documents are required to be submitted seven days **BEFORE** the beginning of the rental or occupancy term:
 - Rental Inspection Certificate from City of Johnston (if no Rental Inspection Certificate - submit written explanation)
 - Lease Agreement (if no Lease Agreement - submit written explanation)
 - Completed Rental Unit occupant formAll Rental Unit documents are to be sent to the Village at Johnston Station HOA,
C/O Hudson Property Management, 1200 SW State Street, Suite A, Ankeny, IA 50023.
3. A copy of Rules and Regulations must be provided to all occupants of rental units.
4. Rental Unit owner accepts responsibility for all actions of occupants in violation of Covenants and Rules & Regulations.
5. Our Association only provides services to members of our Association (i.e. title owners). Occupants of Rental Units are not members of our Association. Requests for maintenance at Rental Units must be made from the title owner.
6. Unit owners in violation of Rental Unit rules are subject to a one-time fine of **\$1,000.00** and a **\$100.00** per month fine from which upon date of violation occurred and shall continue until violation has been corrected.

PARKING

1. First two vehicles (and any motorcycles) must be parked inside garage.
2. **Resident use of Guest Parking is prohibited.** Visitors and guests staying for extended periods (over one week) must park in driveway of their host. Rotating vehicles into guest parking spaces to accommodate resident's multiple vehicles is not permitted.
3. **Commercial Vehicle Parking is prohibited in the common areas (outside of a unit).** A commercial vehicle is any vehicle with any of these features: 1) Commercial Registration, 2) Commercial Use, 3) Signage not from the manufacturer or 4) Gross Vehicle Weight Rating over 10,000lbs (see GVWR rating inside driver side door)
4. **Street Parking is prohibited.** Fire Marshal has advised that fire trucks cannot access streets if vehicles are on streets.
5. **Sidewalk Parking and parking on grass is prohibited.** For safety reasons, sidewalks reserved for pedestrian use.
6. **Disabled vehicles, non-operative vehicles, or vehicles without plates are prohibited.**

CITY & STATE FIRE AND SAFETY CODES/OUTDOOR COOKING

All unit owners are required to conform to all city and state fire and safety codes. In addition, unit owners must comply with the following HOA requirements...

Charcoal Grills: Cannot be used or stored on decks.

Charcoal Grills (Open-flame cooking devices such as Charcoal burners, other open-flame cooking devices, and other devices that produce ashes or embers) cannot be used or stored on decks. Charcoal Grills may be stored in a garage and can only be used when placed **at least 20** feet away from the building.

All other grill types:

May be used provided they are placed **at least 5 feet** away from the building.

PETS

1) One dog or one cat, not to exceed 45lbs in weight, or 2) Two cats not to exceed 35lbs in total weight, or 3) One cat and one dog not to exceed 35lbs in total weight. No pit bulls or Rottweilers shall be allowed. Pet owners are responsible for cleaning up after their pets. Dogs must always be on a leash. See additional requirements in Covenants page 13 & 14.

SERVICE ANIMALS AND ASSISTANCE ANIMALS

Written requests for service animals & assistance animals should be submitted to Village at Johnston Station HOA, C/O Hudson Property Management, 1200 SW State Street, Suite A, Ankeny, IA 50023.

Use the form promulgated by the Iowa Civil Rights Commission:

<https://icrc.iowa.gov/media/424/download?inline>

The Board of Directors will formally reply on HOA letterhead to all written requests.

GENERAL RULES:

1. Personal property & planters shall not be left unattended in the common areas (outside of a unit). However, one doormat and one decorative door hanger (wreath) is allowed.
2. Units shall be used for single family dwellings only.
3. Business and commercial use of the common areas (outside of a unit) is prohibited.

GARAGES

The garage space is for the parking of two vehicles. Unit owners are not permitted to convert their garage to an alternate use (storage, exercise gym, business use, living space, etc.) thus requiring vehicles to be parked in the driveway.

Garage doors shall be kept closed when garages are not in use.

SATELLITE DISHES PROHIBITED

Satellite Dishes are not permitted at any location in our HOA.

SNOW REMOVAL

Snow removal will be scheduled after 2 inches or more of snowfall occurs, and after snowfall has stopped. Snow removal may occur during night hours. Vehicles parked in driveways may prevent drives from being plowed.

CODE OF CONDUCT

Any property owner or resident who makes libelous, slanderous, defamatory statements or personal threats to Board members, will be referred by the Board to the Association's Attorney for appropriate legal actions. We request that all property owners and residents be civil in their written and verbal communications.

GARBAGE AND RECYCLING BINS

Garbage and Recycling bins must be kept inside garage and must be returned to garage within 24 hours after collection.

ASSOCIATION MONTHLY ASSESSMENT

Mandatory assessments are due on the first (1st) day of each month.

15 days late \$25 late fee and \$20 admin fee

45 days late \$25 late fee and \$20 admin fee

75 days late \$25 late fee and \$20 admin fee, \$299 collection fee, and account sent to collections for lien & foreclosure.

ARCHITECTURAL CONTROL

1. Garage door, front door, storm door, and window replacements must be pre-approved by the Board of Directors. It is expected that garage doors, front doors, storm doors and windows will be of similar style to the original.
2. All window treatments visible from the exterior of units shall be white or off-white.
3. Any interior modification to a unit that requires opening up sheetrock, requires a submission to the Architectural Control Committee and/or Board of Directors. Any interior modification to garages that prevents two vehicles from being parked in a garage are prohibited.

DECKS

Maintenance, repair and replacement of a deck is sole responsibility of unit owner. Deck stain should be similar to the original stain. Deck replacements must be pre-approved by the Board of Directors. Insects on decks are responsibility of unit owner.

NUISANCE/NOISE

1. No noxious, offensive, hazardous, or annoying activities shall be carried on upon any part of the property, nor shall anything be done or placed on or in any part of the common areas that is or may become a nuisance or cause embarrassment, disturbance, or annoyance to others.
2. Noise from dogs, car horns, motors, mufflers, stereo systems (inside or out), and/or alarms systems will not be tolerated.

VIOLATION	Covenants & Legal Reference	FINE SCHEDULE
Rental Units: required documents not submitted to Board	Page 14, Section 10 & Rules and Regulations	\$1000 initial fine followed by fines of \$100 per day.
Guest Parking	Page 15, Section 15	\$100 per day and/or towing
Vehicle parked on street/sidewalk/grass	Rules & Regulations	\$100 per day and/or towing
Commercial Vehicle	Page 14, Section 7	\$100 per day and/or towing
Commercial Equipment	Page 14, Section 7	\$100 per day and/or towing
Boat/Recreational Vehicle/Trailer	Page 14, Section 8	\$100 per day and/or towing
Dog not on leash	Page 13, Section 2	\$100 per incident
Pets – more than 1 dog	Page 13, Section 2	\$100 per day per dog
Pets – more than 2 cats	Page 13, Section 2	\$100 per day per cat
Pet waste	Page 13, Section 2	\$100 per incident
Lawn repair and/or replacement due to pet waste or urine stains	Page 13, Section 2	\$1,000 per lawn
Noxious activity (i.e. loud noise)	Page 14, Section 3	\$100 per incident
Barking Dogs	Page 14, Section 3	Barking dogs are a designated noxious activity and fined at rate of \$100 per day
Garbage/recycle bin not kept in garage	Page 14, Section 5	\$25 per day
Fire and Safety Codes/Outdoor Cooking	Page 15, Section 1	\$100 per incident

All disputes between homeowners and/or regarding individual fines, shall be heard at the next Board meeting. Determination of outcome by decision of Board of Directors shall be binding.

Additional requirements in Declarations of Covenants recorded 11/17/2005.

This document last updated February 23, 2026, Board of Directors meeting.