

RULES AND REGULATIONS FOR GRAND AT 36TH LTD AS OF APRIL 3, 2020

1. In order to comply with Article X, subsections 2(a) through 2(d) of the Declaration, any owner wishing to rent must submit the rental agreement to the Board of Directors prior to the renter's occupancy. Units shall be occupied by the person or persons named in the lease only. In the case where the unit is occupied by the owner and one other unrelated person, an additional fee may be added to the unit's monthly assessment to offset expenses. At the present time, June 29, 2015, no additional monthly fee will be added. The fee added for parking privileges in the parking lot will be an additional \$50.00 per month which will be added to the monthly assessment. A non owner/renter/roommate does not have to pay the parking fee if he/she chooses to park off site. The Board of Directors has the right to change the amount of these assessments as might be necessary from time to time.

All building rules must be followed by the non owner/renter/roommate, and a copy of the Rules will be furnished to the aforementioned by the owner of the unit or the Board of Directors. If a renter or their guest should cause any damage to the unit or common areas of the building, the owner will be notified. The damage will be corrected by the owner if the owner's unit only is affected, or by the Association if common areas are affected. The Association will then bill the owner of the unit for any and all expenses for materials and labor to repair the damages and the owner shall be responsible for payment of such expenses which shall be enforced the same as Association dues.

2. Units must not be used for retail business purposes.
3. Pets Amendment approved April 3, 2020. (see below)
4. Vehicles must be parked only in the areas provided for that purpose and shall not obstruct any garage door, fire exit, service door, or sidewalk.
5. If you have a guest visiting and their vehicle will be parked in the parking lot for more than 24 hours, please have them display the parking sign provided in the mail room desk drawer.
6. No antenna, satellite dish, venting device, or wiring for any purpose shall be installed on the exterior of the building without the written consent of the Board of Directors.
7. An owner may identify his unit with a nameplate of appropriate size and style.
8. The interior stairways shall be used only for the purpose intended and shall not be used for hanging garments or other objects; or for cleaning of rugs or other household items. Nothing is allowed to be stored in the stairwells at any time.
9. Common areas of the building, such as lobby, recreation/mail room, and elevator will be used only for the purposes intended. These common areas may be decorated with Board approval.
10. Exercise equipment is allowed in the recreation/mail room provided it is available for use by all residents and meets Board approval.
11. Unit owners are reminded that alteration and repair of the building is the responsibility of the Association, except for the interior of the units. No work or alteration of any kind is to be done upon the exterior building walls, or upon the interior structural walls without first obtaining the approval of the Board of Directors.
12. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of receptacles supplied by the Association. Garbage/trash must be securely wrapped before being

thrown down the garbage chute. No loose items are to be thrown down the chute. Glass should be placed in the receptacle provided in each laundry room. Please throw garbage down the chute between the hours of 8:00AM and 10:00PM only. Boxes placed in the garbage room need to be broken down.

13. Clean the lint filters after using the dryers in the laundry rooms.
14. Smoking of any kind is not permitted in any areas of the building (see below).
15. No unit owner/renter/roommate shall make or permit any unreasonably disturbing noises in the building, or do or permit anything to be done therein which will interfere with the right, comfort, or conveniences of other unit residents. Residents should be mindful of having music, radio, or television at a volume that might disturb other occupants of the building between the hours of 10:00PM and 8:00AM.
16. Hallways on each floor of the building may be decorated as the owners on that floor agree. The expense for this decoration will be divided among the owners on that floor. No article of decoration should obstruct access to the fire doors, elevator, or laundry room.
17. Unit owners/renters/roommates shall not cause or permit any unusual or objectionable odors to emanate from their units.
18. No owner/renter/roommate shall at any time keep in the storage area any combustible or hazardous material.
19. Guest rooms may be reserved for use of family or friends visiting residents. The reservation calendar is currently in the desk drawer in the recreation/mailroom. The guest room rate shall be set from time to time by the Association. The rate currently, April 3, 2020, is \$50.00 per night. Owners may provide their own linens and towels or may use those belonging to the Association. Association linens and towels must be washed and beds remade by those who reserve the rooms. Wastebaskets need to be emptied and the room put back in order by those who reserve the room. Ordinary cleaning (bathroom, dusting, vacuuming) is done by the maintenance person on Wednesday, so if someone else has reserved the room before maintenance is scheduled, please make sure bathrooms are clean and vacuuming is done.
20. Moving vans and service vans need to be parked on the east side of the building.
21. Make sure that the inside door to the garbage room is bolted, especially after you have had workers associated with your unit use that door.
22. Complaints regarding the services of the building should be made to the Board of Directors or to the management company.

These rules and regulations may be amended, modified, or altered only as provided in the Bylaws of GRAND AT 36th, LTD. Owners Protective Association of Des Moines.

- Item 14 was modified in October 2017, to make the building smoke free.
- Item 19 was modified in November 2018, raising the nightly guest room fee from \$30 to \$50 per night.
- Item 3 was amended on April 3, 2020, Article X (2)(f) allowing for owners to have pets.

PLEASE, EVERYONE, MAKE EVERY EFFORT TO KEEP OUR BUILDING AND GROUNDS NEAT AND CLEAN.