

2025-11228

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RECORDING FEE: \$22.00

IOWA E-FILING FEE: \$3.00

COMBINED FEE: \$25.00

REVENUE TAX: \$0.00

SANDIE L. SMITH, RECORDER

BLACK HAWK COUNTY, IOWA

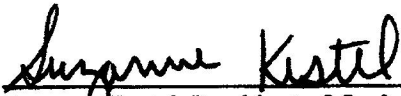
AFFIDAVIT RE: LEDGES I OF CEDAR FALLS HOUSE RULES

Prepared by and return to: Charles P. Augustine, Klatt Law Firm, 531 Commercial, Ste 250, Waterloo, IA 50701
(319) 232-3304

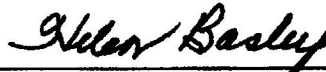
STATE OF IOWA, BLACK HAWK COUNTY. ss:

The undersigned, Suzanne Kestel, President of Ledges I Owners Association Cedar Falls, and Helen Bosley, Secretary of Ledges I Owners Association Cedar Falls, first being duly sworn on oath, do depose and state as follows:

1. Suzanne Kestel is the President and Helen Bosley is the Secretary of Ledges I Owners Association Cedar Falls (the "Association"), a homeowners association established in connection with the submission of certain property located in Cedar Falls, Iowa, to the Declaration of Horizontal Property Regime for The Ledges I of Cedar Falls, which Declaration was filed in the Office of the Black Hawk County Recorder on February 11, 2003, as Doc. No. 2003-23214.
2. At a regularly scheduled meeting of the Board of Directors of the Association, and upon the unanimous affirmative vote of all members of the Board of Directors, the Association approved and adopted those "House Rules" attached to this affidavit to which all property subject to the Declaration shall from and after the adoption of said House Rules shall be subject.
3. This affidavit is being executed and recorded for purposes of providing record notice of those matters set forth herein.

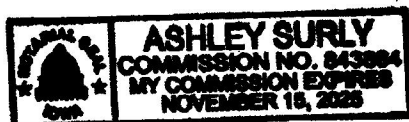


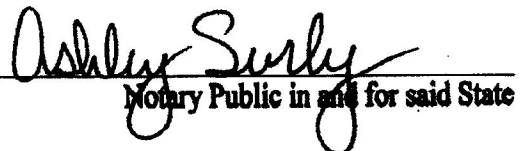
Suzanne Kestel, President of Ledges I
Owners Association Cedar Falls



Helen Bosley, Secretary of the Ledges I
Owners Association of Cedar Falls

Subscribed, sworn and acknowledged before me on this 28 day of July,
2025, by Suzanne Kestel, as President, and Helen Bosley, as Secretary, of Ledges I Owners Association
Cedar Falls.




Notary Public in and for said State

LEDGES 1 OF CEDAR FALLS HOUSE RULES (Updated 5/2025)

After consulting with Charles Augustine, a real estate lawyer, the Board of Directors for Ledges 1 has interpreted the House Rules under the Declaration Of Condominium as follows (this interpretation is valid until the Board of Directors chooses differently):

GENERAL COMMON ELEMENTS (Benefits all Homeowners)

The Association is responsible for the maintenance, repair, and replacement of GENERAL COMMON ELEMENTS. Replacement of expensive items such as a new roof or new sprinkler heads may be beyond the amount in the Reserve Fund and necessitate an assessment to the homeowners to defray that cost. GENERAL COMMON ELEMENTS include:

Land around building - 3.91 acres

Sidewalks

Parking lot and driveway

Garages doors, garage floors, garage windows, garage screens, garage walls and parking stops

Garage door operating systems, receivers, and photocells

Garage compressor

Carbon monoxide detectors and vents in garages to include fan, fan motor, solenoid operated vent - next to stall # 101 and # 117
Vacuums, power washer, garden hoses, brooms, dustpans, shovels, squeegees, electric yard scissors, wagons and tools belonging to the HOA

Landscaping - edging, clips, grass, common original plantings, bushes, and trees in rock areas, courtyard, and berms (excluding personal unit rock flower beds)

Outside lighting system and fixtures including patio fixture (excluding light bulbs)

Gutters and downspouts

Siding

Retention pond (storm sewer system)

Foundation of the building

Exterior walls

Roof

All faucets and electrical outlets on the exterior

Cigarette receptacles and bench on the exterior

Pool table and TV in the Exercise Room

Medical Alert system

Insulation in attic

Vents on roof - bathroom vent(s), dryer vent from unit's ceiling to roof, and furnace vent from unit's ceiling to roof

Interior load bearing walls - if original wall location

Walls dividing units

Flooring in common areas

Unit number sign in hallways and common areas

Unit number sign on pergola outside

All electrical wiring and conduits to the unit

All plumbing to the unit including general water system

All piping to the unit

Sanitary sewer system

All gas lines, telephone lines, and cable lines to the unit

The fire alarm system throughout the building and electronic smoke detector inside each unit

The sprinkler system throughout the building and sprinkler system inside each unit

Battery operated smoke detectors wired to the unit ceiling (All Units are responsible for notifying HOA of any damage or need for repairs to such smoke detectors)

GENERAL COMMON ELEMENTS (Benefits all Homeowners) Continued

Keypads in entrances
Security doors for both entrances
7 hallway fire extinguishers and fire extinguisher boxes
Breaker boxes in mechanical room, woodworking room, and exercise room
Ledges signs
Flagpoles
Privacy fences belonging to HOA
Mailbox in entryway
Common areas including guest room, craft room, library, community room, hall bathroom, mechanical room containing furnaces, air conditioning, thermostats, kitchenette and closet in community room and hall bathroom
Storage unit doors and unit number signs outside the storage door
Furnishings in guest room, woodworking shop (belonging to HOA), exercise room (belonging to HOA), craft room, library, community room

LIMITED COMMON ELEMENTS (Pertains to the Homeowner)

Defined in the 499b Iowa Code Document, "to be reserved for the use of one or more apartments to the exclusion of the other apartments." The homeowner is responsible for the maintenance, repair, and replacement of **LIMITED COMMON ELEMENTS**. Any replacements of **LIMITED COMMON ELEMENTS** are subject to the approval of the HOA Board of Directors in order to insure the harmony and integrity of the regime. This includes:

HOMEOWNER RESPONSIBILITY:

Rock garden maintenance including planting, watering, weeding, and cleaning up fall foliage. (Hiring it done is an option).
Patio Slab - must have permission of board for structural/appearance changes
Patio screen door, locking mechanisms, latches and locks
Furnace and air conditioner
Furnace duct work inside unit to the attic
Unit hallway door, threshold, door locks, door handles, kickplate and door trim that goes to the hallway must match and be approved by the BOB
Unit window screens, latches, cranks and locking mechanism

HOA RESPONSIBILITY:

Patio glass windows, glass door and track
Pergolas
Unit windows including frames

UNIT HOMEOWNERS (Benefits only the Homeowner)

The **UNIT HOMEOWNER** is responsible for the maintenance and repair of the unit and its furnishings within the walls, ceiling, and floor surfaces. This includes:

Flooring
Drywall (plaster)
Painting, staining and wallpaper
Lighting throughout the unit
Ceiling fans

UNIT HOMEOWNERS (Benefits only the Homeowner) Continued

Ceiling vents and wall vents
Unit fire extinguishers
Nonbearing walls within the unit
Toilets, showers, bathtubs
Bathroom vent
Bathroom vanity, sink, mirror, cabinet, and linen closet
Dryer ductwork inside the unit
Kitchen sink, countertops, cabinets, cupboards, closets, and pantries
Door keys to unit, mailbox key and garage exit door key
Breaker box inside units & breakers
All appliances
Outside patio lighting light bulbs
Replacement of hand remote to big garage door
Personal exercise equipment in exercise room (not HOA designated equipment)
Personal tools and equipment in the woodworking shop (not HOA designated equipment)
Maintain storage area in front of Homeowners car and parking stall garage floor
All indoor faucets

If the homeowner or the resident residing in the unit is neglectful or their careless actions cause damage to the **GENERAL COMMON ELEMENTS** or **LIMITED COMMON ELEMENTS**, the homeowner is responsible for any necessary repairs or replacements. The homeowner is also responsible for the action of his or her guests.