

Village at Johnston Station

c/o Conlin Properties, Inc.
3721 SW 61st Street, Suite A
Des Moines, IA 50321
515-246-0006 (during office hours)
clientservices@conlinproperties.com

Dear New Association Member:

Welcome to The Village at Johnston Station! We are very proud of The Village at Johnston Station and are glad you have decided to join us. There are some unique aspects to living in and belonging to a Homeowner Association. We hope that you will take an active role in keeping The Village at Johnston Station a great place to live by participating in the Association. A good first step is to review the recorded governing documents provided to you when you purchased your home.

Board Meetings

We are a non-profit organization, and governed by an elected Board of Directors. Our Board of Directors meets bi-monthly on the third Wednesday of these months: February, April, June, August, October, and December.

Monthly Association Dues

When you purchase a home in our community, you agree to pay the monthly association dues for our community. The Board of Directors (who are your neighbors) have authority to assess liens and take other collection actions for delinquencies. Please pay your dues on time on the first of the month and use automatic payment.

Resident Parking

As a resident, you are required to keep your 1st and 2nd vehicles parked inside your garage. If you have additional vehicles, you can park them on your driveway (but not in guest parking – which is only for guests). Converting your two car garage into a third bedroom, or a storage room, or a use other than parking is not allowed.

One Dog

Residents are allowed one dog, less than 45 pounds, and it needs to be on a leash when in the common areas.

Leased Property

Leased property owners are required to provide the lease and two required lease addendums to our property manager. In case you plan to lease your home, these two required lease addendums are attached to this letter.

Automotive Repair

Automotive repair is not allowed in the common areas. If you need to make automotive repairs, please do so inside your own garage, with the garage door closed.

Property Manager is Conlin Properties

Our Property Manager can be reached as shown above.

Again, welcome to The Village at Johnston Station! We know you'll find it a great place to live and we look forward to meeting you as our neighbor.

Sincerely,
The Village at Johnston Station, Board of Directors

Attached:
Summary of Restrictive Covenants
Lease Addendum

The Village at Johnston Station Town Home Owners Association

Summary of Restrictive Covenants

A complete version of the restrictive covenants (21 pages) can be obtained from the property manager.

1. Parking

Resident Parking (Covenants page 14):

Resident Vehicles #1 and #2:

First two vehicles (and any motorcycles) must be parked inside garage.

Resident Vehicles #3 and #4:

Two additional vehicles can be parked in resident driveway.

Guest Parking is reserved for guests only (Covenants page 15)

Residents shall not use Guest Parking.

Visitors and guests staying for extended periods must park in driveway of their host.

Resident's Commercial Vehicle on driveway and/or guest parking is prohibited (Covenants page 14)

Commercial vehicles are prohibited. A commercial vehicle is any vehicle with any of these features:

- Commercial Registration
- Signage not from the manufacturer
- Gross Vehicle Weight Rating over 10,000lbs (see GVWR rating inside driver side door)

2. Garage Door Closed when not in use (Covenants Page 20)

3. Business or Commercial Use (Covenants page 13)

No daycare or child care facility shall be allowed. For business use, two vehicle visits per day is permitted. Home offices are allowed, however, any business use must comply with the other provisions of the covenants.

4. Noxious or Offensive Activities are prohibited (Covenants page 14)

Examples include disruptive and loud noises from motorcycles, vehicle engines, barking dogs, etc.

5. Trash Bin/Recycling Bin must be kept inside garage when not in use (Covenants Page 14)

6. Pets and Pet Waste (Covenants page 13)

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.

7. Flammable and combustible materials are prohibited. (Covenants page 20)

8. Personal Property cannot be left unattended in common areas (Covenants page 14 and 20)

9. Architectural Control (Covenants page 10)

Architectural changes are not permitted without written approval from the Board of Directors (i.e. opening up the sheet rock and/or remodeling projects are not permitted).

10. Leased Property (Covenants page 14)

Prior to start of the Lease, the property owner must send a complete copy of the Lease to the property manager.

11. Rules and Regulations/Enforcement: (Covenants page 16)

Board has authority to fine and create rules and regulations to enforce the restrictive covenants.

**The Village at Johnston Station Town Home Owners Association
Lease Addendum**

RENTAL UNIT - RESIDENT INFORMATION

Service Animals/Therapy Animals/Emotional Support Animals.

Type	Breed	Weight

One dog permitted – must be less than 45 lbs.

Type	Breed	Weight
dog		

First two vehicles (and any motorcycles) must be parked inside resident's garage.

Vehicle Owner	Year	Make	Model	Color	License #/State

An additional two vehicles can be parked on resident's driveway.

Vehicle Owner	Year	Make	Model	Color	License #/State

Describe any planned business use.

Contact information for all adult residents.

Name	Email	Phone

LEASE IS SUBJECT TO ALL VILLAGE AT JOHNSTON STATION LEGAL DOCUMENTS

Covenants, Page 14. Section 10.

“Any lease arrangement of a Town Home shall be required to provide that the terms of the Lease shall be subject in all respects to the provisions of this Declaration, the By-Laws, and Articles of Incorporation of the Association and any rules and regulations established by the Board of Directors; shall contain the agreement of the lessee to be bound by the terms of such documents and shall provide that any failure of the lessee to comply with the terms of such documents or rules shall be a default under the Lease or Rental Agreement. All leases shall be required to be in writing and any Owners leasing or renting a Town Home, shall, prior to the commencement of the Lease or rental term, deliver to the Secretary of the Association and to any management company involved for the Association a complete copy of the Lease or Rental Agreement. No lease shall be for a period of less than thirty (30) days. Any owner who leases their Town Home shall remain liable for all the actions of the tenant relating to this Declaration and any rules of the Association.”

**I have been provided with all Village at Johnston Station documents, including “Summary of Restrictive Covenants”.
I will communicate any request to the HOA thru my landlord.**

Rental Property Address: _____

Resident Signatures	Date
_____	_____
_____	_____

Landlords should mail Lease with two attachments
(Lease Addendum & Summary of Restrictive Covenants) to:

**Village at Johnston Station
C/O Conlin Properties, Inc.
3721 SW 61st Street, Suite A
Des Moines, IA 50321**