**Maplewood Village Condominium Association**

**is a 55 or older Adult Community
(NOT AN ASSISTED LIVING FACILITY)**

**Realtor / Seller / Buyer Required Guidelines**

**Office Hours:**Monday – Thursday from 8:00am to 12:00 noon or by appointment

**Office Phone:** 515-964-7436

In order to complete a sale of Maplewood Village (MW) Condominiums, the following rules must be adhered to:

1. **Declarations, Articles and Bylaws:** All individuals are expected to have thorough knowledge of MV’s governing documents. It is important for all realtors to be aware of the rules to appropriately represent the property.
2. **Office:**
	1. The Signature Page of the “General Information and Rules” document must be signed indicating the Unit Owner has read and acknowledged and will follow the Rules, Bylaws, Declarations and Articles governing the Association. **This must be signed by the purchaser in the Office.**
3. **General Information and Rules:** All individuals should read carefully the “General Information and Rules” document. Additional information is contained in this document which will be important for residents. This booklet must be returned by the seller to the Office prior to closing of the unit.  **A $25.00 fee will be assessed for failing to return this booklet.**
4. **Keys:** All lodge keys must be returned to the office by the seller before closing. **A $100 fee will be charged for failure to return lodge key.**
5. **Garage Door Opener:** The garage opener must be returned by the seller to the office prior to closing. **Failure to return the opener will result in a $50.00 fee.**
6. **No Solicitation:** No soliciting is allowed on Maplewood Village property.
7. **Areas We Receive Questions About:**
	1. Can I smoke at Maplewood Village?
		* Smoking is not permitted anywhere at Maplewood Village.
		* This applies to all Unit Owners, guests, staff, and vendors.
	2. Can I have a pet at Maplewood Village?
		* Owners are allowed to have one (1) cat in their unit
		* Dogs are not allowed
		* Pets must be approved and registered at the office
8. **Realtor Signs:** Realtor signs may only be on MW property when the unit has been listed. Signs must be taken down when sold.

 **10. Moving:** When moving in/out of the unit, contact the Office for installation of elevator pads to protect the elevators. **Moving must occur through the large overhead garage door, not the front doors.**