

**RULES AND REGULATIONS**  
**OF THE \_\_\_\_\_ CONDOMINIUM ASSOCIATION**

The following rules and regulations are adopted by the \_\_\_\_\_ Condominium Association (the "Association") for the purpose of assuring that the Condominium is operated in an efficient and orderly manner so as to create a pleasant living environment.

**ARTICLE I**  
**GENERAL**

**1.01. Applicability to All Residents.** These Rules and Regulations govern the use, maintenance, and operation of Units, Common Elements, and Limited Common Elements within the Condominium. All rules and regulations shall apply to and shall be complied with by all Unit Owners, residents within Units, and their guests, families, invitees, and tenants. These Rules and Regulations supplement but do not replace the Condominium Declaration, the Bylaws of the Association, or any applicable Wisconsin Statute.

**1.02. Definitions.** All capitalized terms not defined herein shall have the definitions assigned to such terms by the Declaration of Condominium for \_\_\_\_\_ Condominium (the "Declaration"). References to "the Board" shall mean the Board of Directors of the Association.

**1.03. Keys and Locks.** The Association shall have the right to retain a passkey to each Unit at all times for the event of emergencies. No Unit Owner shall alter any lock or install a new lock on any door of the Condominium without the prior written consent of the Association. If such consent is given, the Unit Owner shall provide the Association with an additional key for use by the Association pursuant to its rights to access the Units.

**1.04. Winter Heating.** Whether occupied or vacant, all Units with heat shall be heated to at least 60° Fahrenheit during the winter months.

**ARTICLE II**  
**APPEARANCE**

**2.01. Signs.** No sign of any kind shall be displayed to the public view on any Unit without the written consent of the Association and, if Declarant owns at least one Unit, the Declarant. The Declarant reserves the right to erect signs, gates, or other entryway features at all entrances to the Condominium and to erect appropriate signs for the sale of Units.

**2.02. Protrusions.** No awning, machines, air conditioning units, wiring for electrical or telephone installation, or other similar protrusions shall be allowed on the exterior of the Building without the prior written consent of the Association.

**2.03. Antennae.** To the extent this restriction is permitted by applicable law, no exterior antennas, windmills, or satellite dishes shall be erected on any Unit without the prior written approval of the Association.

**2.04. Limited Common Elements.** All drives, walks, and other Limited Common Elements open to public view shall be kept in a neat and orderly condition. No personal property shall be stored or within any Limited Common Element.

### **ARTICLE III GENERAL USE AND USE RESTRICTIONS**

**3.01 Use of Units.** Units shall be used *solely for storage purposes*, including but not limited to (a) automobiles, trucks, motor homes (RVs), buses, and vans; (b) boats, trailers, and watercraft; (c) Motorcycles, ATVs, snowmobiles; (d) related personal property customarily stored with such vehicles; and (e) other personal property of the Unit Owner or Unit Owner's tenant(s).

**3.02 Prohibited Use.** Units may not be used for (a) human habitation or overnight occupancy; (b) commercial repair or service operations; (c) manufacturing or assembly activities; or (d) any illegal or hazardous activity.

**3.03 Vehicle Operation.** Vehicles being moved into or out of storage, and all other vehicles operated within the Condominium or Common Elements, must obey all posted speed limits. Engines shall not be left running except as reasonably necessary for ingress or egress. No racing, testing, or reckless operation shall be permitted.

**3.04. Animals.** No Animals shall be kept in any or about any Unit on a permanent basis. Animals that are temporarily visiting the Condominium or Unit must be carried or kept on a leash at all times when not in a Unit. Animals shall not unreasonably disturb other Unit Owners and shall not be left unattended at any time. Unit Owners are responsible for the immediate cleanup of their animals regardless of the circumstances.

No livestock, reptiles, or poultry of any kind or any other animal shall be raised, bred, or kept in any Unit or the Common Elements, nor may any animals be kept, bred, or maintained within a Unit or in the Common Elements for commercial or other purposes.

**3.05. Common Elements.** There shall be no obstruction of the Common Elements, nor shall anything be stored in, on, under or above the Common Elements (except in areas designated

for such purpose) without the prior written consent of the Board. Common Elements shall not be obstructed, littered, defaced, or misused in any manner. Damages to the Common Elements caused by a Unit Owner or a Unit Owner's guests, invitees, tenants, or agents shall be the responsibility of the Unit Owner or the person causing such damage.

**3.06. Maintenance of Unit.** All Unit Owners shall promptly perform or shall have promptly performed all maintenance and repair work within their own Unit which would adversely affect any portion of the Condominium or other Unit Owners. Each Unit Owner shall be responsible for all damages and liabilities caused any failure to maintain or repair their Unit.

**3.07. Maintenance of Common Elements.** Unit Owners shall be prohibited from discarding any materials from the windows or doors of the Units and shall be prohibited from discarding any materials into the Common Elements.

**3.08. Nuisances; Noise.** No offensive or unlawful activity shall occur in the Condominium or in or about any Unit. No offensive or unlawful use shall be made of the Condominium or any Unit. All Unit Owners, at their own expense, shall comply with all city, state, and federal laws applicable to their Unit. No Unit shall be used or maintained as a dumping ground for garbage. No loud, disturbing, or objectionable noises shall be made indoors or outdoors by occupants or guests including, but not limited to, yelling or playing of musical instruments, radios, stereos, televisions, amplifiers, or other devices in such a manner as might disturb other occupants. Any noise that can be heard outside of the Unit shall be considered too loud.

**3.09. Lost or Damaged Property.** The Association shall not be liable for any loss or damage to property placed in any Unit or Common Elements. No materials prohibited by law or local ordinance may be stored in any of these areas.

**3.10. Salting.** Unit Owners are hereby prohibited from using salt on the access walks or driveways of the Condominium and shall be liable for the costs of repairing all damage caused by the use of salt.

**3.11. Landscaping.** Unit Owners are hereby prohibited from planting outdoor vegetation anywhere within the Condominium without the prior written approval of the Association.

**3.12 Garbage; Recycling.** All trash is to be enclosed in a tied, plastic garbage bag or in a closed cardboard box and is to be placed completely within the appropriate containers. All boxes are to be broken down, and all newspaper, cardboard, bottles, and cans are to be put into the proper recycling containers. Unit Owners are responsible for compliance with all applicable recycling rules and ordinances.

**ARTICLE IV  
VEHICLE RESTRICTIONS**

**4.01. Obstructions.** The driveways and paved surfaces depicted on the Plat Map shall not be used for any purpose other than the ingress and egress to and from Units. Absolutely no vehicles of any kind may be parked in any driveway or Common Element other than temporarily as necessary for loading and unloading or visiting Units. Improperly parked vehicles shall be subject to removal at the vehicle owner's expense. Unit Owners shall not leave their vehicles idling in any Unit.

**4.02. Service and Recreational Vehicles.** Parking of service and recreational vehicles, including but not limited to trailers, boats, campers, vans, or other vehicles, shall be prohibited unless such vehicles are kept in a Unit. These provisions shall not prohibit temporary parking of such vehicles for the purpose of loading and unloading. A temporary waiver of these prohibitions may be obtained at the discretion of the Association. Any vehicle or motor home must fit entirely within the Unit with the doors closed, and vehicles may not exceed the floor load capacity established by the Declarant or the Association.

**4.03. Bikes/Recreational Equipment.** Unit Owners shall keep bikes and other recreational equipment in their Unit and shall not store them in the Common Elements.

**4.04. Garage Door.** The garage or overhead door to any Unit shall remain closed at all times except when in use for ingress or egress purposes.

**4.05. Fuel and Fluids.** No stand-alone fuel tanks are permitted in any Unit. No draining, refueling, or fuel transfer is permitted within any Unit or Common Element.

**4.06. Waste Systems.** Dumping or disposal of sewage, gray water, or black water anywhere within the Condominium is strictly prohibited, and not connection is permitted to the sanitary systems unless expressly authorized in writing by the Association.

**4.07. Maintenance Restrictions.** Only minor maintenance, specifically batter charging, tire inflation, and cleaning is permitted in the Units. No oil changes, engine work, welding, painting, or sanding is permitted.

**ARTICLE V  
STORAGE AND MATERIALS**

**5.01. Hazardous Materials.** No flammable, explosive, toxic, or hazardous materials may be stored except in small quantities customarily associated with vehicles, such as fuel in tanks and lubricants so long as they are stored properly. Spills must be cleaned up immediately.

**5.02. Fire Safety.** No open flames, space heaters, or cooking devices are permitted in any Unit or anywhere within the Condominium. All Unit Owners must maintain operable fire extinguishers within their Units, subject to period inspections by the Association.

**ARTICLE VI  
ACCESS AND SECURITY**

**6.01. Access Control.** Unit Owners should not share access codes, keys, or devices. Lost or stolen access devices must be reported immediately to the Association.

**6.02. Security.** Unit Owners are responsible for securing their Units. The Association is not responsible for theft or damage of Unit Owners' property.

**ARTICLE VII  
AMENDMENTS**

This document may be amended at any time by the Board of Directors of the Association.

**ARTICLE VI  
ENFORCEMENT AND FINES**

In addition to all other remedies available to the Association or to other Unit Owners under the Declaration, the Bylaws, or applicable law, the Association shall have the right, following delivery of notice of violation and expiration of any cure period required provided in the notice, to impose against any Unit Owner in violation of the Declaration, the Bylaws, or these Rules and Regulations, a fine against such Unit Owner according to the following schedule:

- (a) For the first offense in a given twelve-month period: \$25.00.
- (b) For the second offense in a given twelve-month period: \$50.00.
- (c) For the third offense in a given twelve-month period: \$75.00.

Fines are to be paid immediately to the Association. Any fine not paid within ten days after billing by the Association shall accrue a late charge in the amount of \$10.00 for every month the fine is not paid. The Association shall have the right, following imposition of any fine, to collect the same as a Special Assessment against the Unit Owner's Unit.

Owners shall be responsible for any costs incurred by the Association due to violations, including the cost of cleanup and repair.