

LAKESHORE TOWERS OF RACINE CONDOMINIUM

RULES & REGULATIONS

INTRODUCTION

Lakeshore Towers of Racine Condominium and Marina Slip Owners:

These Rules & Regulations have been adopted with the intent of providing the residents of Lakeshore Towers and Marina slip owners with written guidelines to support a cooperative community lifestyle at Lakeshore Towers.

The goal of the Rules & Regulations is to maintain the property as a first-class Association and to provide the residents and marina users with specific information that will be reviewed and updated from time to time by the Board of Directors. The effective implementation of the Rules & Regulations requires the cooperation of ALL the members of this Association.

These rules are intended to help create a more pleasant place to live and recreate. Hopefully compliance will be voluntary and congeniality in the community will be gained through mutual understanding and cooperation. The Board Members are not the rules' police and unless each person participates in the protection of everyone's rights and property, our goals cannot be successfully achieved. **Any deviation from these rules requires the written prior approval of the Board of Directors.**

Unit owners who observe residents failing to comply with the rules may bring a complaint to the attention of the Board in writing so that the Board can take corrective action. Contested complaints will be presented to and judged by the Board for further action. A log will be maintained by the Board for the documentation of any non-compliance report filed.

Please call the City of Racine Police Department dispatch (262) 886-2300 to report any non-emergency disorderly conduct or trespassing, and then notify a member of the Board. In case of emergency dial 911.

RULES SUMMARY

For a complete list of Marina or Building Rules please contact a Board member.

Parking/Loading and Unloading

Marina Gate – the only time a vehicle should be in front of the gate or on the Fire Lane is if the driver remains in the car and you are dropping off a person.

Service Drive – You may use the Service Drive (the black-top area across the sidewalk to the north of the gate) to load and unload items. **This is a temporary parking space and you should not be parked there for more than a few minutes without prior authorization.** Time stamped security photos will accompany fines if parked longer than 30 minutes. Exception for marked service vehicles.

Dogs/Pets

All pets must remain on a leash while in the building. We ask that no pets be allowed in the party rooms, exercise room or pool area.

POOL RULES

1. The pool hours: 6:00 a.m. to 10:00 p.m. daily.
2. Only condo owners, slip owners, or their tenants & their guests may use the pool.
3. A child under 12 years old is allowed in the pool only if accompanied by any adult owner/tenant.
4. Children under the age of 12. 10:00 am - 10:00 pm
5. Condo owners/lessees or slip owners/lessees may have no more than 6 guests per unit or slip at one time. It is the responsibility of the owner/lessee to see that their guests adhere to the rules of the facility and owners/lessees **must be present at the pool at all times.** Failure to comply may result in the loss of pool privileges.
6. Infants must wear special swim diapers to enter the pool.
7. Only proper swim attire is allowed in the pool. No shorts, cutoffs, etc...
8. **NO GLASS CONTAINERS ALLOWED ON THE POOL DECK OR IN THE POOL.**

PARTY ROOM RULES

A. GENERAL RULES:

1. Only condo and slip owners, or their lessees, are able to and are responsible for making reservations for use of the party rooms. Please provide what the nature of the gathering is, the approximate total number of attendees, total number of outside guests, and the time the outside guests will be arriving and leaving. A refundable \$50 deposit must be paid to reserve the room. After the event all furniture and supplies should be returned to their original places and the condition of the room restored. An inspection of the area will determine if the deposit will be returned.
2. **If you are using a party room for more than 1 hour or so we ask that you please reserve the room with the office manager. Please plan ahead for weekends.**
3. **Please...No Pets Allowed**
4. No wet swimsuits allowed on furniture.
5. The party room must be closed for all parties by 1:00 a.m.
6. Pick up all remnants of the gathering and dispose of cartons, garbage, etc.
7. For reservations, please contact the Office Manager at 262-632-9522 during business hours.

***All Fines are the Responsibility of the Slip Owner**