

RULES

The Board may adopt Rules to maintain the value of the Association, to impose uniform charges for services which the Association provides related to transfer of Units, review of proposals and the like (See Articles 1.23, 4.1, 4.4 & 5.3 of Declaration).

Violations of all rules established in this document are subject to daily fines of \$25.00 to the Owners. The Owner is responsible to correct all problem violations within 15 days or upon a reasonable time frame as agreed upon by the Board. If there is no correction by the due date, the owner shall be assessed a fine of \$25 per day, or occurrence, for each violation until it is corrected. Such fines will be deducted from the Owner's account by the Association's financial management company upon approval by the Board. Owners will be provided with a written notice.

Per Article 12.2 of the Declaration (Owner Violation; Association Right to Cure), in addition to any other remedies provided herein, if any Owner or Occupant fails to properly maintain its Unit or any part or portion thereof or the Limited Common Elements appurtenant thereto or otherwise comply with this Declaration, the Bylaws or the Rules, which failure continues for a period of fifteen (15) days following written notice from the Association, the Association shall have the right, but not the obligation, to perform or cause to be performed such maintenance, replacement, restoration or other action including issuance of fines as defined in the rules as the Association deems necessary or appropriate. Expenses incurred by the Association shall be assessed against the Unit's Owner and shall be subject to all rights and remedies reserved under this Declaration with respect to collection, expense, late payment penalties or interest, filing of a lien and/or foreclosure as reserved in Article 5 of the Declaration.

Owner's Responsibilities. (see Article 6.1 of Declaration). Owner versus Association responsibilities are outlined in "Unit Owner Responsibility Checklist".

Antennas and Temporary or Permanent Structures. No antenna, aerial, satellite dish, cable for television or radio reception shall be erected or installed on any roof or any other portion of the Condominium, except as erected or installed by the Association, or any individual Owner with written approval by the Board. Notwithstanding the foregoing, no antenna, aerial, satellite dish or cable for television or radio reception shall be installed on the front elevation of any Building. Any satellite dish approved by the Board shall be the smallest sized satellite dish available and shall be installed near the rear of the building. In every case, the antenna, aerial, satellite dish, cable for television or radio reception must be in compliance with City of Port Washington ordinances and the FCC. No structure, trailer, tent, shack or barn, temporary or otherwise, shall be placed or maintained on any portion of the Condominium nor shall any clothes hangers or clothesline be placed or maintained within or on the Common or Limited Elements without the written consent of the Board. Any antenna, aerial, satellite dish, cable for TV or radio installed shall be the sole responsibility of the unit owner(s) for repairs, maintenance, removal and coverage of any damage to property.

Property Control. In the event of infestation or animal control issues, the Board has the right to limit the number of bird feeders or other yard objects which may be attracting unwanted pests. In this event, yard objects such as feeders would require the approval of the Board.

Decorations: Patios Decks and Porches. No awnings or enclosures shall be installed on patios, decks or porches without the consent of the Board of Directors. Patios, decks and

porches shall not be used for storage, including the storage of motorcycles, baby carriages, bicycles, wagons, etc.

Flags. Any flag deemed objectionable by the Board of Directors is prohibited. Sports team flags and national flags are permissible.

Fireworks. Owners shall not discharge, set off, or use fireworks or explosive devices of any type anywhere on the premises of the Association. This includes Common Elements and Limited Common Elements.

Grills. Grills and firepits shall be allowed away from any building, with a recommendation of 10 feet from a structure. Grills, firepits and other open flames are not allowed on patios or decks.

Landscaping & Condo Alterations. Owners are responsible for watering newly planted lawn areas, trees and shrubs located adjacent to their Unit. Alterations to standard landscaping elements require Board approval. If alterations are made, it is the homeowner's responsibility to maintain or repair these alterations regardless of whether they are damaged by the HOA's hired contractor or other party. Alterations to the exterior of an owner's condominium must have prior approval by the Board of Directors.

Leases, Rentals, Timeshares. An Owner of a Unit may not lease, rent or use their Unit as a timeshare.

No Obstructions/Vehicles

Junked, inoperative or unlicensed vehicles and vehicles licensed as boats, trailers, campers, camping trucks, house trailers, snowmobiles or other land vehicles (such as ATVs), vehicles used for commercial or advertising purposes or the like shall not be stored, parked or placed on the Common Elements overnight without written consent of the Board. Owners shall use their best efforts to store vehicles in garages. No vehicle maintenance or lubrication shall be permitted anywhere in the Condominium except washing of cars in driveways or maintenance performed within a garage. For the purpose of this section, automobiles shall include sedans, coupes, station wagons, sport utility vehicles, pickup trucks and minivans. One vehicle is allowed to be parked in the driveway overnight.

Payments. Monthly HOA Fees, Fees for Violations, and Special Assessment payments must be made by automatic withdrawal from the Owner's bank account. This information will be provided to the Association's Management Company. (See Article 5 Assessments in Declaration & Article 6.4 Depositories in the ByLaws.)

Restrictions on Use of Occupancy (Article 7 Declaration) Violations of any Restrictions on Use of Occupancy, per Article 7 of the Declaration, including pets, noxious activity, quiet enjoyment, etc. will be subject to fines as described under **Violations.**

Rummage Sales. Owners are not allowed to have any type of pop-up rummage, garage or sidewalk sale on the Association property. This includes Common Elements and Limited Common Elements. As an exception, residents are allowed to participate in a one day a year Citywide rummage sale on the designated Saturday.

HOA Insurance Deductible If damage to a unit result in the HOA's Insurance policy need to pay for repairs or replacements, and the damage is due to negligence on the homeowner's part, the homeowner will be responsible for paying the associated deductible.

Waste. Accumulations of waste, litter, excess or unused building materials or trash other than in appropriate receptacles is prohibited, and garbage containers shall be situated only in locations designated by the Association. No materials shall be consumed by fire in incinerators, open fires or elsewhere. Waste containers must be stored in the garage and may be placed at curb no more than 12 hours prior to expected pickup, except if weather conditions are inclement, and then they may not be placed outside until the morning of pickup.

RECOMMENDATIONS

It is recommended that to keep our HOA looking well maintained, that each Owner be responsible for controlling weeds adjacent to their unit and keeping the landscaping attractive.