

RULES AND REGULATIONS OF THE ASSOCIATION

The following rules and regulations are adopted by Indigo Storage Condominium Association, Inc. (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. All rules and regulations shall apply to and shall be complied with by all Unit Owners, residents within Units, and their guests, families, and invitees.

1.02. Definitions. All capitalized terms not defined herein shall have the definitions assigned to such terms by the Declaration of Condominium for Indigo Storage Condominium (the "Declaration").

1.03. Access. The Association shall have the irrevocable right to have access to each Unit during reasonable hours as may be necessary for the maintenance, repair, or replacement of any of the Common Elements or at any time for making emergency repairs necessary to prevent damage to the Common Elements or to another Unit or Units. A Unit Owner will be notified in writing by the Board concerning the need to access a Unit in nonemergency situations.

1.04. 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.

1.05. Winter Heating. Whether occupied or vacant, all Units shall be heated to at least 40 degrees Fahrenheit during the winter months.

ARTICLE II APPEARANCE

2.01. Generally. All Unit Owners are responsible for keeping their Units repaired and maintained in good order and condition. All repairs and maintenance to internal installations shall be made at the Unit Owner's expense. No changes or alterations shall be made to the exterior of any Unit without prior written consent of the Board of Directors and any Mortgagee holding a mortgage on such Unit. Any structural alterations are allowed with Board of Directors approval only. Unit Owners are required to use licensed, bonded, and insured electrical contractors ONLY. For other repairs performed within their Unit, Unit Owners are encouraged to use licensed, bonded, and insured contractors.

2.02. 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. 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.

2.03. Exterior Surfaces. Unit Owners shall not cause or permit anything to be placed on outside walls, doors, and windows of their Unit, and no sign, awning, canopy, shutter, air conditioning, or heating unit (except these already existing), radio, satellite dish, or television antenna shall be affixed to or placed in, through or upon the exterior walls, doors, windows, or roof or any part thereof, without the prior written consent of the Board.

ARTICLE III USE RESTRICTIONS

3.01 No Residential Use. No Unit, Common Element, or Limited Common Element shall be used for overnight stays (including, without limitation, any overnight stays in a vehicle parked in, on or about any Common Element, Limited Common Element, or Unit). No person shall reside in any Unit.

3.02. Business Activities. No industry, business, trade, occupation, or profession of any kind, whether commercial, religious, educational, or otherwise, and whether designed for profit, altruism, exploitation, or otherwise, shall be conducted, maintained, or permitted on any part of the Condominium Property. The restrictions set forth in these Rules and Regulations shall not be construed in such a manner as to prohibit a Unit Owner from (a) keeping personal business or professional property at their Unit; or (b) handling personal business or professional business calls or correspondence, or inviting personal business or professional clients to their Unit, so long as the Unit is not advertised to the general public in any manner as a business establishment.

3.03. Damage to Common Elements. Damages to the Common Elements caused by a Unit Owner or visitors of a Unit Owner or an agent of a Unit Owner shall be the responsibility of the Unit Owner or the person causing such damage.

3.04. 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. Each Unit Owner shall be responsible for all damages and liabilities that any failure to maintain or repair may engender.

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

3.06. Nuisances. No offensive or unlawful activity shall occur in the Condominium. No offensive or unlawful use shall be made of the Condominium. All Unit Owners at their own expense shall comply with all local, state, and federal laws applicable to their Unit. No Unit shall be used or maintained as a dumping ground for garbage.

3.07. Storage. Outdoor storage of personal property shall not be permitted.

3.08. 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.

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

3.10. Hazardous Substances. No Unit Owner, an invitee of a Unit Owner, nor any other person or entity acting at the direction of a Unit Owner shall: (a) manufacture, treat, use, store or dispose of any Hazardous Materials (as defined in the Declaration) in, on or about the Condominium or any part thereof in violation of any applicable Environmental Laws (as defined in the Declaration); or (b) permit the release (as defined in the Declaration) of a Hazardous Material on or from the Condominium or any part thereof.

3.11. Grills. No gas or charcoal grills are permitted to be used or stored anywhere within the Condominium. Electric grills are permitted.

3.12. Animals. All animals must be kept either within an enclosure or on a leash being held by a person capable of controlling the animal. Any enclosure must be so maintained that the animal cannot escape. No doghouses or similar pet structures shall be permitted on or about any Common Element, Limited Common Element, or Unit. Pets shall not at any time be left tied or chained in front of or behind a Unit, or anywhere else on the Condominium Property. Animals should not be left unattended when the Unit Owner is not occupying their Unit. Any animal that is left unattended on a regular basis may be found by the Board to be a nuisance subject to removal. Each Unit Owner shall have the duty to clean up after any animal owned by the Unit Owner or the Unit Owner's guests or invitees.

3.13. Insurance. Nothing shall be done or kept in any Unit or in the Common Elements that will increase the rate of insurance without the written consent of the Board. Unit Owners shall not permit anything to be done or kept in their respective Units or in the Common Elements that will result in the cancellation of insurance or that would be in violation of any law. No waste shall be committed in the Common Elements.

ARTICLE IV VEHICLE RESTRICTIONS

4.01. Private Drive. The private drive adjacent to the Property shall not be used for any purpose other than the ingress and egress to and from Units. Maximum speed around the perimeter and interior of the Property shall be limited by safe stopping ability and in no case shall be more than 10 miles per hour; excessive speed will not be tolerated.

4.02. Compliance with Traffic Regulations. All Unit Owners shall observe and abide by all parking and traffic regulations as posted by the Association or by municipal authorities.

Vehicles parked in violation of any such regulations may be towed away at the Unit Owner's sole risk and expense. Only licensed vehicles and licensed drivers are permitted on the roads adjacent to and within the Property. Persons operating licensed vehicles MUST comply with Wisconsin state laws.

4.03. Parking. Outdoor storage of vehicles shall not be permitted. No overnight parking (which shall be deemed to mean parking for twenty-four (24) hours or longer) or maintenance of vehicles shall be permitted within any Common Elements without the prior written consent of the Association. Unit Owners shall not park, nor shall they permit their families, guests, or invitees to park on or to block access to the parking areas of other Unit Owners. 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.

4.04. 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 the Unit Owner's 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.

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

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

ARTICLE V AMENDMENTS

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

ARTICLE VI PROCEDURES; FINES

The Association has procedures to follow when a Unit Owner does not comply with these Rules and Regulations. When a Unit does not conform with these Rules and Regulations and is reported to the Board of Directors (or its duly-authorized representative) or identified by the Board of Directors (or its duly-authorized representative) as such the following procedures will be followed:

(a) The Board of Directors (or its duly-authorized representative) will contact the Unit Owner by telephone to inform the Unit Owner of the violation and give the Unit Owner the option to correct the violation within ten days.

(b) If the violation is not corrected within ten days of telephone contact, the Board of Directors will notify the Unit Owner in writing of the violation of these Rules and Regulations and request compliance within ten days from the date of the letter.

(c) If the violation is not corrected within ten days or another violation of the same rule occurs within 90 days, the Board of Directors will write the violator a second letter requesting compliance within five days. The Unit Owner will be responsible for paying a minimum \$100 charge to cover the costs of writing the second letter. If the violation is not corrected within five days from the date the second letter was received, the Unit Owner will be charged a daily fine of \$150 per day until the violation is corrected. Any other costs incurred by the Association to enforce the Rules and Regulations, such as towing, attorney fees, etc., will be the cost of the Unit Owner.

(d) If compliance is not accomplished, the Board of Directors may authorize an attorney to enforce the Rules and Regulations and collect all applicable costs from the Unit Owner.

(e) The above enforcement procedures are not exclusive. If the Board of Directors in its sole discretion determines that circumstances so warrant, it may proceed immediately, and without giving the above written notices to the Unit Owner or resident, to exercise any remedy provided in the Declaration or by law or equity, including turning the violation over to an attorney for enforcement or filing a lawsuit.