

RULES AND REGULATIONS OF THE ASSOCIATION

The following rules and regulations are adopted by SHOP SPACE WISCONSIN-REEDSBURG CONDOMINIUM OWNERS ASSOCIATION, INC. ("Association"), to ensure that the Condominium is operated in an efficient and orderly manner so as to create a pleasant environment.

ARTICLE I GENERAL

1.01 **Applicability to All Owners and Tenants.** All rules and regulations shall apply to and shall be complied with by all Unit Owners and tenants of Units. Complaints regarding the management of the Condominium or the violation of the Rules and Regulations, shall be made in writing to the Board of Directors of the Association. No Unit Owner shall direct, supervise, or in any other manner attempt to assert control or request favors from any employee of the manager of the Condominium.

1.02 **Definitions.** All capitalized terms not defined herein shall have the definitions assigned to such terms by the Declaration of Condominium for Shop Space Wisconsin-Reedsburg Condominium ("Declaration").

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. Passkeys and/or Master Key will be provided to the City of Reedsburg Police Chief, Fire Chief, and Emergency Service Department. 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.

ARTICLE II APPEARANCE

2.01 **Signs.** No sign of any kind shall be displayed to the public view on any Unit, unless approved in writing by the Declarant. No signage or items shall be permitted to sit on the window sills which is visible from the exterior. No "For Sale" or "For Rent" sign shall be permitted on any Unit or in the Common Elements to any Unit Owner, except the Declarant. Units for sale or rent may be listed in the office of the Association manager. The Declarant reserves the right to erect signs, gates, or other entryway features, including, without limitation, landscaping, at all entrances to the Condominium and to erect appropriate signs for the sale of Units.

any Unit, either privately or commercially. Dogs and cats must at all times be constrained on the Condominium and shall not be allowed to run at large. When any permitted animal is taken from a Unit, such animal shall be kept on a leash and under its Owner's control at all times. If any animal cannot be controlled or constrained by its Owners, after such Owner has been so notified, the animal will not be allowed in the Condominium. Pet owners are fully responsible for personal injuries and property damage caused by their pets. Pet owners are also responsible at all times to clean up after their pets.

3.03 **Damage to Common Elements.** Damage to the Common Elements caused by a Unit Owner, or a tenant, guest, or invitee of a Unit Owner, or its tenant, shall be the responsibility of the Unit Owner and 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 to the interior of 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. The Unit Owner shall have the exclusive right to paint, insulate, repaint, tile, panel, carpet, brick, or otherwise maintain, refinish, and redecorate the interior of his or her Unit. Each Unit owner shall be responsible for maintaining in good and working condition, free of dents and scratches, the exterior light, service door and overhead door on the exterior of their Unit.

3.05 **Maintenance of Common Elements.** Unit Owners shall be prohibited from discarding any materials from the Units and shall be prohibited from discarding any materials onto the Common Elements. No outdoor storage within the Condominium shall be permitted.

3.06 **Nuisances.** No offensive or unlawful activity shall occur in the Condominium, including, without limitation, excessive noise from garage bands, radios, machinery, snowmobiles, motorcycles, or other modes of transport, driving at excessive speed, using vulgar or obscene language, or offensive behavior, public drunkenness, fighting, or arguing. No immoral, improper, offensive, or unlawful use shall be made of the Condominium. All Unit Owners at their own expense shall comply with all city, state, and federal laws applicable to their Unit, including, without limitation, all zoning ordinances and regulations. No Unit shall be used or maintained as a dumping ground for garbage.

3.07 **Unit/Building Damage.** The Association shall not be liable for any loss or damage to property placed in any Building. No materials prohibited by law or local ordinance may be stored in any Unit. The Unit Owner shall be responsible to obtain liability and casualty insurance for his or her Unit and its contents. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance within the Condominium.

3.08 **Landscaping.** Unit Owners are prohibited from planting outdoor vegetation anywhere within the Condominium. The landscaping of the Condominium

shall be maintained by the Association in accordance with its landscaping plan. The disturbance or destruction of plant life on the Common Elements is forbidden, except as necessary during construction activity.

3.09 **Alteration**. Nothing shall be altered, constructed, placed, removed in, on, or from the Common Elements. No Building, landscaping, fence, wall, or other improvement shall be placed, constructed, erected, repaired, restored, reconstructed, altered, remodeled, painted, added to or maintained to the exterior of any Building or any of the Common Elements. All construction to the interior of the Building shall be diligently prosecuted to completion. Except for the construction of a Building or portion of the Common Elements by Declarant, no construction material shall at any time be placed or stored outside the Building.

3.10 **Residences Prohibited**. No building, temporary structure, trailer, camper, tent, or similar structure shall be used for temporary habitation within the Condominium.

3.11 **Explosives, Firearms**. Fireworks and other explosives are prohibited within the Condominium. The discharge of firearms, including, without limitation, firearms, bows, air rifles, and other projectile unleashing devices within the Condominium, are strictly prohibited.

3.12 **Ventilation**. Ventilation for the Unit must meet the appropriate requirements for the use of the unit. Any additional ventilation systems must be approved by the Association prior to installation.

ARTICLE IV VEHICLE RESTRICTIONS

4.01 **Obstructions**. Condominium drives shall not be used for any purpose other than the ingress and egress to and from Units. No obstructions shall be allowed on any part of the common areas.

4.02 **Parking**. Unit Owners shall be permitted to park their vehicles in their respective Units. Unit Owners shall be permitted to park their vehicles in courtyard immediately in front of their respective Unit while present at their Units. Outdoor overnight parking within the Condominium is prohibited. Unit Owners shall not park, nor shall they permit their guests, invitees, or tenants to park upon or to block access to the Units of other Unit Owners. Improperly parked vehicles shall be subject to removal at the vehicle owner's expense. No outdoor vehicle repair shall be permitted within the Condominium.

4.03 **Garage Door**. The garage door to any Building shall remain closed at all times except when the Unit Owner or tenant is present.

4.04 **License, Speed Limit.** Anyone operating a motor vehicle on the drives of the Condominium must have a valid operator's permit or license. The speed limit within the Condominium shall be five (5) miles per hour.

ARTICLE V AMENDMENTS

This document may be amended at any time upon the Majority vote of the Board of Directors of the Association.

ARTICLE VI 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 under the Declaration, to impose against any Unit Owner in violation of the Declaration, for each day after such expiration, a daily fine against such Unit Owner for the time period during which such violation remains uncured after such expiration date, according to the following schedule:

- (a) For the first offense in a given twelve (12)-month period: Fifty Dollars (\$50.00).
- (b) For the second offense in a given twelve (12)-month period: Two Hundred Fifty Dollars (\$250.00).
- (c) For the third offense in a given twelve (12)-month period: Five Hundred Dollars (\$500.00).

Fines are to be paid immediately to the Association. Any fine not paid within ten (10) days after billing therefor by the Association shall accrue a late charge in the amount of Fifty Dollars (\$50.00) 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.