

SHOP SPACE WISCONSIN- REEDSBURG CONDOMINIUM

1124 Quinn Drive
Waunakee, WI 53597
Phone (608) 445-6715

Unit Owners Rules and Regulations

Dear Unit Owner:

Enclosed are the rules that apply to you as a Unit Owner at the Shop Space Wisconsin-Reedsburg Condominium development. These rules apply to you because the land surrounding your unit belongs to the Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc..

The purpose of these rules is simply: to allow all of us to coexist peacefully with one another, to keep the exteriors of the units in each section of the Condominium consistent with each other, and to keep all common areas beautiful for all of us to enjoy. Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc. and its Rules and Regulations Committee has the responsibility of enforcing these rules. To this end, we will educate and we will persuade. If these efforts fail, the Rules Committee will refer any violations to the Board of Directors for resolution.

We have made every effort to keep Rules and Regulations as brief and simple as possible. Your cooperation is greatly appreciated.

Thank you,

Devin Coyle, Board member
_____, Board member
_____, Board member

Association Rules and Regulations

Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc., acting through its Board of Directors, has adopted the following Rules and Regulations. These Regulations may be amended from time to time by resolution of the Board of Directors, or by the vote of sixty-seven (67%) of Unit Owners pursuant to Section 6.01 of the Bylaws of Shop Space Wisconsin-Reedsburg Condominium.

Wherever in these Regulations reference is made to “Unit Owner,” such term shall apply to the owner of any Unit, to such owner’s family, tenants, employees, agents, visitors and to any guests, invitees or licensees of such Unit Owner, his family or tenant of such Unit Owner.

Wherever in the Regulations reference is made to the “Association”, such reference shall include Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc., its Board of Directors, and its Rules and Regulations Committee.

A “Unit” is defined as the actual building and the ground it rests on. This is the limit of the Unit Owners property. All area surrounding the Unit is common grounds and is the property of Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc..

“Common Grounds” refers to all areas surrounding the Unit Owner’s building and includes, but is not limited to, grass, dirt, apron, roads, ponds, trees and shrubs.

The Unit Owner shall comply with all the Rules and Regulations hereinafter set forth governing the buildings, building entrances, grounds, parking areas, and any other appurtenances.

Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc. reserves the right to alter, amend, modify, repeal or revoke these Regulations and any consent to approval given hereunder at any time by resolution of the Board of Directors.

All capitalized terms used and not otherwise defined shall have the meanings specified in the Declaration and By-laws..

Any inconsistency between these Rules and Regulations and future documents (Declaration, Protective Covenants and By-Laws) will be resolved in favor of the latter.

Restrictions on Use

1. No part of the Owner's Unit shall be used for any purpose other than Storage purposes. Residential use is strictly prohibited! A Unit Owner may rent or lease their Unit to third parties provided that said lease is made subject to Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc. documents and Rules and Regulations.
2. The Unit Owner shall maintain and keep in good repair the interior of his own Unit. The interior plan of the Unit may be changed by its owner with the exception of the bearing walls and roof which may not be altered. No acts of alteration, repairing or remodeling by a Unit Owner shall impair in any way the structural integrity of the adjoining Units or the structural integrity of Limited Common Elements or Common Elements. Electric service is not permitted on the outside of the Unit and the use of generators is strictly prohibited.
3. The Unit Owner may not change, alter, paint, or remodel the exterior of their Unit in any way.
4. The Unit Owner shall be solely responsible for any damage done to their Unit or any Common Element or Limited Common Element, whether by intention or by such owner's negligence, and the Board shall have the right to assess any such owner for any costs or expenses to repair or replace such damage or loss.
5. There shall be no obstruction of the Common Elements nor shall anything be stored in or on the Common Elements. The owner shall also keep all areas and Limited Common Elements appurtenant to his Unit in a clean and sanitary condition.
6. The Unit Owner is responsible for real estate taxes on his Unit, and to secure and maintain Insurance on his Unit and its contents.
7. Nothing shall be done or kept in any unit or in the Common Elements which will increase the rate of insurance on the building or contents thereof. No owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on the building, or contents thereof, or which would be in violation of any law. No waste will be permitted in the Common Elements, except as disposed of in the community dumpster.
8. All signage must be pre-approved by Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc.. Awnings, canopies, arials, radio or television antenna shall not be affixed to or placed upon the exterior walls or roof or any part thereof.
9. "For Sale" or "For Rent" signs or advertising is not permitted on any part of the property or Unit therein, except that Shop Space Wisconsin LLC and its agents

reserve the right to place "For Sale" or "For Rent" signs on any unsold unit or unoccupied Units. Privately owned units for sale or rent may be listed in the Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc. office.

10. No Unit shall be used for any unlawful purpose and no Unit Owner shall do or permit any unlawful act in a Unit.
11. No unreasonable source of annoyance shall be allowed upon the property nor shall any use or practice be allowed which is a source of annoyance to other Unit Owners or which interferes with the peaceful possession and proper use of the Units by its owners. No immoral, improper, offensive or unlawful use shall be made of the property nor any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.
12. No obnoxious or offensive use or activity shall be carried on at any time within the Condominium development nor anything done or permitted which will in any way constitute an unreasonable source of annoyance or interfere with the use and enjoyment of the property by the other owners, guests, or invitees. Such obnoxious or offensive use may include excessive noise from snowmobiles, motorcycles and other modes of transport, and/or driving at excessive speed or the use of vulgar or obscene language and/or offensive behavior including public drunkenness. Fighting or arguing shall be deemed to be an obnoxious or offensive activity.

Architectural Rules

1. The Unit Owner shall have the exclusive right to paint, insulate, repaint, tile, panel, carpet, brick or otherwise maintain, refinish and decorate the inner surfaces of the walls, ceiling, floors and door bounding their own Unit.
2. Nothing shall be altered, constructed, placed, or removed in, on, or from the Common Elements.
3. No building, construction, reconstruction, alteration, remodeling, painting, landscaping, fence, wall or other improvement shall be placed, constructed, erected, repaired, restored, reconstructed, altered, remodeled, added to or maintained on the outside of any Unit or Common Elements.
4. All construction on the inside of the Unit shall be diligently prosecuted to completion. No construction material shall at any time be placed or stored outside the Unit so as to impede, obstruct or interfere with vehicular traffic.

Pet Rules

1. A pet may be brought onto the property so long as it is not an unreasonable source of annoyance and does not interfere with the use and enjoyment of the property by other owners, guests, or invitees. Actions which will constitute an unreasonable source of annoyance include, but are not limited to, abnormal or unreasonable barking, crying, scratching, or unhygienic offensiveness.
2. Dogs, Cats, Rabbits, Livestock, Poultry, or other animals of any kind shall not be raised, bred, or kept in any Unit, either privately or commercially. Dogs and Cats must at all times be constrained on the property and are not allowed to run at large.
3. When any animal is taken from the property of its owner, such animal must be kept on a leash and under the owner's control at all times. If any animal cannot be controlled or constrained by its owner, after said owner has been so notified, the animal will not be allowed in the Condominium.
4. Pet owners are fully responsible for personal injuries and/or property damage caused by their pets. Pet owners are also responsible at all times to clean up after their pets.

Vehicle Parking and Storage

1. Owners must park in the parking area, in front of their Unit in the courtyard, or inside their Unit. Outside parking is limited to the time the Unit Owner is visiting or working in his unit. Garage doors shall remain closed except when in actual use.
2. Storage of any kind is not permitted in the Common Elements outside the Owner's Unit.
3. No outside vehicle repair may be undertaken on the premises. Any vehicle repair must be done inside the owners garage or off the Condominium property.
4. Trailers, boats, mobile homes, recreational vehicles, snowmobiles, campers, motorcycles or other similar items may not be kept or stored outside the Owner's Unit.
5. No temporary structures, trailers, campers, tents, shacks or similar structures shall be used for temporary habitation, or parked at any time on the property.

General

1. Anyone operating a motor vehicle on the area of the Condominium must have a valid operators permit or license in accordance with the motor vehicle laws of Wisconsin.
2. The speed limit in the Condominium is limited to 5 MPH.
3. Every attempt shall be made to preserve and protect the environment indigenous to the area. The disturbance or destruction of plant life is forbidden except as necessary during construction activity.
4. The Unit Owner is not permitted to plant flowers, shrubbery, trees, etc. outside the Unit in accordance with Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc. Rules.
5. Shop Space Wisconsin-Reedsburg Condominium will plant all trees, shrubs, and grasses in accordance with the master plan for the Condominium.
6. Fireworks or other explosives are not permitted within the boundaries of the Condominium.
7. The discharge of firearms within the Condominium is strictly forbidden. Firearms shall mean and include firearms, bows, air rifles, and other projectile unleashing devices.

Association

1. Association Dues are payable either Annually or Biannually. Other charges and assessments that may be imposed by Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc. are due and payable on the first day of each month unless otherwise specified. Payment shall be made onsite at the Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc. office by check or money order, payable to: Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc.. Payments may also be mailed to : Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc., 1124 Quinn Drive, Waunakee, WI 53597.
2. As part of Association dues, Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc. will maintain the following items, including: yards, grounds, parking area, driveways, and utility lights. Grass will be mowed in the summer, parking area and driveways will be plowed in the winter, except within five (5) feet of each building and at the entrances which will be the responsibility of each Unit Owner.
3. Complaints regarding the management of the Condominium or regarding actions of other Unit Owners shall be made in writing to the Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc. Board of Directors. No Unit Owner shall direct, supervise or in any manner attempt to assert control or request favors from any employee of the Condominium.
4. The Unit Owner shall comply with the Bylaws, Rules and Regulations, Covenants, Conditions and Restrictions in this Declaration, or in the Deed to his Unit. Failure to comply shall be grounds for action by Shop Space Wisconsin-Reedsburg Condominium Owners Association, Inc. or by an aggrieved Unit Owner.
5. In the event of any violation of these Rules and Regulations, the Board of Directors may enforce these Rules and Regulations by legal proceedings in a court of law or equity, including the seeking of injunctive relief and damages. In association with such legal proceedings or as a separate remedy, the Board of Directors may enter upon the property in question and remove, remedy or abate the violation after first having given proper notice and a reasonable opportunity for the violator to take action himself to comply with these Rules and Regulations, or to show cause why he is not in violation of the same.
6. The first level of enforcement of the Rules and Regulations shall be with the chairman of the Rules and Regulations Committee.

**The Undersigned hereby agree to
the terms and conditions set forth above
in the Unit Owner Rules and
Regulations for the Shop Space
Wisconsin-Reedsburg Condominium
Development**

Signature _____ Date _____
Unit Owner

Signature _____ Date _____
Unit Owner

Signature _____ Date _____
Shop Space Wisconsin-Reedsburg
Condominium Owners Association, Inc.

NOTARY PUBLIC

DATE _____

I.D. NUMBER _____