

**Richmond Terrace Condominium
Condominium Rules and Regulations
As of August 1, 2005**

The following Rules and Regulations are adopted on behalf of Richmond Terrace Condominium for the purpose of assuring that the Condominium shall be operated in an efficient and orderly manner so as to create a pleasant living environment for all Unit Owners and other residents/tenants. In furtherance of this purpose, all Unit Owners and other residents/tenants shall have an affirmative duty to maintain all property of the Condominium in a neat and orderly condition and shall abide by the following rules and regulations, which may be amended from time to time by the Association.

Rules – General.

Under the broad guidelines and authority of the Declaration and Bylaws, the following rules apply to the use of the Condominium:

1. No one shall bring to or maintain at the Condominium any product or material or engage in any activity at the Condominium that is dangerous or harmful to person or property, is offensive, constitutes a nuisance or unreasonably interferes with the use and enjoyment of the Condominium by others, or conflicts with the proper exercise of the control and authority vested in the Association, its Board of Directors, the manager, and other Unit Owners and residents.
2. No one shall use any part of the Condominium or any facility provided by it for any purpose other than that for which it was designed.
3. There may be no solicitation for the sale of goods or services or for donations at the Condominium unless approval has been given by the Association's Board of Directors.
4. Except as provided herein, these rules and the provisions of the Declaration and Association Articles of Incorporation and Bylaws apply to all persons who own or lease Units at the Condominium or make any use of it.
5. Unit Owners are responsible for compliance with these rules by all persons (family guests, visitors, tenants, and invitees) using the Condominium with their permission or at their invitation and further are responsible for any damage done by such persons to the common elements or other owners' Units.
6. These rules may be amended by the Association's Board of Directors except as provided herein. Except for rules declared to be emergency rules, amendments shall be effective five days after they are mailed or delivered to all Unit Owners.
7. So long as Declarant owns any Unit at the Condominium except as a resident or investor in a Unit leased for residency purposes, these rules shall not apply to Declarant. This section of the rules may not be amended without Declarant's Approval.

Rules - Units Limited Common Elements.

8. Winter Maintenance. All Units, whether occupied or vacant, shall be heated to a minimum of 50°F during winter months.
9. Maintenance of Unit. Each Unit Owner shall promptly perform or shall have promptly performed all maintenance and repair work within his/her own unit, which work, if omitted, would adversely affect any common elements or limited common elements, any portion of the condominium property belonging to other Unit Owners, or the condominium property as a whole, and each Unit Owner shall be responsible for all damages and liabilities that any failure to maintain or repair may engender.
10. Window Coverings. The hanging of garments, rugs, and similar articles from the windows or from any other facade of the condominium property shall not be allowed. No sheets shall be used for window coverings unless on a temporary basis for a reasonable period of time while awaiting the delivery of ordered draperies or curtains. All window coverings must have white backs so as to preserve a uniform appearance from the exterior of the Condominium.
11. Noise. Unit Owners shall exercise care and consideration when using musical instruments, radios, televisions, and amplifiers, and in their general conduct, so as not to disturb other Unit Owners and residents.
12. Satellite Stations. No satellite receiving systems or stations or exterior antennae of any kind shall be maintained on a Unit or upon the Common Elements, except for any master antennae or systems which may be provided by Declarant.
13. Signs. No person may post any advertisement, poster or sign of any kind on the exterior of a Residential Unit or in the windows of a Residential Unit, except for a single "For Sale" sign not to exceed 2' by 2' in size and except as permitted by the Board of Directors or when required by law; provided, however, that any sign permitted by the Board of Directors or required by law shall not under any circumstances be larger than 2' by 2'.
14. Exterior Walls, Doors and Balconies. A Unit Owner or resident shall not cause anything to be affixed or attached to, hung, displayed or placed on exterior walls, doors, balconies or windows of a Unit.
15. Grills. Wisconsin law prohibits the use of open-flamed grills (whether charcoal or propane) on balconies or decks in multi-family housing. The Condominium has installed interior gas lines (per fire department specifications) and each Unit Owner or resident is permitted to attach a grill to the gas line (located on the Unit's balcony). The grill must meet the fire department's specifications and must be purchased by the Unit Owner or resident. The Management Office has information on the required grills and where to purchase such grills.
16. Access. The Association shall have the right of access to any Unit to make emergency repairs necessary to protect the common elements or other Units.

Rules - Common Elements.

17. Walls. Unit Owners are granted an invasive easement into the common element walls and ceilings of their Units for purposes of hanging or suspending pictures, mirrors, plants and similar items of interior decoration; provided the exercise of this easement does no structural damage, does not interfere with the reasonable use of the common elements or Units of the Condominium by others authorized to use them; and further provided the Unit Owner or its successor in title shall be responsible for the repair, to the satisfaction of the Association, of any damage to the common elements from the exercise or termination of the exercise of this easement.
18. Usage. No use shall damage or interfere with the operation or maintenance of the common elements or unreasonably interfere with others' permitted use of them.
19. Parking. No Unit Owner shall have parked on the Limited Common Element parking spaces, if any, a vehicle used by its visitors overnight for a period of more than seven (7) consecutive days or for more than ten (10) days in any consecutive thirty (30) day period. Trailers, campers, recreational vehicles, all terrain vehicles, snow mobiles, motorcycles, boats, buses, trailers and other large vehicles may be parked on the Property only if parked completely within a Limited Common Element parking space. Unless so parked in a Limited Common Element Parking Space, no such vehicle may be parked on the Property.
20. Vehicles. No junk or derelict vehicle or other vehicle on which current registration plates are not displayed shall be kept upon any of the Common Elements. Vehicle repairs other than ordinary light maintenance are not permitted on the Property.
21. Pets. No more than two household pets (two (2) cats per Unit, or two (2) dogs per Unit (said dogs not being more than thirty (30) pounds in weight each), or one (1) cat and one (1) dog per Unit (said dog not being more than thirty (30) pounds in weight) or one (1) large dog) may be kept at the Condominium by those owning or occupying any individual Unit. As used in this rule, "household pets" shall include dogs, cats, fish, and caged birds. All pets must be kept indoors at all times. The restriction on the number of pets does not apply to fish. Pet owners shall keep their pets from creating a nuisance or noise at all times. All pets shall be registered and inoculated as required by law. Anything herein to the contrary notwithstanding, the following breeds of dogs are not permitted: pit bulls, rottweilers, German shepherds, Dobermans, Great Danes, Dalmatians, Saint Bernards or mastiffs.
22. Garbage. No garbage, refuse, trash or rubbish shall be disposed of except as permitted by the Unit Owner's Association.
23. Unit Rental. No portion of a Residential Unit other than the entire Unit may be rented, and no Unit may be rented for hotel or transient purposes. All leases must be in writing, with a copy to the Association. All leases shall be for an initial term of not less than one (1) month and shall be in compliance with the terms and provisions set forth in the Declaration of Condominium. No Unit, except for those Units owned by Declarant, shall

be subjected to or used for any fractional interest ownership, cooperative, licensing or other arrangement that would entail weekly, monthly or any other type of revolving or periodic occupancy by multiple unit owners, cooperators, licensees or fractional interest owners.

24. Damage to Common Elements. All damage to common elements or limited common elements caused by the moving or carrying of articles thereon or caused by any other action shall be the responsibility of, and shall be paid for by, the owner or person causing such damage. Nothing shall be done or kept in any Unit or in or on the Common Elements which will increase the rate of insurance for the Condominium, without the prior written consent of the Board of Directors. No Unit Owner shall permit anything to be done or kept in a Unit or in or on the Common Elements which will result in the cancellation of insurance on the Condominium or which would be in violation of any public law, ordinance or regulation. No waste will be committed in, on or to the Common Elements.

25. Club Room, Exercise and Pool/Spa Facilities. See attached Exhibit A.

C. Clubhouse/Pool Deck/Whirlpool Provisions.

- 1) Use facilities at your own risk. There is no lifeguard on duty.
- 2) Diving is not permitted.
- 3) Unit Owners/Residents are prohibited from bringing food, glass containers or materials that might create hazardous conditions or interfere with efficient operation of the facilities. This includes air mattresses and large inflatables.
- 4) All persons are required to shower before entering the facilities.
- 5) Proper bathing attire is required. (Example: No cut offs)

D. Exercise Area Provisions.

- 1) Accessible to Unit Owners/Residents with pass key 24 hours per day.
- 2) Exercise at your own risk.

EXHIBIT A

CHART OF MAINTENANCE RESPONSIBILITIES

<u>Item</u>	<u>Association Responsibility</u>	<u>Owner Responsibility</u>
Driveway	X	
Mailbox	X	
Garage Coach Lights (electricity and light bulbs)	X	
Garage Lights (interior) (electricity and light bulbs)	X	
Landscaping Maintenance	X	
Sewer System** (maintenance of laterals)	X	
Sewer System (fees) (billed to Owner as Common Expense)**		X
Water System (maintenance of laterals)**	X	
Water System (fees) (billed to Owner as Common Expense)**		X
Garage Door and Related Mechanical Equipment, if any	X	
Entryway Lights (light bulbs)	X	
Entryway Lights (electricity)	X	
Grounds Lights	X	
Screens and Storm Windows(Unit)		X
Windows (Unit)		X
Sliding Glass Doors		X
Sidewalks/Walkways	X	
Front Stoop/Steps (maintenance*)	X	
Stoop (structural maintenance)	X	
Decks, Porches, Patios and/or Balconies (structural)	X	
Decks, Porches, Patios and/or Balconies (maintenance*)	X	

<u>Item</u>	<u>Association Responsibility</u>	<u>Owner Responsibility</u>
Roof Repair	X	
Gutters/Leaders	X	
Fences/Walls	X	
Front Door		X
Exterior Painting	X	
Gateways at Entrance of Condominium	X	
Fences	X	
Retaining Walls	X	
Private Road(s) and Surface Parking Lots	X	
Street Lights (electricity and light bulbs)	X	
Yards (mowing and fertilizing)	X	
Any walkway or breezeway (maintenance*)		X
Signage/Entranceway	X	

* Maintenance, includes snow removal, sweeping, and similar items.

** The method of apportioning these utility costs is set forth in the Declaration.