

Mountain Bay Condominium Association

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Rules and Regulations

Everyone hates rules and regulations. It's always don't, don't, don't followed by even more don'ts. Don't do this. Don't do that. WHAT WERE YOU THINKING DOING THAT??? So we decided to change that a bit. Don't get us wrong (see...another don't) because we'll get to all the don'ts. Enough of them to make your eyes water and your stomach rumble. But first we have some dos that we believe are as much a part of living in our community as the don'ts.

1. Do enjoy your home and recognize that you live in a safe and secure neighborhood.
2. Do take the time to appreciate your neighborhood.
3. Do take the time to get to know your neighbors. They like it here too.
4. Do join in our community activities. Become an important part of our community.
5. Do contribute your time, your ideas, and your talents to improving our community.
6. Do attend our bi-annual homeowners' meetings and participate in the discussions.
7. Do your best each day to be a positive, inspirational neighbor.
8. And do (you knew it was coming) follow the rules and regulations listed below.

1. Landscape Maintenance

- A. Homeowners should not give on-site instructions to any maintenance individuals. Any concerns should be addressed to the board of directors either via the helpline or by writing to the board at the address above.
- B. Homeowners may not change, add, or subtract plant materials without written permission from the board of directors.

2. Exterior

- A. Owners may not make any exterior changes to buildings or grounds without written permission from the Board of Directors. This includes the installation of satellite dishes as provided in the Declaration.
- B. Furniture, umbrellas, patio furnishings, or plant materials may not obstruct the view or be detrimental to the enjoyment of any other Unit Owner.
- C. Outdoor hot tubs, spas, or pools will not be allowed. "Kiddie" pools, those with a diameter not to exceed 6 feet and water depth of not more than 18 inches, will be allowed on decks or patio slabs, but must be drained and stored in the garage during the off season.
- D. No outside clothesline or other structure for drying or airing clothes may be constructed.
- E. No structure, trailer, tent, shed, barn or shack, temporary or otherwise, except for those maintained by the Condominium, may be placed or maintained on any part of the Condominium, including Limited Common Elements.
- F. No Unit Owner (other than the Declarant) may exert or attach any temporary or permanent sign, banner, flag or other similar item upon a Unit or any Common Element including "For Sale" signs.

G. Windows and Exterior Doors: When replacement is necessary, the Association is responsible for the cost of a comparable product that already exists in the unit. If Unit Owner wants to upgrade, the difference in cost is the responsibility of the Unit Owner.

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Exterior (continued)

H. Unit owners are responsible for the repair or replacement of all door knobs, latches, dead bolts, and levers on all exterior doors.

3. Common Elements

A. All Common Elements, excluding Limited Common Elements, are to be maintained by the Association.

B. No Unit Owners may cause or permit the Common Elements to be used or obstructed so as to deny to other Unit Owners the full use of the Common Elements.

C. Entries, exits, and all Common Elements, including drives, must be kept clean and orderly and free of bicycles, baby carriages, skates, wagons, grills and like objects.

D. Homeowners are advised to clear accumulated snow from decks and patios. Any interior water damages from melting snow will be the responsibility of the owners.

4. Exterior Lighting

A. All outdoor lighting is permanent and may not be changed by Unit Owners.

B. Additional patio lights or outside lighting are not permitted except by written permission of the Board of Directors.

5. Recreation Vehicles and Trailers

A. Owners of recreational vehicles, boats, trailers, commercial vehicles and similar items should make appropriate arrangements for their storage elsewhere. They may not be parked or repaired in the driveways, streets, or Common Elements for more than a period of 48 hours.

6. Parking

A. Parking spaces for vehicle parking have been provided for all Units. All vehicles must be parked overnight in the unit's parking space or in the area designated for general parking. General parking areas are for both homeowners and visitors. Because these spaces are limited, no vehicle may be parked for more than 14 days without being moved. After that time, the vehicle must be moved or it is subject to towing at the owner's expense. Junked, inoperative or unlicensed vehicles are not allowed in the driveway or anywhere else on Condominium grounds.

B. No vehicle may occupy, park upon or otherwise block access to or exit from a driving area or sidewalk, parking space or the approach to a parking space. Visitors shall park vehicles only in driveways or in the area designated for visitor/overflow parking.

7. Refuse Storage and Removal

A. Refuse must be placed in plastic bags and put in the garbage containers provided by the Village of Howard. Any refuse left outside anywhere on condominium grounds will be subject to fines levied by the association. The only exception to this regulation will be refuse left in specific areas for special collection by the village. Homeowners are responsible for arranging for special trash pickups.

B. Individual trash and recycling containers must be stored within the unit and may not be moved outside except for a 24 hour period prior to scheduled refuse pickup. Violators are subject to a fine.

C. No outdoor burning of trash or other debris is permitted.

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Refuse Storage and Removal (Continued)

D. Any present and future village, county, or state mandates regarding solid waste disposal, garbage or recycling collection shall be complied with by the Unit Owners.

8. Nuisances

A. Unit Owners must refrain from any activity that creates a nuisance to neighboring residents, including the use of musical instruments, fireworks, television, radios or other sound systems, at such times or at such volumes as is objectionable.

B. No Unit Owner may permit any thing or condition to exist which induces, breeds or harbors infectious plant diseases or various insects or animals.

9. Pets

A. No person, including but not limited to Unit Owners, their guests, tenants, and invitees shall keep or bring upon the Condominium property any animal other than up to two domestic pets as provided in the By-Laws. Animals must be attended and leashed when outside the units; non-compliance will be subject to a \$25 fine. Each Unit Owner shall be responsible for the immediate pick up and removal of pet feces caused by their pet or a pet belonging to a visitor to their unit; non-compliance will be subject to a \$50 fine. Fine amounts will escalate for repeated violations. All owners shall comply with Village of Howard animal ordinances.

10. Association Dues

A. Monthly dues, currently \$105 per month effective January 1, 2014, are due and payable by the 10th calendar day of each month. Late payment will result in a \$20 fine. The fine will be increased to \$50 per month for any delinquencies of greater than 2 months of dues.

B. Beginning January 2008, Association dues are required to be paid via electronic transfer. There will be a \$10 monthly fee if paid by check.

11. Fire Sprinkler System

A. The Association will pay 50% of the cost for the installation of additional sprinkler heads. The cost for any modification, extension, or expansion of the sprinkler system required by remodeling or any other homeowner initiated project will be fully the responsibility of the homeowner.

B. In the event the Association scheduled a building repair project and a unit(s) was not made available to the contractor to access the fire sprinkler system to make the required repairs/remodels and at a later date requires repairs/remodels, the Unit Owner who did not participate at the time of the Association project is responsible for all costs including but not limited to: draining the system, repairing/remodeling costs and refilling/recharging the system.

12. Energy Efficiency Inspections

A. The Association may pay a rebate of at least \$100 to any Unit Owner after an energy inspection is performed by Energy Star. In order to collect the rebate, a receipt of this inspection and a copy of the inspection report must be submitted to the association board.

13. Leasing

A. When the Association becomes aware that the owner no longer occupies his or her unit and is leasing to another party, the Association will notify the owner via certified mail that the lessee is to vacate the unit within thirty (30) days from receipt of notification. If the lessee has not vacated said unit within thirty (30) days from receipt of notification, a \$1,000 per month penalty will be imposed to the owner until lessee has vacated the unit. Any overdue payment is subject to a fee of \$100 for

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Leasing (Continued)

each month the payment is over due. If the Association does not receive payment of the penalty by said date, the Association will proceed with filing a small claims judgment and will file a lien against the property.

14. Miscellaneous

A. Nothing may be done or kept in any Unit or in a Common Element which would be in violation of any statute or law, rule, ordinance, regulation, permit or other governmental pronouncement.

B. No damage to, or waste of, the Common Elements or any other Unit may be committed by a Unit Owner or invitee of any Unit Owner, and each Unit Owner shall indemnify and hold the Association and each other Unit Owner harmless against all loss resulting from any such damage or waste caused by any such Unit Owner or any lessee or invitee of the Unit Owner.

Dated: August 4, 2004

Revised and Accepted October 28, 2009

Revised and Accepted November 28, 2012

Revised and Accepted May 21, 2014

Mountain Bay Condominium Owners Association, Inc.

By: _____

By: _____
President

Vice President

By: _____

By: _____
Secretary

Treasurer

By: _____

By: _____
Director

Director

By: _____

Director