COLONIAL VIEW MANOR
P.O. Box 1173
Country Club Drive, Lake Geneva, Wisconsin 53147

PARKING LOT RULES

Parking is provided for tenants and guests in areas subject to the following rules:

1. Any car which appears abandoned or has not moved for seven days will be declared a derelict and towed away at its owner's expense.
2. Any car not having a valid and current set of license plates likewise will be towed away.
3. Any car improperly parked (i. e. in fire lanes, driveways, on the grass, etc.) will be towed away at owner's expense.
4. No repairs of any kind can be made on cars in the parking lot. Any cars appearing to be in the process of repair will be towed away immediately.
5. Tentants cooperation in moving their cars after a snowfall will facilitate faster plowing and a clearer parking lot.
6. Trucks not to exceed more than a pick-up truck with a six foot bed to park in the parking lot.
7. No reserved parking space - open parking areas for everyone.

TENANT RULES AND REGULATIONS

1. Moving of furniture and household goods into and from the condominium is restricted to the hours of 7:00 A. M. to dusk.
2. Children are not permitted to play in halls, elevators, or laundry rooms.
3. No waste receptacles, supplies, footwear, umbrellas, or other articles shall not be placed in the hallways, under the stair landings, nor shall anything be hung or shaken from the windows or from front or rear entrance railings. Chairs are not allowed to be placed on front or rear entrance platforms on the outside.
4. No noise, music or other sounds shall be permitted at any time in such a manner as to disturb or annoy other occupants of the buildings.
5. Locks may not be changed or added without permission of the landlord.
6. No signs or advertising materials will be permitted to be posted anywhere.
7. The drapery rods are a fixed item. Do not remove them to put up your own.
8. Please use the sidewalk going to and from the buildings and not walk on the grass. We are trying to protect the lawn areas.
9. Outdoor grilling is only permitted in the grill area between Buildings 225 and 235. Do not place your own grills in front or rear of buildings for grilling.

Leases

1. A Unit Owner may lease all, but not less than all of his or her Condominium Unit. No owner may lease less than the entire unit, nor may the unit be leased for transient or hotel purposes. All leases shall be in writing and for a term of not less than one (1) calendar month.

2. Occupancy levels are dictated by the number of bedrooms in the unit to be leased. A one bedroom unit may have up to 2 occupants. A two bedroom unit may have up to 4 occupants.

3. Each lease shall be subject to the provisions of the Declaration, By-Laws and Rules and Regulations of the Association. Each lease shall contain the following language:

   "The Tenants shall comply with the Covenants and Rules of Colonial View Condominiums. Failure to comply with the Covenants or Rules shall be a material breach of this Lease, and Lessor shall be entitled to all rights and remedies thereunder."

4. Prior to executing a lease, the Unit Owner shall deliver the following information or documents to the Association's Managing Agent:

   a. Copy of the proposed Lease certified by the Unit Owner as a true and correct copy of said lease and all amendments thereto.

   b. Copy of the results of a credit check and a copy of the results of a background check. These routine safeguards are required for the benefit of the leasing owner and the other owners and residents.

   c. Name, address, and phone number of each Tenant;

   d. Name, address and phone number (if different than the Tenant) of each person other than Tenant that will be residing in the Unit;

   e. Move In / Move Out Fee of $100.00 payable to Colonial View Condominiums.

   f. Copy of the owner's declaration page of the homeowner's insurance policy on the unit to be leased.

5. Subsequently, if the Board determines that a violation or series of violations warrant termination of the lease, the Board may take whatever action or actions are necessary to terminate the lease. All expenses of the Board in connection with any violations shall be assessed to the account of the leasing unit owner.

6. In the event that a Lease is renewed, a copy of the extension agreement or renewal Lease shall be provided to the Managing Agent.

FINE STRUCTURE:

$100 per month of noncompliance.