Elmwood Terrace Condominium

Rules and Regulations

Condominium rules are issued for the benefit of all owners and are necessary to enhance the quality of condominium living. They ensure a safe, attractive property and protect the financial equity of the owners. The Board of Directors ask that these rules be followed by All Elmwood Terrace owners, renters and guests. Owners are responsible that their guests & renters follow Association rules.

These rules are intended to ensure the comfort and security of all residents as well as to ensure that the Elmwood Terrace Condominiums remain a high-quality property, thus protecting the value of all owners' investments in their units. This document may be amended from time to time as necessary to ensure those goals are met, and this process will be open to owner participation and input.

1. ASSESSMENTS

a) Assessments are due on the 1st day of each month.

One bedroom $244.00
Two bedroom $286.00

b) A late fee of $25.00 will be charged for any payment received after due date. All payments should be mailed to P.O. Box 1358, Lake Geneva, WI 53147 if it is not automatically deducted from a bank account.

c) If an owner's delinquency is over ninety (90) days, it must be referred to an attorney for collection, the legal fees incurred in that collection shall be charged to that owner. If the demand is not paid within the thirty (30) day period, the unit owner shall be responsible for additional applicable legal fees.

d) Nonpayment of assessments can result in possible foreclosure of the unit.

2. Nothing shall be done that causes a disturbance to other residents. Offensive, obnoxious or unlawful activities will not be allowed anywhere on the property. Residents are asked to consider others and curtail noise in their units and in all common areas. Loud music, running and fast walking in the floor hallways and on the stairs to the second floor are especially noticeable.

3. UNIT ACCESS

a) Representatives of the Board of Directors or the Management of the Association shall be entitled to reasonable access to the individual units in connection with essential safety inspections, maintenance, repair or replacements to common systems or to address emergencies.

b) Residents are required to leave current keys to their unit with Management of the Association for access to their unit, for the purposes specified in A.

4 The maximum number of residents per unit shall be two (2) persons per bedroom. All children must be supervised.

5. No waste receptacles, footwear, umbrellas, doormats or other personal items may be left in the hallways or storage areas. Hall decorations, including pictures, must be approved by the Board before they are installed.

6. Residents may **NOT** connect any machine, appliance, accessory to other equipment to the heating or plumbing system or to any of the common or limited common elements. Venting of portable air conditioners out the window is prohibited.

7. As of July 1, 2008 anyone purchasing an Elmwood Terrace Condominium must be a resident. For owners prior to July 1, 2008, who wish to rent their unit, leases must be for no less than 12 months and a copy of the lease must be submitted to management. A copy of the Elmwood Terrace Condominium Rules and Regulations and the Pool Rules must be given to the prospective tenant by the owner prior to signing the lease.

8. As of February 1996, dogs are not allowed. *However, owners who had dogs as of this date will be allowed to keep them throughout the animal's lifetime.* **Owners who have certified support animals must submit paperwork to the management.** Owners are permitted to have cats or birds with a limit of two per unit. Noise from animals cannot be allowed to disturb other residents or a fine may be assessed. Any damage to common areas caused by pets will be charged to the owner.

9. Moving into or out of any unit is restricted to the hours between 7:00 a.m. and 9:00 p.m. The unit owner is responsible for any damage to walls or other common elements caused by moving activities, including damage that is caused by professional movers.

10. Window treatments must be installed within 30 days of moving in.

11. Waterbeds, live Christmas trees and fuel heaters are not permitted.

12. Smoking is only permitted inside the resident's unit. Smoking is **NOT** permitted in the common areas of the buildings or at the pool.

13. A working smoke detector, subject to inspection by management, must be installed in each unit.

14. A working carbon-monoxide detector must be installed in each unit in compliance with State of Wisconsin law and subject to inspection by management.

15. Glass, plastic, tin, aluminum, corrugated cardboard, broken down boxes and newspapers must be separated from garbage and recycled according to the Lake Geneva Recycling Guide. Recycling rules are posted on the side of each recycling bin. All garbage must be put in sturdy plastic bags and securely tied before being put down the garbage chute. Bags must not contain glass or garbage that could tear the bag. Wet or soggy garbage cannot be put in the chute, but must be carried down to the dumpster.

16. Laundry hours are from 7:00 a.m. and 9:00 p.m. Laundry rules are posted in each laundry room

17. GARAGE RULES

a) Garage parking is limited to residents only and extra stalls may be rented only to residents. There are no parking spaces rented to non-residents. Contact management for fees and availability of monthly and daily rentals.

b) No major vehicle work or building projects are permitted in the garages

c) Cars must not be left running in the garage any longer than necessary to enter or exit the garage to avoid buildup of fumes.

d) Items stored next to (behind) cars must be kept to a minimum. Garage stalls must be kept neat and clean.

e) Residents may park boats and recreational vehicles that are licensed in their name, in stalls as long as the boat or RV does NOT extend beyond the posts. If a resident's stall is used for a boat, that resident's car must be parked on the street or in an extra stall rented for that vehicle. Parking on the south side of the complex is reserved for visitors only.

18. Other common and limited common areas – All areas outside of the individual units are either common or limited areas. This includes parking stalls, driveways, garages, stairways, hallways, balconies, patios, pool area and lawn area. The common and limited areas are controlled by the Rules and Regulations established by the Board of Directors and Elmwood Terrace By-laws.

a) Appearance of these areas may not be changed in any way without Board approval.

b) Flowers and small shrubs are allowed in the immediate areas of the patio. Flowers should be kept neat and cut back or removed at the end of the season. No trees may be planted without Board approval.

c) Residents may water flowers, bushes or shrubs at any time. Lawn watering is not allowed. Faucets with hoses are situated in various locations on the property.

d) No signs, decorations, windsocks, antennas, fixtures, towels, laundry or other personal articles may be hung outside the unit. Proper display of the American Flag only on patios and balconies is allowed. Bikes and any other equipment are not allowed on patios or balconies. They should be kept neatly in the units' designated parking stall. Christmas decorations may be displayed between November 15 and January 15.

e) Patio and balcony furniture which must be removed by November 1st each year and color coordinating shades, which are only to be used seasonally, should be of a customary nature that enhances the appearance of Elmwood Terrace Condominium.

f) Neither charcoal nor gas or LP gas grills are allowed to be used or stored on patios or on balconies. Electric grills are allowed.

g) The pool will be open between the hours of 8:00 a.m. and 10:00 p.m. from Memorial Day through Labor Day or as determined by the board due to weather and/or maintenance. Pool rules are listed separately and must be strictly observed.

h) Management must be contacted regarding the installation of a bedroom air conditioner.

An air conditioner cannot be installed in or vented through a window.