

**PRAIRIE PATHWAYS HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

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PRAIRIE PATHWAYS HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

INTRODUCTION

The Board of Directors and your new neighbors would like to welcome you to PRAIRIE PATHWAYS HOMEOWNERS ASSOCIATION, (PPHOA) INC. We are pleased that you have chosen to reside in PRAIRIE PATHWAYS and hope that you will enjoy your home. PRAIRIE PATHWAYS is proud to be a Conservation Subdivision.

Rules and Regulations for the subdivision have been adopted by the Board of Directors as detailed in this document. These Rules are just a starting point for residents to understand the basis for living in a Conservation subdivision. The Rules will reference guiding documents and they attempt to clarify some areas that have been ambiguous. All residents are subject to all provisions of these Rules and Regulations as well as the following documents: Restrictive Covenants; Grant of Conservation Easement; Stewardship Plan; Bylaws, and Village of Caledonia Ordinances, and any appropriate County, State, or Federal laws/guidance. All documents may be reviewed or downloaded from the PPHOA website. There are also links to pertinent village ordinance sites.

At times, these documents, or actions taken by the board, might not be in direct accord with what an Owner might take for a private residence not in a Homeowners Association (HOA). However, as in any group enterprise, HOA living, especially in a Conservation Subdivision, requires a degree of compromise for the benefit of all. It is essential for all Residents to demonstrate an attitude of courtesy, responsibility and community involvement.

Owners in the PPHOA pay an annual assessment to cover the expense of major functions that are performed for the benefit of all Owners and Residents. The fee includes such things as pond maintenance, common area mowing and maintenance, insurance, and other common expenses. Whenever work is done by volunteers, the Association saves money. Members of the Board of Directors and committees all work without compensation. Their reward is the satisfaction of helping to maintain an attractive, pleasant place to live. All Owners should be aware of their responsibility to volunteer some of their time and talent to the Association.

With that said, the overall responsibility of the property still belongs with the Owners. If you have questions, concerns or want to volunteer to help in some way, please contact the Board at their mailing address or through the Association website, prairiepathwayshoa.com.

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I. MANAGEMENT

Mailing address:
PO Box 224
Franksville, Wisconsin 53126
Website: prairiepathwayshoa.com

Email: on website

LOCAL SERVICES

Emergency (Police, Fire, Rescue)	911
Caledonia Village Hall 6922 Nicholson Road	262 835-4451
Caledonia Police Department 6922 Nicholson Road	262 886-2300 (non-emergency)
Caledonia Fire Department 6900 Nicholson Road	262 835-2050

II. UTILITIES

WE Energies Gas Emergency	800 361-5325
WE Energies Electric Emergency	800 662-4797
WE Energies Residential Customer Service	800 242-9137

III. ASSOCIATION DOCUMENTS

Each Owner should receive a copy of the Prairie Pathways HOA documents (Bylaws, Covenants, Stewardship Plan, and Conservation Easement Grant, and Rules and Regulations) from the previous Owner or from their real estate agent/broker or builder upon closing of sale. There is a \$25 charge for printed replacement documents. The HOA website (prairiepathwayshoa.com) contains digital copies of the documents which may be downloaded and printed by residents.

Each Resident is responsible for obtaining a copy of the PPHOA rules from their real estate broker/agent within 7 days of residency.

IV. RULES AND REGULATIONS

A. PARKING/VEHICULAR STORAGE

A.1 OUTDOOR

- a. Village of Caledonia parking ordinances apply to the Prairie Pathways subdivision.

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- b. Guidelines in Section XIX Vehicular Storage also apply to vehicles in the subdivision.
- c. Parking by residents or guests is permitted only in their driveway and on the street as allowed. No parking is allowed in vacant lots or outlots unless previous approval is obtained from the PPHOA Board (for short periods of time or special occasions).

A.2 GENERAL

- a. Unsightly vehicles including automobiles, vans, trucks and recreational vehicles will not be parked outside residences for extended periods of time.
- b. Boats, trailers, or recreational vehicles may not be parked in driveways for extended periods of time. A maximum of seven (7) days is allowed.
- c. No vehicles or trailers may be driven or parked upon any surface area other than driveways and roadways.(in compliance with signage)
- d. No overnight or outdoor storage on any property of vehicles with business logos, other than dealership emblems. Vehicles with said business logos must be stored in unit owner's garage.

B. COMMON AREAS

- B.1 COMMON AREA – The common area consists of the ponds and conservation areas including the walking paths, playground area, and all of the Outlots set aside for conservation and resident enjoyment.
 - a. There shall be no obstruction of the common areas and nothing shall be stored therein without the prior written consent of the Board of Directors.
 - b. Common area decorations shall be limited to live plants and flowers as approved by the Ponds/Prairie Committee.

C. GARBAGE

- C.1 Garbage collection is provided by a contract vendor. Collections are on Wednesday, with alternating Wednesday having both garbage and recycling collection. On weeks where there is a holiday collection may be delayed a day.
- C.2 Consult the Village of Caledonia or the PPHOA websites which have links to the garbage collection schedule.

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D. ANIMALS/PETS

- D.1 Reference Article XII of the Restrictive Covenants and Village of Caledonia ordinances.

E. SIGNS

- E.1 Reference Article XVI of the Restrictive Covenants.
- E.2 No signs of any character, size, or description shall be maintained upon any lot in the subdivision except signs of a size no larger Than 10X18 inches.
- E.3 Security service warning signs or residential resale “For Sale” signs are acceptable.
- E.4 The content, size, and design for all signs shall be controlled by the Architectural Control Committee.

F. SHEDS AND ACCESSORY ADDITIONS

- F.1 Reference Article XXIV of the Restrictive Covenants.
- F.2 Sheds may be constructed on homeowners property provided they adhere to the building ordinances of the Village of Caledonia (concerning permits, setbacks, etc.), Racine County rules, and the Restrictive Covenants of the PPHOA. **Sheds must be approved by the PPHOA Architectural Control Committee prior to construction beginning.**
- F.3 Sheds must have materials that are substantially the same as the owner’s residence. This means that the siding on the shed must be the same as the siding on the residence and that the roofing must be the same as the residence.
- F.4 Once constructed the sheds must be maintained by the homeowner and be kept in good repair.
- F.5 Retaining walls/privacy walls on a deck or patio must be approved by the ACC and CANNOT be ANY type of plastic fence panel.
- F.6

G. MAILBOXES

- G.1 Reference Article XXIII of the Restrictive Covenants.
- G.2 Owners of homes in Prairie Pathways are hereby notified that the United States Postal Service has designated specific locations for the placement of mailboxes which may be single, double, or triple and quad mailbox placements.

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- G.3 Homeowners have agreed that in order to achieve a uniform appearance throughout the subdivision that the builder/developer will provide initial mailboxes as approved by the Postal Service.
- G.4 Mailboxes will only have the house number on them. Additional items such as the owner's name, personalization and/or decoration will not be permitted.

H. STREET TREES

- H.1 Reference Article XXXIV of the Restrictive Covenants.
- H.2 The Village of Caledonia Conservation Subdivision Ordinance requires the installation of street trees within the subdivision.
- H.3 At purchase owners should be charged a \$225 fee that will be held in escrow until they plant a tree that was on the approved Village of Caledonia tree list. Once the tree is planted the owner must request a refund of their tree deposit.
- H.4 Trees should be planted within 60 days of taking residence, weather permitting.
- H.5 Once the tree has been planted, the owner must notify the Architectural Control Committee (ACC) (either by PPHOA email, or mail to the PO Box) and they will ensure the installation and placement and type of tree is appropriate.
- H.6 The ACC can aid the owner in completing the Street Tree Refund request which will be sent by the PPHOA to the escrow holder.

I. EASEMENTS

- I.1 Reference Article XXVII of the Restrictive Covenants and the discussion of Conservation Easements in the Prairie Pathways Stewardship Plan and the Grant of Conservation Easement.
- I.2 The subdivision was granted a Conservation Easement by the county and village. This conservation easement consists of sixteen (16) outlots within the subdivision. These outlots are prairie, ponds, playground, and wetlands within the subdivision.
- I.3 Owner's lots are of a prescribed size as listed on the survey plat each owner is given at closing, and also as listed on the recorded plat for the subdivision.
- I.4 An owner's lot ends at the lot line, and in those areas that have a conservation area adjoining the lot the conservation easement begins at the

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owner's lot line. Mowing into the conservation easement is PROHIBITED.

- I.5 Every lot also has utility and drainage easements on their rear lot lines. These easements go 12 feet into their lot and 12 feet beyond their lot line. That means that, where possible, 12 feet of the utility/drainage easement is in the conservation area.
- I.6 Do not mow beyond your lot line.
- I.7 No structures, playsets, sheds allowed within conservation easement.
- I.8 No storage of ANY type allowed with conservation easement.

J. HEDGES/FENCES

- J.1 Reference Article XI of the Restrictive Covenants.
- J.2 Hedges are permitted provided they meet the guidelines listed in the Covenants.
- J.3 In accordance with the Village of Caledonia Conservation Subdivision Ordinance, no perimeter fencing is allowed within the Prairie Pathways subdivision**

** In the event the Caledonia Conservation Ordinance is amended to allow perimeter fencing, the PPHOA and the developed retain the right to allow such fencing subject to Architectural Control Committee approval. Chain link fencing of any type shall not be allowed in the subdivision.

K. LANDSCAPING

- K.1 Reference Article VII of the Restrictive Covenants.
- K.2 All exterior landscaping shall be completed within 12 months of occupancy (except for Street Trees, see item K of these rules and regulations).

L. SWIMMING POOLS

- L.1 Reference Article XVII of the Restrictive Covenants.
- L.2 Swimming pools and spas are allowed with approval of the Architectural Control Committee.
- L.3 They must be constructed in conformity with these restrictions and abide by the ordinances of the Village of Caledonia and Racine County and any appropriate State or Federal regulations.

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- L.4 Above ground pools are prohibited in the subdivision, except small kiddie wading pools that are easily taken down each evening.

M. POND USAGE

- M.1 No swimming or diving in any of the ponds within the subdivision.
- M.2 Fishing from the edges of any stocked pond is allowed. The HOA may provide certain cleared area at the edges of some ponds to provide residents with better access to fishing. Fishing is for Prairie Pathways residents only (we are paying for the stocking and upkeep of the ponds). If a resident wishes to have a guest/visitor/friend fish on the ponds the resident must accompany them during the time they fish.
- M.3 Fishing from a boat, canoe, or kayak without a motor of any kind is allowed. If a boat is used proper safety gear must be worn by all boat occupants at all times. No boat loading or unloading areas are available, so boats must be carried in and out and this action must not destroy the prairie in any manner. No boats/kayaks/canoes may be left in or near the water overnight.
- M.4 Kayaking or canoeing will be allowed provided the occupants wear the proper safety gear at all times while on the ponds. All local, state, and federal laws must be followed when kayaking/canoeing. No kayaks or canoes may be left on or near the water overnight.
- M.5 Ice fishing is allowed on all ponds stocked with fish provided conditions of ice on the pond are conducive to ice fishing. No ice fishing shanties are allowed. Temporary tents for protection from the elements will be allowed but must be removed each day. No unattended ice fishing is allowed. Ice fishing, just as regular fishing, is for Prairie Pathways residents only. Residents may invite guests/visitors/friends to ice fish however the resident must be with them while they are ice fishing.
- M.6 Ice skating is allowed provided conditions of the ice on the pond are conducive to this use. Skaters will skate at their own risk. The PPHOA is not responsible for any injury as a result of skating on any of the ponds.
- M.7 No motorized vehicle of any kind will be allowed on the ponds.

N. CONTRACTOR BUILDING HOURS

- N.1 Refer to Village of Caledonia Ordinance Chapter 11 Section 2.8b (7).

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V. INFORMATIONAL MATTERS

A. ASSESSMENTS

- A.1 Reference Sections 5, 6, 7 and 10 of the PPHOA Bylaws regarding assessments and failure to pay assessments for common expenses.
- A.2 Each owner is assessed an annual fee based on the cost of operations for the PPHOA. The PPHOA depends on timely receipt of these assessments to function properly. Late payments or non-payment of assessments can be a serious problem for the PPHOA.
- A.3 All assessments are due on the date designated by the PPHOA when the assessments are levied. Any assessment not paid within thirty (30) days of the due date can be charged a \$25 late fee.
- A.4 To minimize cash flow problems and encourage compliance, liens may be filed against a Lot/Unit when an assessment is past due. In addition, the Lot/Unit Owner will be assessed \$25 for administrative costs.
- A.5 Any assessment not paid when due shall be charged compound interest at the rate of 1.5% per month and actual attorney fees.

VI. VIOLATION(S), RESOLUTION, FINES & ATTORNEY FEES

A. REPORTING VIOLATIONS

- A.1 Violations may be reported by Lot/Unit Owner to the Village of Caledonia Police Department, if the violation is an infraction of a Village ordinance or any other law.
- A.2 Violations may be reported to the PPHOA Board of Directors when the violation is for PPHOA bylaws, Restrictive Covenants, Stewardship Plan, Grant of Conservation Easement, or any other PPHOA Rule/Regulation.

B. SUBMITTING VIOLATION(S) TO PPHOA BOARD

- B.1 Violation(s) must be submitted in writing and contain the name and address of the offender, if known. Violations may be mailed to the PPHOA PO Box or sent via the Contact Us form on the PPHOA website.
- B.2 Violation observed and brief description of the violation.
- B.3 Time and place of occurrence or, if a continuing violation, the time or times of observance of the occurrence.
- B.4 Name, address and telephone number of the reporting Lot/Unit Owner.

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C. RESOLUTION OF VIOLATION(S)/COMPLAINTS

- C.1 Upon receipt of said correspondence, the PPHOA Board will submit notification, in writing, to the alleged violator stating the violation.
- C.2 The PPHOA Board will attempt to obtain voluntary correction of the violation, and/or
- C.3 Any other solution to which the complainant, the alleged offender and/or the Board agree; and/or
- C.4 Issuing a fine against the offender.

D. FINES

Each violation of the Rules and Regulations, By-laws, Restrictive Covenants, Stewardship Plan, or other governing documents, shall be punishable by all means set forth in the governing documents or any law and/or by one or more of the following:

- D.1 A written reprimand letter sent by registered mail or hand delivered by at least one board member.
- D.2 If violation is not remedied within 30 calendar days of the delivery of the letter a fine in the amount of \$100 will be assessed. In addition to the fine there will be an administrative cost of \$20 assessed.
- D.3 If the violation and fine are not paid within 45 days of the issuance of the reprimand letter a penalty of \$15 per day (starting on day 46) for each day that the violation continues,.
- D.4 If collection and reasonable attorney fees are needed to finalize the resolution of violation and the fine and fees they will be paid by the owner with the violation.
- D.5 If the Association must remove or correct the violation, the cost to do so including reasonable attorney fees, shall be borne by the Unit Owner.

E. NON PAYMENT PENALTY

- E.1 For any amounts not paid to the HOA when due, compound interest at the rate of 1.5% per month shall be added to the outstanding balance. For any amounts not paid when due the lot/unit owner shall pay all costs of collection including actual attorney fees if applicable.

F. INTEREST AFFECTED

All Lot/Unit Owners shall be responsible for all actions of their guests, tenants, and tenants' guests. In the case of the alleged offender being a tenant, a copy of

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all notices shall be mailed by certified mail to the Lot Owner; and the Lot/Unit Owner shall be entitled to attend the hearing, and present evidence as prescribed above.

G. REMEDIES NON-EXCLUSIVE

- G.1 The provisions of these rules and regulations shall in no way limit or restrict any other remedies or rights as set forth in the Governing Documents and shall not be exclusive, but shall be in addition to all other remedies provided by the Governing Documents and the laws of the State of Wisconsin.
- G.2 In the event that the Association retains an attorney to collect any funds due, enforce any rule, bring any claim against a lot/unit owner or defend any claim or allegation by a lot/unit owner, including any counterclaim, the Association shall, if it is the prevailing party in the claim or defense, be entitled to collect from the lot/unit owner all of its costs and expenses, including reasonable attorney fees.