given out @ 2024 Annual Meeting

RULES AND REGULATIONS OF THE ASSOCIATION

The following rules and regulations are adopted by REGENT HILL CONDOMINIUM OWNERS ASSOCIATION, INC. ("Association"), for the purpose of assuring that the Condominium is operated in an efficient and orderly manner so as to create a pleasant living environment.

ARTICLE I
GENERAL

1.01 **Applicability to All Residents**. All rules and regulations shall apply to and shall be complied with by all Unit Owners, residents within Units, and their guests, families, invitees, and tenants.

1.02 **Definitions**. All capitalized terms not defined herein shall have the definitions assigned to such terms by the Declaration of Condominium for Regent Hill Condominium ("Declaration").

1.03 **Keys and Locks**. The Association shall have the right to retain a passkey to each Unit at all times for the event of emergencies. No Unit Owner shall alter any lock or install a new lock on any door of the Condominium without the prior written consent of the Association. If such consent is given, the Unit Owner shall provide the Association with an additional key for use by the Association pursuant to its rights to access the Units.

1.04 **Winter Heating**. Whether occupied or vacant, all Units shall be heated to at least 60° Fahrenheit during the winter months.

ARTICLE II
APPEARANCE

2.01 **Signs**. No sign of any kind shall be displayed to the public view on any Unit without the prior written consent of the Association and, if Declarant owns at least one Unit, the Declarant. The Declarant reserves the right to erect signs, gates, or other entryway features, including, without limitation, landscaping, at all entrances to the Condominium and to erect appropriate signs for the sale of Units.

2.02 **Hanging of Garments and Window Coverings**. The hanging of garments from the windows, balconies, or any facades of the Condominium is prohibited. No sheets shall be used for window coverings.

2.03 **Protrusions**. No awning, machines, air conditioning units, wiring for electrical or telephone installation, or other similar protrusions shall be allowed on the exterior of the Condominium without the prior written consent of the Association.

2.04 **Antennae**. To the extent this restriction is permitted by applicable law, no exterior antennas, windmills, or satellite dishes shall be erected on any Unit without the prior written consent of the Association.

2.05 **Laundry**. No laundry shall be hung on the balcony or in windows for any reason.

2.06 **Limited Common Elements**. All balconies and patios which are open to public view shall be kept in a neat and orderly condition. No personal property shall be stored thereon except grills and patio furniture.

ARTICLE III
USE RESTRICTIONS

3.01 **Animals**. Unit Owners shall be allowed to keep up to: (i) two (2) cats per Unit; (ii) one (1) dog and one (1) cat per Unit; or (iii) two (2) dogs per unit. No Akita, Rottweiler, American Staffordshire Terrier (i.e., Pit Bull), Wolf Hybrid, Chow, Presa Canario, Shar-pei, any dog that is predominantly any breed of the foregoing, or any dog which has a previous bite history or displays vicious or dangerous tendencies, shall be allowed anywhere within the Condominium. Animals shall be carried or kept on a leash at all times when not in a Unit. In addition to cats and dogs, small animals that are kept in a cage or tank may also be permitted with Association approval, but no wild, exotic, non-domesticated, dangerous, or vicious animal, including, without limitation, cougar, lion, wolf, boa constrictor, python, alligator, monkey, ferret, or iguana, shall be allowed anywhere within the Condominium. No animal shall unreasonably disturb other Condominium residents and no animal shall be left unattended in any portion of the Common Elements. All animals must be registered with the Association, and the owners of animals shall be pecuniarily liable for damage caused by their animals. Unit Owners are responsible for the immediate cleanup of their animals, regardless of the circumstances.

3.02 **Damage to Common Elements**. Damage to the Common Elements caused by a resident or visitors of a resident or an agent of a resident shall be the responsibility of the Unit Owner or the person causing such damage.

3.03 **Maintenance of Unit**. All Unit Owners shall promptly perform or shall have promptly performed all maintenance and repair work within their own Unit which would adversely affect any portion of the Condominium. Each Unit Owner shall be responsible for all damages and liabilities that any failure to maintain or repair may engender. Each Unit Owner shall install and maintain at least one (1) CO2 detector in his or her Unit.

3.04 **Maintenance of Common Elements**. Unit Owners shall be prohibited from discarding any materials from the windows, balconies, or doors of the Units and shall be prohibited from discarding any materials into the Common Elements.

3.05 **Nuisances**. No offensive or unlawful activity shall occur in the Condominium. No offensive or unlawful use shall be made of the Condominium. All Unit Owners at their own expense shall comply with all city, state, and federal laws applicable to their Unit. No Unit shall be used or maintained as a dumping ground for garbage.

3.06 **Storage**. The Association shall not be liable for any loss or damage to property placed in any Unit or Common Elements. No materials prohibited by law or local ordinance may be stored in any of these areas.

3.07 **Salting**. Unit Owners are prohibited from using salt on the access walks, driveways, patios, and balconies of the Condominium and shall be liable for the costs of repairing all damage caused by the use of salt.

3.08 **Landscaping**. Unit Owners are prohibited from planting outdoor vegetation anywhere within the Condominium without the prior written approval of the Association.

ARTICLE IV
VEHICLE RESTRICTIONS

4.01 **Obstructions**. Driveways shall not be used for any purpose other than the ingress and egress to and from Units.

4.02 **Parking**. Unit Owners shall not be permitted to park their vehicles in any space other their assigned spaces. Unit Owners shall not park, nor shall they permit their families, guests, invitees, or tenants to park upon or to block access to, the parking areas of other Unit Owners. Improperly parked vehicles shall be subject to removal at the vehicle owner's expense. Unit Owners shall not leave their vehicles idling in any closed garages.

4.03 **Service and Recreational Vehicles**. Parking of service and recreational vehicles, including, but not limited to, trailers, boats, campers, vans, or other vehicles, shall be prohibited unless such vehicles are kept in the Unit Owner's assigned parking area. These provisions shall not prohibit temporary parking of such vehicles for the purpose of loading and unloading. A temporary waiver of these prohibitions may be obtained at the discretion of the Association.

4.04 **Bikes/Recreational Equipment**. Unit Owners shall keep bikes and other recreational equipment in their Unit, and not stored in the Common Elements or Limited Common Elements.

4.05 Garage Door. The garage door to any Unit shall remain closed at all times except when in use for ingress or egress.

ARTICLE V
AMENDMENTS

This document may be amended at any time by the Board of Directors of the Association or by Unit Owners having sixty-seven (67) percent or more of the votes of the Association. The foregoing notwithstanding, rules and regulations which are adopted, amended, or repealed by the Unit Owners may not thereafter be amended, repealed, or re-adopted by the Board of Directors.

ARTICLE VI
FINES

In addition to all other remedies available to the Association or to other Unit Owners under the Declaration, the Bylaws, or applicable law, the Association shall have the right, following delivery of notice of violation and expiration of any cure period required under the Declaration, to impose against any Unit Owner in violation of the Declaration, the Bylaws, or these Rules and Regulations, a fine against such Unit Owner according to a schedule for violations set by the Board of Directors from time to time.

Fines are to be paid immediately to the Association. Any fine not paid within ten (10) days after billing therefor by the Association shall accrue a late charge in the amount of Twenty-five Dollars ($25.00) for every month the fine is not paid. The Association shall have the right, following imposition of any fine, to collect the same as a Special Assessment against the Unit Owner's Unit.

AMENDMENTS

To clarify rules and regulations on parking, grilling and late assessment:
RULES & REGULATIONS OF THE ASSOCIATION were revised
by the board on July 21, 2014

Parking: ARTICLE IV: VEHICLE RESTRICTIONS

4.01 Obstructions. Driveways and courtyard shall not be used for any purpose other than the ingress and egress to and from Units.

4.02 Parking. Unit Owners shall not be permitted to park their vehicles in any space other than inside the garages and/or in the two extra parking lots at the entrance. Unit Owners shall not park, nor shall they permit their families, guests, invitees, or tenants to park upon or to block access to, the parking areas of other Unit Owners. Temporary parking for the purpose of loading and unloading is allowed in front of each owner's garage. The first offense will be a warning by email, and the second offense will be $5/day fine payable immediately to the Association.

4.03 Service and Recreational Vehicles. Parking of service and recreational vehicles, including, but not limited to, trailers, boats, campers, vans, or other vehicles, shall be prohibited unless such vehicles are kept in the two extra parking lots at the entrance for a short period of time not to exceed 24 hours. These provisions shall not prohibit temporary parking of such vehicles for the purpose of loading and unloading. A temporary waiver of these prohibitions may be obtained at the discretion of the Association.

Grilling:
Unit owners are allowed to grill outside the garage doors as long as they put the grills away after they cool off.

Late assessment:
The $280 assessment is due by 1st of each month. $25 fine is added if the assessment is 15 days late.

AMENDMENTS

To clarify rule & regulations on parking, grilling & late assessment
RULE & REGULATION OF THE ASSOCIATION were revised
By the board on September 18, 2017

Parking: Article IV: Vehicle Restrictions

4.01 Obstruction:Driveways & courtyard shall not be used for any purpose other than the ingress & egress to and from the Units.

4.02 Parking: Unit Owners shall not be permitted to park their vehicles in any space other than inside the garages and/or in the two extra parking lots at the entrance. Unit Owners shall not park, nor shall they permit their families, guests, invitees or tenants to park upon or to block access to the garage areas of other Unit Owners. Temporary parking for the purpose of loading and unloading is allowed in front of each owner's garage.

Grilling:

According to a Wisconsin Law, the use of gas or charcoal grills on many condominium balconies is prohibited, especially above the ground level (usually the 2nd floor or higher). Grill at least 10 feet or more from building

Regent Hill Unit Owners are allowed to grill 10 feet outside the garage doors as long as they put the grills away after the cool off.

Payment of General Assessments:General assessments shall be payable to the Association (payable to Regent Hill Condominium Owners Association at US Bane in Lake Geneva) in twelve equal installments which shall be due monthly in advance by the first day of each month.