



RULES & REGULATIONS ADDENDUM

First Place Condominium Owners' Association, Inc.

Approved by the
Association Board of Directors
May 30, 2025

STATEMENT OF PURPOSE

This addendum adds new rules to the following:

A. Trash / Recycling – 10D

B. Harassment – 16C

C. Fine Structure – 21C1

A full description of each is provided below.

10. TRASH, RECYCLING AND WASTE

D. The solid waste reduction, recovery and recycling law was enacted to promote the development of waste management structures and encourage reduction, reuse and recycling of Wisconsin's solid waste.

All Wisconsin DNR-licensed waste haulers who collect and transport municipal solid. waste are required to notify their clients of the need to comply with state and local recycling laws (NR 502.06, Wis. Adm. Code).

The following are some of the items that are classified as Hazardous Waste and are banned from being placed in a trash dumpster (for a complete list go to: (https://city.milwaukee.gov/sanitation/Garbage-Guidelines)

- Oil
- Paint
- Shellac
- Varnish
- Bleach
- Drain Cleaner
- Oven Cleaner

Each resident is responsible for taking their hazardous waste to a drop off location for proper disposal. Drop-off locations are located at:

- 6060 S. 13th Street, Milwaukee, WI 53221 (just north of College Ave.)
- 3879 W. Lincoln Avenue, Milwaukee, WI 53215

Any fines imposed by the city and / or trash company will be directly charged to the responsible unit owner. Additionally, the association will issue a separate fine as determined by the Board of Directors.

16. NUISANCES

C. Excessive Contact and Harassment.

1. Residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other condominium members, residents, guests, occupants, invitees; or, directed at management, staff, its agents, its employees or vendors.

2. Harassing behavior will include any unwelcome contact, and excessive contact (email, texts, phone calls, mail, or visits to a home or place of service) to management, its agents, its employees or vendors; the Board, or other

Association residents. Harassing behavior will also include physical and/or abusive actions, including defamation, threats, insults, profanity, and obscenities, as well as cyber actions (spreading malicious content and accusations on the internet).

3. Excessive is defined as more than one (1) contact; either email, text, phone call, mail, or visit to place of service, per week about the same subject or concern.

4. If a question has been asked and answered and is still being asked, that will be construed as excessive.

5. If a Unit Owner has more than one concern, they should be addressed in one communication. Those concerns may be acted on individually or as a group by the Board or management company, dependent upon the concerns or situations. The Unit Owner will be notified by the Board or management company what determination was made about their concern by email, if possible, or mail.

6. In addition, no Unit Owner may interfere with any contracted vendor performing work at the direction of the Board or the Management Company. That will be deemed as harassment and may be subject to possible fines.

7. Finally, any disruptive or harassing behavior by a Unit Owner or his or her proxy holder at an owners' meeting may result in fines being assessed to the Unit Owner.

8. Violations of any of the above-stated Rules will be subject to fines above and beyond the regular fine structure within the Association's Enforcement policy. Specifically, violators are subject to fines of up to $1,000 per violation.

21. FEES, ASSESSMENTS AND LIENS

C. Any fines, penalties, or other charges assessed against a Unit Owner shall be due on or before the date or dates stated in the Board's notice to the Unit Owners informing them of the fines, penalties, or other charges.

1. The standard fine structure as of May 30, 2025 is as follows:

   a) 1st Violation: $100.00

   b) 2nd Violation: $150.00

   c) 3rd of Subsequent Violation(s): $500.00 or more