Rules and Regulations
L'Hermitage Condominium Association, Inc.

Order: 7BZTYRXH4
Address: 1219 N Jackson St Unit 308
Order Date: 06-02-2026
Document not for resale
HomeWiseDocs

C. All Resident and Visiting Household Pets.

1. All pets shall be accompanied by a responsible person and maintained on a leash or in a carrier at all times when in any common element.

2. A pet shall be permanently removed from the Property within three days of the unit owner's receipt of notice from the Board of Directors that the Board has received and verified reasonable complaints from the other unit owners with respect to three separate incidents in any rolling twelve-month period in which that pet has caused or created a nuisance or an unreasonable disturbance or noise.

3. No pet shall be permitted to relieve itself in any manner in any indoor or outdoor common element. Droppings left by any such pet on the Property due to an accidental violation of this rule or on grounds adjacent to the Property shall immediately be removed, wrapped, and deposited in an appropriate receptacle by the accompanying responsible person. Excessive accidental violations of this rule by any pet shall be grounds for complaint under the provisions set forth above in Section C.2. of these Rules and Regulations regarding pets.

4. The owner(s) of a unit with any resident and/or visiting pet(s) shall be responsible for any damage to common elements or the units(s) of other owner(s) caused by such pets(s) and shall pay all repair costs related to any such damage within 10 days of receipt from the Board of Directors of a demand for payment, whether on behalf of the Association or any other unit owner(s), with supporting documentation of such repair costs.

5. The owner(s) of a unit with any resident and/or visiting pet(s) shall be deemed to have indemnified and agreed to hold harmless the Property, the Association, the Board of Directors, any manager or managing agent, and all owners of other units from any loss, claim, or liability of any kind or character whatsoever arising by reason of such pet(s), including court costs and attorney's fees.

* * * * *

Order: 7BZTYRXH4
Address: 1219 N Jackson St Unit 308
Order Date: 06-02-2026
Document not for resale
HomeWiseDocs

Lock boxes are not allowed outside the building to gain entry when selling your unit. They are allowed on your unit door only.

No "OPEN HOUSE" signs may be displayed outside BVT on BVT property.

Open Houses- An escort must accompany prospective buyers from the lobby to the open house.

Free Advertising- Consider using the BVT website.

Signs

Residents may not post signs in common areas, including hallways and lobby entrances, and windows, except political signs that are 18x24 inches or less.

Signs- Must be removed according to State Law 303.

Residents may post personal notices, ("lost and found, "for sale, etc.), on the laundry room bulletin board and should remove them after they've served their purpose. Please date notice. Notices up after 30 days will be removed.

Stairwells

BVT has two stairwells running from the basement to the top floor. The two accesses on each floor are marked with lighted EXIT signs.

Nothing may be stored in stairwells at any time by anyone.

Doors must be kept closed at all times.

Stairwells are not to be used as work or painting areas.

Storage

Basement "cyclone fenced lockers" are allocated to each two-bedroom unit. Locker security is the user's responsibility.

Flammable liquids- is prohibited in lockers.

Only bicycles may be stored on decks in garage. Storage of other items is not allowed in unassigned garage space.

"D" Unit water heater rooms are considered semi-common areas and cannot be used for personal storage.

Swimming Pool

Pool hours, in season, are 6:00 am. to 10:00 p.m.

Pool season, determined by the Board / Management, is generally from Memorial Day to mid-October.

Order: 7BZTYRXH4
Address: 1219 N Jackson St Unit 308
Order Date: 06-02-2026
Document not for resale
HomeWiseDocs

Access to the pool is through the back hallway door, not the party room. Use your BVT access key. The hallway door is kept locked for security. You will need your BVT access key to regain entry into the building.

Resident-hosts, are asked to use common sense and limit guests to two if the pool area is crowded, and an adult owner must accompany guests at all times

Diving is not allowed.

Glass containers - glasses, bottles, and plates - are not allowed, for safety's sake, in the pool and picnic area.

Children of diaper age are not allowed in the pool. Children under age 14 must be with an adult resident.

Only audio with headphones is allowed.

Litter -Use proper receptacles. Do not leave trash or litter on the deck or in the pool area.

Remove suntan oil before entering the pool. It fouls the water.

Noise and rowdiness are not allowed.

People with colds and other infections cannot use the pool.

It is required to change into swimming and sunning clothing in your unit. Footwear, shirts, robes or tops are required going to and from the pool. Dry yourselves before entering the building to prevent wet floors. Going barefoot in common areas violates health codes.

Party Room and Pool are not to be used by non-resident owners.

Pool parties are not allowed.

Windows

The outside facings of shades, draperies and mini-blinds must be WHITE for uniform exterior appearance's sake.

Nothing may be installed or attached to the outside of the windows or building.

Order: 7BZTYRXH4
Address: 1219 N Jackson St Unit 308
Order Date: 06-02-2026
Document not for resale
HomeWiseDocs

(FINAL DRAFT)
Report and Recommendations
To
L'Hermitage Association Board of Directors
By
Rental Policy Committee

November 30, 2010

Background

On August 16, 2010, at a special meeting of the L'Hermitage Association Board of Directors and members, the Board proposed adoption of a rental policy by the association. As there were numerous objections to the proposal presented, the Board asked for a group of volunteers to develop an alternative rental policy for consideration.

Bill Beckett, Joe Brehm, Linda Burke, Marty Collins, Al Ferguson, and Nate Spielman volunteered to participate in the group and develop a rental policy proposal. Currently, there is no policy as Article VI, Section 6, of the Association by-laws is silent on this issue.

The group initially met on August 16, 2010. It was deemed the "Rental Policy Committee" by itself and asked Bill Beckett to serve as chairman. The group's purpose was to examine this issue and present its findings and a policy recommendation to the Board. Subsequent meetings were held on September 13th, October 10th and November 4th, 2010. To help understand the current condo market and what's driving the behavior of buyers, sellers and lenders, Judy Pemberton, a highly experienced sales agent from Ogden Realty was invited to participate and advise the committee.

In its discussions, the Committee considered the property rights of owners, rights of tenants, maintaining the value of the overall property and individual units, current lending criteria for condo financing, various rental circumstances, appropriate limits on the number of units being rented, minimum-maximum lease terms, incorporation of condo rules in lease documents, number of tenants allowed per unit, restrictions on pets, sub-leasing, enforcement of policy and rules by Board of Directors, and ways to engage tenants with unit owners in order to foster a their sense of community.

Following these deliberations, the committee suggests amendment of Article V of the By-Laws as follows:

1. Unit owners shall have the right to lease their unit under these by-laws for a minimum 12 months. Leases may be renewed for an additional 12 months subject to the approval of Board of Directors. Sub-leasing is prohibited.

2. Unit owners must submit copies of signed leases to L'Hermitage Board. Leases shall reference, incorporate and require adherence to the L'Hermitage By-Laws, operating and administrative rules and the requirement to adhere to all local ordinances.

Order: 7BZTYRXH4
Address: 1219 N Jackson St Unit 308
Order Date: 06-02-2026
Document not for resale
HomeWiseDocs

3. A cap of no more than 20% (10 units) may be leased at a time. Units temporarily leased to the former unit owner as part of the unit's sale are excluded from this cap.

4. Leased units may be occupied by no more than 2 related or unrelated persons per bedroom, except children under 2, and no more than 3 unrelated adults per unit under City of Milwaukee Ordinance.

5. No dogs are allowed.

6. The Board shall receive a security deposit to pay for common area damages caused by tenant. The deposit amount shall be determined by Board. The unit owner shall be held responsible for damages in excess of deposit amount.

7. Grievances concerning violation of the by-laws, rules and local ordinances may be filed by L'Hermitage residents with the Board of Directors. Grievances must be in writing, signed and dated. If the Board of Directors agrees that the grievance is legitimate and is in breach of association rules and regulations, the following actions must be taken:

a. The unit owner is fined per a schedule determined by the Board (it is up to the unit owner to obtain reimbursement from the renter), and

b. Compliance with Wisconsin Landlord and Tenant Law section 704.17(2)(b) must be followed by the owner, which in summary includes but not limited to

   i. Notice to remedy or vacate within 5 days for first violation and,
   ii. Non-compliance with the Notice within one year requires a 14 day termination notice.

8. The Board of Directors shall establish procedure for welcoming tenants to L'Hermitage community for purposes of, providing an orientation to the premises, maintenance, operating and administrative procedures, familiarizing owners with tenants and vice versa, fostering spirit of community and involvement with neighbors and preserving the "L'Hermitate Lifestyle".

Respectfully Submitted,

William P. Beckett
Chairman, Condo Rental Policy Committee

Order: 7BZTYRXH4
Address: 1219 N Jackson St Unit 308
Order Date: 06-02-2026
Document not for resale
HomeWiseDocs