Bayside Woods II Condominium Association Rules and Regulations

The Rules and Regulations are established to the high standards of appearance and to minimize maintenance costs to keep Condo Fees reasonable.

The Board of Directors is elected from and by Unit owners of the BWII Condo Association for a 3 year term.
Board members receive no compensation for work and their Condo Fees are the same as all Unit Owners. Participation of Board Members is purely Voluntary. Phone calls to the Board are only to be made in case of Emergency. All other communication should be in writing and delivered to Board Members paper box or e-mail. Responses will be delivered in writing. Written records are degreed by Condo By-Laws and are necessary for accuracy and record keeping. Please review Condo Documents before making a request.

Association Fees are set at an annual budget preparation meeting held in November. Unit Owners are given a copy of the minutes and advised of any fee changes. Fees can be paid Monthly or Quarterly and automatic payments can be arranged with Condo Accountant. The due date is the 15th of each month or the 15th of the FIRST month of the Quarter. A $25.00 late fee is assessed for each month the fees are late. A Lien may be taken against the Unit concerned if fees are more than 3 months late. New Owner Transfer fee is One month Condo Fee ($245).

Landscaping is provided by the Association except in the courtyard area shared by 2 Units in each building and at sides of back patio. Each side may be decorated differently but it is necessary to maintain the area and each Unit is responsible to reflect a favorable appearance. Landscaping of common areas must be approved by the Board of Directors or by an appointed landscaping committee and within the Associations financial means. Once plants are placed in the ground, they become common property. The only exception is in the land on either side of the sidewalk leading to Unit entrance doors and at patio sides: which is the responsibility of the Unit Owner.

Decks & Fences Decks and fences may be added to Unit Owners building at their sole expense including Insurance. Plans must be first submitted to The Board of Doctors for approval and then to the Village of Bayside Architectural Review Committee for approval and any relevant permits for building. All Maintenance for Decks and Fences is responsibility of Unit Owner.

All Workers Contracted by the Board of Directors are directed to take instruction from a Board member only. Unit Owners are not to interfere with these Contractors, as interference impedes their progress and adds to costs. Any changes or additions made by Unit Owners must be made at their own expense.

Painting the outside of each building is provided by the Association on a 7 year cycle of 2 buildings (4 Units). Colors remain the same unless a new color is chosen from the Color Pallet provided by the Board of Directors. Attached Unit Owners must agree on color choice and both Units of each building must be the same including window trim, garage doors and any other surfaces must be consistent. All outside woodwork and surfaces must be repaired by the Unit Owner prior to painting.

Garbage and Recycling bins should not be placed outside until after dark the night prior to collection. Generally Garbage (brown bin) is Monday and Recycling (green bin) is every other Wednesday. Do not put anything outside of bins, it will not be picked up. Bins must be 3 feet away from mailbox post and bin opening faces the road.

Parking on the streets is not permitted at any time, Advise guests to park in designated Guest parking area. Contractors performing work in BWII area are exempt.

Pets are to be walked on a leash by an adult, who must clean up waste immediately and deposit waste in their own bins. Only 1 pet per Unit is permitted. If an owner has more than 1 pet at the time of moving in, the 2nd pet-providing it is not on the restricted pet list-will be allowed. However should 1 of those 2 pets die, it may not be replaced. Per the Insurance Co., the following dogs are not allowed on the premises:

Akita
American Staffordshire Terrier (pit bull)
Rottweiler
Wolf Hybrid
Chow
Presa Canario
Shar-pei
Any dog predominately any breed listed above.

It is not acceptable for Unit Owners or Residents of BWII Condo Association to keep on the premises any dog which has a bite history or which displays vicious or dangerous tendencies. Further, the keeping on the premises of any wild, exotic, non-domesticated, dangerous or vicious animal is not acceptable. This includes, but is not limited to: cougars, lions, wolves, boa constrictors, pythons, alligators, monkeys, ferrets, iguanas, or other non-typical pets.

Additional Restrictions:

No Rummage/garage/Estate sales

No visible laundry

No open garage doors when Unit Owner is not at home

No Unit Owner is allowed to Rent or lease Unit

No signs of any kind allowed (For Sale, Contractors etc.)

Unit Owners should furnish Hunt management with a contact number for use in an emergency;

Hunt Management
10520 N Baehr Rd
Mequon, WI 53092
C Hunt (262) 238-1480
chunt@huntmanagement.com