

The following is a Board approved summary of common Rules and Regulations that contribute to a positive environment in a condominium setting.

Please save this document for quick reference:

PONDS OF SUMMIT VIEW ESTATES
COMMON RULES AND REGULATIONS SUMMARY

Trees, Flowers & Mulch
Birdfeeders
Grilling
Pets
Pet Fines and Remedies
Noise
Signs
Parking

Rental Units
Decorations-Deck/Patio
Structural Additions/Alterations
Use of Property
Garbage
Satellite Dishes
Storm/Garage Doors
Procedure for Conflict
Available Fines and Remedies

TREES, FLOWERS & MULCH

1. Any unit owner wishing to have a tree installed must submit a request form, complete with a site map and tree type, to the Board of Directors. (This form is available from Washington Properties, Inc.) Prior to submission of the request form, agreement must be reached with other residents in the building as to location of the tree. The unit owner requesting the tree will be responsible for its cost, including installation and its removal, should that become necessary.
2. Mulch areas may be planted with annual or perennial flowers or bulbs, at the unit owner's expense.
3. No climbing plants are to be planted on or near the buildings.
4. Trellises, in the ground or in pots, are not permitted.
5. It is the unit owner's responsibility to remove dead annuals in the fall.
6. Plantings and/or pots are not to obstruct access to faucets, downspouts, air conditioner units, walkways, or driveways at any time.
7. The Board of Directors has the right to remove any plant, potted or otherwise for safety reasons.
8. Shrubs and trees are maintained by the Association's grounds contract. Unit owners are not to trim shrubs or trees around their buildings.

BIRDFEEDERS

Birdfeeders, feeding sacks, or bird baths containing food are not permitted.

GRILLING

1. Only electric grills which meet approval standards established by Underwriters Laboratories, Inc. may be used and stored on patios or balconies provided that the electric grills are used in accordance with manufacturer's instructions.
2. Any other type of grill (charcoal, natural gas, propane, etc) is not allowed on balconies or patios at any time.

3. Charcoal or propane tanks and grills (that follow local and state codes) for gas grills may only be stored in a unit owner's garage.
4. Grills that follow the local and state fire laws may be stored only in a unit owner's garage and not on any part of the common elements or limited common elements.
5. Grilling with any type of grill other than electric may only be done on the unit owner's driveway at least 15 feet away from any building.
6. No grills shall obstruct any exit from a unit.

PETS

1. Allowed per unit: ONE (1) dog or TWO (2) cats. If a visitor's pet exceeds per unit limits, a limited, two (2) day grace period will be permitted.
2. All pets shall be current with all vaccinations
3. All pets must be kept on a leash or carried at all times when not in a unit.
4. No pet shall be permitted to be tied up and left outside.
5. No pet shall cause a nuisance or disturbance (loud or constant barking, digging, running loose, climbing or scratching, etc.).
6. Unit owners must clean up after their pet promptly.
7. Repair or replacement of grass or property resulting from pet-related damage is the responsibility of the pet owner. Repairs must be done by May 15 of the current year. If repairs are not complete by said date, the pet owner will be invoiced for actual cost of repair done by the lawn care contractor.
8. See specific fines and remedies for pets

PET FINES AND REMEDIES

The following is a schedule of the fines that will be imposed under these rules and regulations, pursuant to the provisions hereof, as a result of a member's violation of or non-compliance with the By-Laws, rules, regulations, covenants, conditions or restrictions:

a) A WRITTEN WARNING for a member's first violation of non-compliance with pet rules and regulations.

b) A FIFTY DOLLAR FINE (\$50.00) will be assessed based on each pet over the limit, for a second violation of non-compliance after 10 days of the written warning (a) with pet rules and regulations.

c) A ONE HUNDRED DOLLAR FINE (\$100) will be assessed weekly based on each pet over the limit, for each violation after 10 days of the second violation (b) with pet rules and regulations.

d) UNPAID FINES assessed against individual unit owner(s) will be collected through the Associations delinquency process as stated in the accepted Ponds of Summit View Estates Delinquency Policy and Bylaws.

NOISE

Noisy tasks including but not limited to vacuuming, music, use of washer and dryer, disposal, dishwasher, computer with speakers, exercise equipment and/or electronic interactive game systems, should be conducted between 7 a.m. and 10 p.m. Respect for others should be a consideration at all times.

SIGNS

No signs, including but not limited to advertising, political, sale or rental of a unit, shall be allowed in the common areas. Rental and/or Sale signs may only be posted on the inside of the windows with clear adhesive.

The only exception to this rule is during an "Open House" when temporary realtor directional signs may be displayed. Such signs are to be removed immediately upon the ending of the open house.

PARKING

1. **Resident parking:** Residents are to park either in their garage or in the parking space directly in front of their garage.
2. **Guest parking:** Guests should be directed to park either in front of the unit owner's garage or in any of the common area parking spaces provided for the building. Street parking is the other option for guest parking.
3. **Common area parking:** Parking for more than 48 hours, in the same common parking space is NOT allowed. (Common area parking is designed to handle temporary parking for both residents and guests.)
4. **Access to sidewalks & mailboxes:** Residents and guests are NOT to block access to sidewalks or mailboxes.
5. **Only licensed vehicles:** Only vehicles with up-to-date registration and plates are allowed to park within the complex.
6. **Covering vehicles:** Covering vehicles anywhere outside of a unit owner's garage is NOT allowed.
7. **Long-term parking:** Storage of a vehicle is allowed only in a unit owner's garage. Long-term parking is not allowed in any common area parking space.
8. **Examples of vehicles not allowed to be parked within the complex:** trailers, mobile homes, semi-trucks, boats, etc.

RENTAL UNITS

Refer to Ponds of Summit View Bylaws for specifics.

DECORATIONS – DECK/PATIO

Seasonal decorations on decks or patios are allowed. Decorations must not be permanently attached to the structure and must be taken down within 2 weeks of the passing of the holiday.

STRUCTURAL ADDITIONS, ALTERATIONS, OR IMPROVEMENT BY UNIT OWNERS

No unit owner (or renter) shall make any change in, nor affix anything to the exterior of the building or any portion of the property.

USE OF PROERTY

A unit owner (or renter) shall not place any furniture or objects in the common elements.

GARBAGE

1. Trash should be stored in the unit owner's garage, in a closed container.
2. Containers should NOT be placed at the curb prior to 7 p.m. on Sunday for pick up on Monday
3. Recyclables are scheduled for pick up every other week.
4. When a holiday occurs, pick-up will be one day late.
5. Missed pick-ups must be returned to the unit owner's garage until the next scheduled collection day.

SATELLITE DISHES

The following procedures MUST be followed:

1. A request, in writing, must be submitted to Washington Properties, Inc. for review by the Board of Directors. The request must be accompanied with a site map, including a wire-routing plan, a description of the size of the dish, and the location on the patio, balcony, or any other location where the resident wishes to have the dish placed. Please refer to the Association bylaws regarding use of the common area and affixing anything to the building.
2. The Board will review each request to determine if the location and plan is acceptable.
3. The Project Manager will respond to the unit owner, in writing, relating the Board's decision. If the plan is approved, a release form will be included.
4. No prep work or installation is allowed to begin until all paperwork listed below has been returned to the Project Manager and the date of the installation has been reported to the Project Manager:
 - a. A dated letter of request to the Project Manager
 - b. The response letter from the Project Manager advising of the Board's decision
 - c. A signed release form
 - d. A copy of Certificate of Insurance for the Installer
 - e. A notice of installation, including Date and Time

STORM DOORS & GARAGE DOORS, WINDOWS

For security, energy savings and Association appearance, please **do not** keep your garage door open for extended periods of time.

Prior to replacing your garage door, storm door, or windows you must check with the Project Manager for currently acceptable models and vendors allowed to be installed on the building.

RUMMAGE SALES

Each unit may have one rummage sale per year. Parking shall be permitted on the street only during the sale hours. No parking on property drive or on the grass.

PROCEDURE FOR CONFLICT RESOLUTION

- Begin by talking to the party involved if it seems constructive to do so.
- If that doesn't resolve the issue, contact the Project Manager, either by phone or in writing. (Heidi Slivon at 262-884-9726 or hslivon@wpiracine.com)
- The Project Manager will address the problem attempting to bring it to resolution.
- If that attempt fails, the Project Manager will bring the concern to the attention of the Board of Directors, and they will bring the situation to some kind of workable conclusion

AVAILABLE REMEDIES AND FINES

The following is a schedule of the fines that will be imposed under these rules and regulations, pursuant to the provisions hereof, as a result of a member's violation of or non-compliance with the By-Laws, rules, regulations, covenants, conditions or restrictions:

a) A WRITTEN WARNING for a member's first violation of or non-compliance with a specific By-law, rule, regulation, covenant, condition, or restriction.

b) FIFTY DOLLARS (\$50.00) for a second violation of or non-compliance with a specific By-law, rule, regulation, covenant, condition or restriction after 10 days in which the member received a written warning pursuant to paragraph (a) immediately above.

c) ONE HUNDRED DOLLARS (\$100) for each successive violation of or non-compliance with a specific By-law, rule, regulation, covenant, condition or restriction for restriction for which the member received a written warning pursuant to paragraph (a) immediately above and incurred the imposition of the fine prescribed in paragraph (b) immediately above.

d) UNPAID LATE FEES, FINES AND/OR LEGAL FEES assessed against individual unit owner(s) will be collected through the Associations delinquency process as stated in the accepted Ponds of Summit View Estates Delinquency Policy and Bylaws