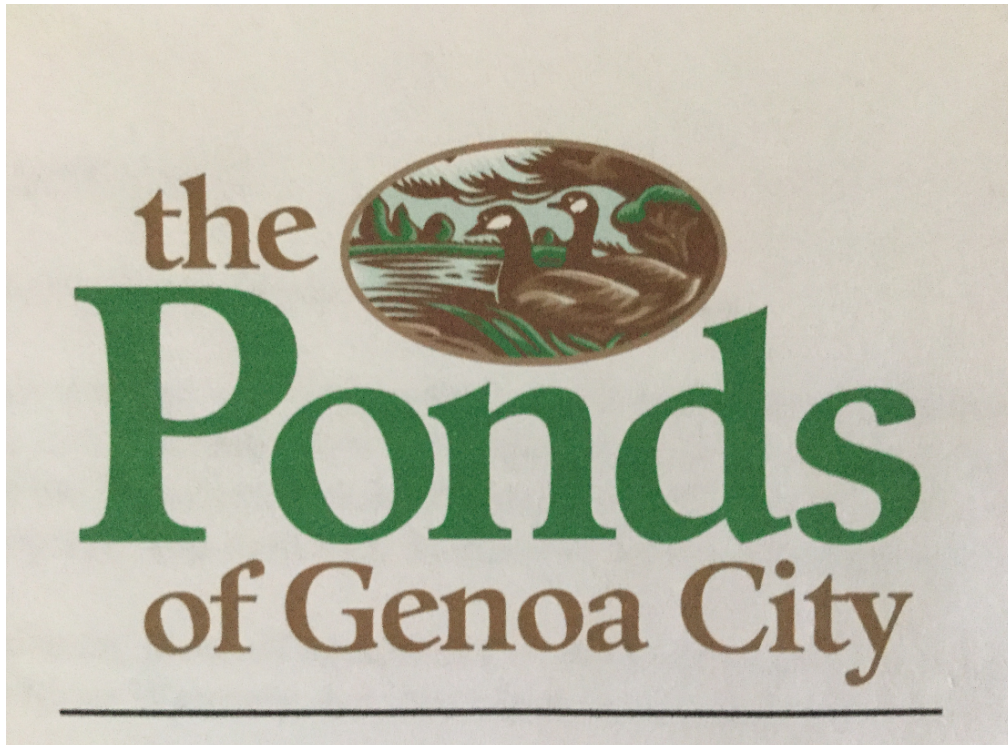


Rules and Regulations



March 2025

Regulations will be reviewed and revised annually and copies will be made available to all owners. When revisions are made, revision sheets will be distributed. Property owners are responsible for notifying tenants of Rules and Regulations along with any Revisions

**THE PONDS OF GENOA CITY CONDOMINIUM
OWNERS ASSOCIATION
GENOA CITY, WI 53128**

The Ponds of Genoa City is a condominium complex with full time residents. Please conduct yourself accordingly and reinforce all condominium rules with your family, guests, and renters. A copy of these rules and regulations should always be kept available in the Unit for these parties to refer to and become familiar with.

Your Board of Directors has the responsibility of maintaining a quality of lifestyle for the enjoyment of all owners, while at the same time running a fiscally responsible not-for-profit organization and protecting the investment of all 41-unit owners

In this connection, these rules and regulations have evolved from appropriate laws of the state of Wisconsin as well as from the experience of your board of directors and other condominium associations. In order to maintain the quality status of our development, it is absolutely necessary that all owners, guests, and renters adhere to these rules and regulations.

Individuals who purchase a condominium must recognize that for the common good of owner's, certain rules and regulations have to be followed by all owners, renters and their guests. Individuals should not be permitted to disrupt the integrity of the common good through their desire for change, however justified that change might be.

The Board of Directors and the Manager or their representatives are responsible for the enforcement of the rules and regulations. If corrective action is needed, complaints will be enforced by Lakes Property Management.

GENERAL HOUSE AND GROUND RULES

Applicable to all unit occupants

The following rules have been adopted by the Ponds of Genoa City Board of Directors and may be revised with proper prior notice being given to all unit owners.

1. No part of the property shall be used for other than housing and related common purposes for which the property was designed. Each unit is to be used for residential purposes only.
2. No business, trade or profession of any kind shall be conducted or permitted on any part of the property. Soliciting of any type is prohibited.
3. Children shall be properly supervised at all times.
4. Use of skateboards, baseball bats, soccer balls, badminton and volleyball nets are prohibited from use on any association common ground area (grassy areas, parking lots and unit walkways.)
5. The American flag will be allowed to be displayed on an appropriate pole attached to the unit. Not allowed to hang over the balcony.
6. Keep noise to a minimum, especially between the hours of 10:00 p.m. - 8:00 a.m. Residents should minimize noise from personal voices, radios, TVs, stereos, slamming doors, pets, motor vehicles and any outside decorations that may cause disturbance to you neighbors between the hours of 10 p.m. to 8:00 a.m.

7. If you are sitting or working in your garage the overhead garage door may be kept open. Otherwise, please keep overhead garage doors closed at all other times for both security and aesthetic purposes, as well as keeping animals out.

8. Signs or banners are not permitted on the outside of any building, on the interior of any building visible from the outside, or on any outside common area unless approved by the Board of Directors (an exception to this rule are the Christmas holidays). Christmas decorations will be permitted December 1st and must be removed one week after Christmas. Sheets or similar covering are prohibited for use on windows.

9. Feeding birds, wild animals or throwing anything (from bread to cigarettes) is prohibited.

10. The hanging of towels, clothing and other articles over the balcony railing is prohibited

11. State of Wisconsin and town of Genoa City regulations prohibit the use of gas/charcoal and hibachi grills on any balcony of multi-family dwellings. If on the driveway or patio the grill must be 10 ft. away from the building. No wood burning fire pits, outdoor fire chimneys or any log/wood/charcoal burning with open flames is permitted in the Ponds of Genoa City complex.

12. Repair of vehicles other than minor repairs (such as fluid checks, tire inflation, light bulb replacement) is not allowed on driveways appurtenant to each unit, in the parking lots, or common areas.

13. Between October 1st and April 30th, it is mandatory that all residents must have their heat on and set no lower than 60 degrees Fahrenheit. Additionally, residents are required to shut off the water supply to their individual unit when they are gone for more than 72 hours. The property manager will inspect all units after October 1st and violations will be subject to a fine. It is recommended to turn off the circuit breaker to the water

heater and open the cabinet doors below the kitchen sink to prevent freezing of pipes. Water supply shut off valves for units can be found just above the water heater.

14. State of Wisconsin and Town of Genoa City regulations prohibit the use of exploding fireworks. Accordingly, The Ponds of Genoa City Condominium Association in keeping with state and local regulations and in consideration of the safety and well-being of all unit owners and their property, prohibits the use of exploding fireworks anywhere within or on The Ponds of Genoa City Association grounds, limited common or common areas.

15. Garbage and Refuse Disposal. All garbage and refuse must be placed and maintained within a town approved container. Containers must be kept in the garage portion of each Unit, excepting only on times specified by the Village for collection.

16. All storm doors must be Almond in color, full view glass, and can be purchased at Home Depot. Any questions regarding these doors please contact the management company before purchasing to prevent unnecessary costs.

17. All lawn furniture must be kept off the grass at dusk and repositioned on your patio. Any furniture having to be moved by the landscapers will cause owner of furniture to be fined.

Maintenance

1. No awnings, canopies, antennas, or satellite dishes are to be installed on the exterior of any building without the prior approval of the Board of Directors.

Any pop up structures, sun shade patios, tents, etc. must be taken down at dusk.

2. Any owners desiring to add or change any structural or mechanical elements of their unit must submit in writing a set of plans describing the proposed changes for the Board's approval. The unit owner is advised that there are statutory requirements which must be satisfied in that the unit owner must bear all associated expenses and attorney's fees in that event.

3. Landscaping blocks for mulch containment or decorative purposes will be allowed. Below are suggested colors and examples of landscape materials currently in place at the Ponds. However, any landscaping, planting, etc. requires a form to be submitted and approved by the Board of Directors prior to onset of work.

Forms can be picked up at Lakes Property Management or downloaded from the website (<http://www.lakespropertymgt.com>)."

The Garden Homes may use brown color bricks available from Home Depot (similar to 407B landscape.)

The TownHomes may use the rust color bricks available from High Prairie Landscape Supply (across from BP, Genoa City – similar to 355D landscape.)

The Cottage Homes may use gray-marbled brick available from High Prairie Landscape Supply (across from BP, Genoa City, WI.)

Plant and Flower requests require a Landscaping Request Form to be submitted and approved by the Board of Directors before any planting begins.

Individuals requesting flowers and/or plants to be installed are responsible for the cost. Individuals are also responsible for watering any requested flowers/plants.

The Ponds of Genoa City Board of Directors is responsible for the TREES and SHRUBS in the complex, not any additional flora.

4. Patio Paver Extensions (Must be installed by an approved contractor)

The following conditions and regulations apply to the installation of patio paver extensions:

- (a).** Maximum length of the patio paver addition should be no more than 3 feet added on to the depth of the existing patio.
- (b).** Unit owners with patio deck paver extensions are responsible for the proper approved installation by a contractor and ongoing-maintenance costs, and for maintaining the quality and safety of this addition. This includes leveling, weeding, cleaning and other general maintenance.
- (c).** If the limited common area concrete patio needs to be repaired or replaced by the association, the unit owner is responsible for the cost of re-installing the pavers properly.
- (d).** All Patio Deck Pavers must be gray in color to match the existing patio.
- (e).** Any Unit Owner wishing to install a Patio Paver Extension **MUST** contact the management company for a list of referral contractors to be used for this installation. You cannot install your own Patio Paver Extension

Construction within Owner's Unit

Any unit owner interested in performing construction in their unit must follow the guidelines as set in the Declaration By-Laws and in these Rules & Regulations.

For purposes of this rule, construction does not include repairs or improvements to existing finished walls, approved deck coating, plumbing repairs, electrical repairs, cable repairs or installation, water heater replacement, replacement of HVAC, appliance repair or replacement,

floors, ceilings which not affecting or part of the limited and common elements property.

For the purposes of this rule, construction includes:

- (a).** Changes to heating and air conditioning systems
- (b).** Changes to plumbing systems (moving or relocating plumbing lines or fixtures)
- (c).** Changes of electrical systems
- (d).** Installation or changes to a fireplace
- (e).** Demolition and/or construction of interior walls
- (f).** Any project potentially affecting the structural integrity of the building
- (g).** Changes to life safety systems, utilities, etc.
- (h).** Changes to exhaust systems
- (i).** Changes which impact on or changes to or affecting limited and common element including doors, windows, subfloors, common walls, roof, decks, plumbing, electric and cable

Construction proposed by a unit owner to be done within any unit must be submitted to the Board for review and approval no less than thirty (30) days in advance of the start of work. Such approval shall not be unreasonably withheld. Work will not be permitted to start, and will be stopped by the Association, if the following documents are not submitted to the property manager for review and approved in writing by the board prior to start of work:

- (a).** Plans or written work description in sufficient detail to clearly indicate the extent of construction. The Board may require plans that are prepared by an architect/engineer that is licensed in the State of Wisconsin.
- (b).** If any walls are being removed a structural engineer (at the owners cost) must provide a structural engineering report sharing the requested modifications.

- (c).** A list of general contractors and all subcontractors with contact names, addresses and normal, emergency and pager or cellular phone numbers.
- (d).** Standard form of evidence of insurance of the general contractor and all subcontractors listing the unit owners, the Association, it's Board of Directors, the Management Agent and their respective officers, directors, employees and agents as additionally named insured. At a minimum, liability coverage must be in the industry standard amount of one million dollars (\$1,000,000.00) plus adequate workmen's compensation insurance. Questions should be directed to the property manager.
- (e).** A Letter of Guarantee to the Association by the unit owner assuming responsibility for repair, including cleaning of any damage incurred to common and/or limited common element property.

The Board may require any unit owner or resident who performs construction in a unit without prior Board permission to remove the addition, alteration or improvement and restore the unit to its original condition at the unit owner's expense. If the unit owner or resident fails to do so, the Board may cause such work to be "undone" and charge the unit owner for it. With proper notice and a violation hearing, the Board may also assess daily fines against the unit owner until the violation has been corrected.

Attorney fees incurred by the Association will also be charged. Keep in mind also if construction is completed without the proper permits from the Town of Genoa City, your unit might not receive approval when you sell your unit as the Town of Genoa City Building Inspector may not approve the condo for occupancy.

All construction work must comply with all applicable building, health and safety codes. Association or Management Agent approval of any construction plans or actual work does not mean the work complies with applicable codes.

Management Agent and the Associations' consulting architect or engineer, if any, retains the right to inspect all construction or renovation work throughout its process and after work is finished for compliance purposes.

Construction is permitted between the hours of 7:00 a.m. and 10:00 p.m. on weekdays. Work will also be permitted on Saturdays from 10:00 a.m. to 4:00 p.m. Otherwise, no work is to be performed on weekends and/or holidays. All roll off dumpsters that are needed during construction will require the prior approval of the property manager. There may be restrictions on the length of time and specific location of the roll off dumpster.

Removal of construction debris, old appliances, old cabinets, discarded carpeting or flooring from a unit is the responsibility of the unit owner. Unit owners will be charged for any extra cleaning of the common areas and for any additional scavenger expenses necessitated by such construction.

Any damage to the Association's common or limited common elements or to other Units in the building caused by any construction or renovation work being done shall be repaired at the expense of the unit owner causing the damage.

Vehicles, Parking and Driving

1. All vehicles not currently licensed with State issued License plates/stickers displayed on the plate are considered inoperable must be stored in the Unit owner's garage. If they are left in a parking area for over 24 hours, they will be towed at the Unit Owner's expenses.

THE ASSOCIATION, BOARD, MANAGEMENT COMPANY OR THEIR AGENTS WILL NOT BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE VEHICLE, TOWING COSTS, OR OTHER COSTS WHICH SHALL BE THE RESPONSIBILITY OF THE OWNER, IN TERMS OF THIS REGULATION.

2. Parking in a manner that blocks sidewalks or driveway is prohibited.
3. Within 24 hours of a snowfall that requires plowing, vehicles must be moved to a cleared space.
4. Unpaved areas (grass) shall not be used for parking or operation of any vehicles, boats, trailers, motorcycles, motorbikes, watercraft, snowmobiles, golf carts, bicycles, or other recreational vehicles. The driveway appurtenant to each unit or common parking lots shall also not be used to park abovementioned vehicles, boats, trailers, etc. for a continuous period in excess of 24 hours without prior Board approval.
5. Unit Owners shall not be permitted to park their vehicles in any space other than 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 garages. Exclusions from any parking area include recreation-oriented portable vehicles or other vehicle(s) not defined herein, which is not normally or regularly used for daily transportation, including dune buggies, all-terrain vehicles, non-operational automobile collections or other automotive equipment not licensed for use on the highways of Wisconsin. Also excluded are private or public school or church buses, any vehicle longer than 18 feet or wider than 8 feet, irrespective of whether it otherwise complies with the provisions of this article, and any inoperable vehicles. All vehicles must be capable of immediate movement under their own power. Vehicles not currently licensed or with expired state inspection stickers are considered inoperable as are vehicles that have a flat tire(s).

Inoperable vehicles will be towed at the owner's expense within 24 hours of notification. If any damage occurs to any element of Association property, the owner of the vehicle shall be held accountable for all repair costs related to the damage to the Association property.

THE ASSOCIATION, BOARD, MANAGEMENT COMPANY OR THEIR AGENTS WILL NOT BE RESPONSIBLE FOR ANY DAMAGE DONE

TO THE VEHICLE, TOWING COSTS, OR OTHER COSTS WHICH SHALL BE THE RESPONSIBILITY OF THE OWNER, IN TERMS OF THIS REGULATION.

Pets

1. Unit owners shall be allowed to keep up to: two (2) pets (cats or dogs, or combination thereof) per unit with a combined weight limit of fifty (50) pounds.
2. The weight limit is based on the expected fully-grown adult weight.
3. **NO** Rottweilers or Pit Bulls (full or mixed breed) shall be allowed anywhere within the Condominium.
4. Animals shall be carried or kept on a leash at all times when not in a Unit.
5. In addition to cats and dogs, small animals that are kept in a cage or tank are permitted.
6. Exotic animals are prohibited.
7. All animals shall not unreasonably disturb other Condominium residents.
8. No animal shall be tied up outside or left unattended in common elements.
9. All animals must be registered with the Association and owners of animals shall be financially liable for damage caused by their animals. Kennels shall be kept inside their respective owners Unit.
10. Unit owners are responsible for the immediate cleanup of their animals regardless of the circumstances.
11. Each Unit Owner shall have the duty to clean up after any animal owned by the Unit Owner or the Unit Owner's guests, tenants, or invitees after the animal has defecated or otherwise used any portion of the Common Elements and created a mess.
12. Shall a Unit Owner fail to comply with this rule, then the Board may determine that the animal is a nuisance.

13. If droppings or burn residue from urine are found to be concentrated around one particular unit, the Association will assume the damage to be done by that Unit owner's pet (or resident of that unit if he or she is a tenant). The Association will have the area around that unit cleaned and re-landscaped as necessary. The Unit Owner will be expected to pay all charges plus appropriate fines.

Rental Rules

1. Upon entering a lease agreement, the owner shall notify the Board of Directors in writing of the name of the tenant and the term of the lease. A copy of the lease will be kept on file with the Association for the duration of the lease

2. Lessees and their guests are subject to all house Rules adopted by the Board of Directors. The lessee must have a copy of the current Rules and Regulations attached to the lease at the time it is filed with the Board of Directors. Violation of the Rules and Regulations by a lessee may result in imposition of assessments as otherwise provided in these Rules and Regulations, which assessment will be against the unit owner.

3. Per Ponds of Genoa City Bylaw 805 A, no lease less than 4 months will be allowed.

Rental/lease applicants will be subject to a background check, paid for by the unit owner. The background check must be submitted at least 3 weeks prior to any rental expectation. No rental application will be approved until background check is reviewed by the Board of Directors and Lakes Property Management.

The actual Rental/Lease Agreement must be returned to the Board of Directors and Lakes Property Management within 14 days after approval.

All Renters and Lessees with pets must follow the same registration requirements and pet weight limits as do the permanent residents at the Ponds of Genoa City.

Please refer to the PETS section of the Rules and Regulations for specifics.

The Rental Unit capacity at the Ponds of Genoa City is capped at 20% of the units in the complex.

Fines

All violations must be corrected within 48 hours of receiving notification. If the owner/tenant disputes the violation because of special circumstances, they should notify Lakes Property Management within the 48-hour time frame or they will be subject to the progressive steps outlined in the schedule below. Renters shall be delivered a written notice of their violation(s) in addition to the owners receiving notification under the normal procedure.

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 a Unit Owner in violation of the Declaration, the Bylaws, or these Rules and Regulations, a fine against such Unit Owner according to the following schedule:

- a) For the first offense in a given twelve- month period: \$50**
- b) For the second offense in a given twelve-month period: \$100**
- c) For the third offense in a given twelve-month period: \$500**
- d) Any additional offenses in a given twelve-month period will be addressed by the management company and the Association Board for additional fines**
- e) All Owners should fill out a violation form for the board committee to take to action**

Fines are to be paid immediately to the Association. Any fine not paid within ten (10) days after billing is subject to the late fee policy.

Late Fees

Effective April 2018, a late fee of \$50.00 shall be assessed against a unit owner for any payment not received by the Association by the eleventh (11th) day after its due date. This late fee assessment shall be made upon each failure by the Unit Owner to remit good and timely payment of any assessment or installment thereof. In addition, unpaid assessments will incur interest at a rate of 1 1/2% per month (18% per annum) until paid.

Emergency Information

Paramedic - 911
Fire Department - 911
Sheriff - 911
Police Department - 911

Non-Emergency Information

Police Department - 262-279-6252
Fire Department - 262-279-2033

Property Manager

Lakes Property Management
700 Veteran Parkway
Suite 204
Lake Geneva, WI 53147
President: Ryan Southwick
Telephone: 262-806-0356
Fax: 262-348-9887
(Emergency Only): 1-800-619-8608
Email: info@lakespropertymgt.com