

RIVERWALK
CONDOMINIUMS
OWNER'S ASSOCIATION, INC.

COMMON ELEMENT
RULES & REGULATIONS



Adopted by the Association Board of Directors – December 6, 2001
Revised: August 5, 2004; August 7, 2008; November 28, 2011;
May 30, 2012; February 21, 2013 & September 5, 2013

Restated: November 2013

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ANIMALS

Section 1

1. The following canine breeds, and mixes thereof, are PROHIBITED for the safety of RiverWalk residents: Doberman Pincher, German Shepard, and Rottweiler. Also PROHIBITED are Pit Bull and Pit Bull – type canines, and mixes thereof.
2. All animals must be registered with the RiverWalk Condominium's Owner's Association. (Contact the management company to initiate the Animal Registration and Permitting Procedure)
3. Animals shall be properly licensed and tagged as required by ordinances of the City of West Allis.
4. The number of animals shall be subject to restrictions defined in the ordinances of the City of West Allis. (NOTE: The current City of West Allis ordinance allows no more than two (2) dogs and four (4) cats).
5. Animals must remain on a leash and be attended at ALL times when on "RiverWalk Condominiums" common element grounds. Animals must be attended at all times when on a balcony or patio.
6. Animal owners and/or animal keepers shall immediately clean up after the animal. Animal owners and/or animal keepers are required to walk their animals off the Condominium grounds for the purpose of the animals relieving themselves.
7. No animals shall be allowed to create a nuisance, unreasonable disturbance or undesirable behavior, whether inside a unit or outside. A unit owner and/or animal keeper is responsible for the actions of animals or anyone living in or visiting his or her unit and for the repair of any damage to the common element property deemed necessary by the Board of Directors or the management company.
8. Feeding or leaving food out for birds and other wild animals is PROHIBITED.
9. No animal shall be tied, chained or staked to a building, grounds, plantings or other common element item, placed in a cage upon common elements, or otherwise left unattended outside a unit at any time.
10. Each unit owner or resident shall immediately reimburse the RiverWalk Condominiums Owners Association for any expenditure incurred in repairing or replacing any part of the common or limited common areas in any manner damaged by the pets.

HOLIDAY DECORATIONS

Section 2

1. Holiday lights are permitted only on the balcony railings and must be removed within 21 days after the holiday.
2. Hanging and/or mounting holiday lights and decorations on the balcony columns or patio wood columns, brick columns, aluminum siding and brick walls is PROHIBITED.
3. Hanging objects on the balcony, patio or entry door coach light is PROHIBITED with the exception of lightweight holiday decorations such as bows or ribbons.

BALCONIES AND PATIOS

Section 3

1. Airing or drying of laundry, carpeting, rugs or clothing on balconies and patios or over balcony railings is PROHIBITED.
2. Unit owners or residents may put containerized flowers and plants on their balcony or patio so long as such plants do not obstruct the view of any other owner. Containers used on the balconies and patios should be white, dark green, black or terracotta. Balcony containers must sit in a water retention saucer. All containers are to be removed no later than November 1st.
3. Containerized flowers and plants may be hung on balcony railings in a manner that does not create any safety hazard. Railing potholders should be white to aesthetically blend in with the white railings and not cause any marring or damage to the railings. All railing potholders are to be removed no later than November 1.
4. Storage of motorcycles, mopeds, baby carriages, bicycles, children's toys, wagons or playpens are PROHIBITED.
5. Electronic bug zappers, banners, windsocks, wind chimes, birdbaths, fountains or birdfeeders are PROHIBITED.
6. Use of charcoal grills is PROHIBITED. Gas grills may only be used more than 10 ft. from any structure. Electric grills, if rated for outdoor use, may be used on balconies and patios. Cooking fires shall be constantly attended by a competent person until the fire is out and some form of extinguishing equipment shall be readily available for use.

7. Affixing fencing, screening, netting or wood materials to balcony railings is **PROHIBITED**. Unit owners and residents may place a portable, freestanding sunscreen on their unit's patio or deck. The exterior face of the sunscreen must be white, off-white or natural wood tones. The sunscreen must be appropriate to the general appearance of the RiverWalk Condominiums, and the unit owner or resident must maintain the sunscreen in good condition. The Board of Directors may require the removal of any sunscreen that the Board of Directors determines is inappropriate or improperly maintained.
8. Hanging and/or mounting objects on any balcony fascia board, balcony deck joist, wood column, brick column, brick wall or aluminum siding surface area is **PROHIBITED**.
9. Each unit owner or resident shall immediately reimburse the RiverWalk Condominiums Owner's Association for any expenditures incurred in repairing or replacing any part of the balcony or patio common element in any manner damaged by him/her or any member of his/her family any tenant any employee or any other user or occupant of his/her unit.

BUILDING EXTERIORS

Section 4

1. Tampering with any solar light sensor or irrigation system control box is **PROHIBITED** without written permission from the Board of Directors or the management company.
2. Hanging and/or mounting objects on any roadway light poles is **PROHIBITED** without written permission from the Board of Directors or the management company.
3. Erecting and installing a radio or television antenna on roofs, aluminum siding, wood or brick surface areas is **PROHIBITED**.
4. Satellite dish installation is **PROHIBITED** without prior consent and written approval from the Board of Directors. The following requirements were developed for this consent and approval.
 - a. All satellite dish requests must be made in writing to the Board of Directors or the management company.
 - b. All requests must include a diagram of the dish location and specifications regarding installation.
 - c. All installers must provide a copy of an insurance certificate.
 - d. All unit owners or residents must sign a "hold harmless" agreement with the RiverWalk Condominiums Owner's Association.

- e. Satellite dishes may not be installed on the roof, any siding on the building or exterior of the balcony. Violation of this process will result in a \$500.00 assessment. In addition the unit owner or resident will be required to remove the satellite dish and to repair, to the satisfaction of the Board of Directors, any damage to the building.
 - f. Installation of wiring feeds may not exceed the height of two (2) feet when penetrating through the building exterior.
 - g. Any wiring running on the exterior of the building may not exceed 15 feet in length.
 - h. No satellite dish height shall exceed the height of the windowsill.
 - i. Violation of any of these guidelines will result in an additional \$200.00 assessment.
- 5. The exterior face of all window coverings (such as drapes, curtains, window shades, valances and louvered blinds) must be white, off-white or natural wood tones. Fabric window coverings must be treated with backing or lining of opaque quality in white, off-white or natural wood tones. Any departure from the approved colors requires written permission from the Board of Directors or the management company.
 - 6. No reflective film or similar type of window glare treatment shall be placed or installed on the outside of any unit window glass without written permission from the Board of Directors or the management company.
 - 7. Performing vehicle maintenance and/or restoration in a garage, or common element area, is PROHIBITED with the exception of performing oil changes and lubricating a vehicle in the unit owner's or resident's garage. Washing and polishing the vehicle is permitted.
 - 8. Upper condominium units have ceiling access doors that allow entry to the building areas above the units. These areas are restricted common elements, and unit owners and other occupants are PROHIBITED from entering these areas.
 - 9. Each unit owner or resident shall immediately reimburse the RiverWalk Condominium's Owner's Association for any expenditures incurred in repairing or replacing any part of the building common element in any manner damaged by him/her, any member of his/her family, any tenant, any employee or any other user or occupant of his/her unit.

GENERAL GROUNDS

Section 5

1. Use of charcoal grills is PROHIBITED.
2. Burying flowerpots or planters in any existing mulched shrub bed, flowerbed, or tree ring area is PROHIBITED.
3. Adding or mixing non-approved bark, cocoa beans, stumped wood chips or decorative stones to the existing shredded river mulch material are PROHIBITED.
4. Removing or altering any planted flowers, shrubs, bushes or trees is PROHIBITED without written permission from the management company, the Board of Directors or its designated committee.
5. Planting annual and/or perennial flowers, perennial plants or bulbs in any existing mulched flowerbed, shrub bed or tree ring area is PROHIBITED. The exceptions are those areas that may be identified and approved for the planting of annual flowers by the Board of Directors or its designated committee.
6. Unit owners or resident may put containerized flowers and plants in their entry door area and two containers on either side of their respective garage door areas. However, the number of containers must not affect the ingress and egress of these areas. Containers used in these areas should be white, dark green, black or terracotta. All containers are to be removed no later than November 1st.
7. Hanging birdfeeders or wind chimes on trees or on windows in PROHIBITED.
8. Placing lawn ornaments in any mulched shrub bed, flowerbed, bush bed or tree ring is PROHIBITED. Lawn ornaments are defined as, but not limited to, plastic/wood/ceramic animals or figurines, mushrooms, windmills, wind socks, wind chimes, fountains, wishing wells, birdbaths, birdfeeders, landscaping stones or rocks, flamingos, swans, reflective spheres and stands, etc.
9. Planting fruit, vegetables and climbing vines in any existing mulched flowerbed, shrub bed or tree ring area is PROHIBITED.
10. Each unit owner or resident shall immediately reimburse the RiverWalk Condominium's Owner's Association for any expenditures incurred in repairing or replacing any part of the grounds common element in any manner damaged by him/her, any member of his/her family, any tenant, any employee or any other user or occupant of his/her unit.

PARKING AND TRAFFIC

Section 6

1. Throughout the development the roadway speed limit is **10 MPH OR LESS** for the safety of all RiverWalk unit owners or residents, their children and guests.
2. Unit owners and residents are to park all vehicles in their garages at all times. Additional cars must be parked off site due to limited open parking spaces on RiverWalk property. The Board of Directors or the management company may grant short – term parking permission to unit owners having more than two vehicles.
3. Parking of a visitor's vehicle on the approach to the unit's garage is **PROHIBITED**. Visitor vehicles parked for more than 72 hours in a common element parking space must display a RiverWalk visitor parking permit on the dash of the vehicle; and the unit owner or resident must immediately advise the management company of the presence of this vehicle, the vehicle's make and model, the vehicle's license plate number, and the identity of the vehicle's driver. The management company will determine whether any additional parking beyond the initial 72 hour period shall be allowed, however, any parking permission granted under the provision shall not exceed a total of 14 days, during which extended period the applicable vehicle must be parked on the north end of the property in a lined visitor parking space. At the discretion of the Board of Directors, a special visitor parking permit can be issued for a prolonged visit.

Individuals who frequently stay overnight at a unit for periods over 72 hours shall be considered a member of the unit owner's or resident's household and not a visitor. Any vehicles which those individuals bring with them are subject to the requirement that unit owners or residents are to park all vehicles in their garages at all times. In case of any question as to the visitor status of such individuals, the management company or the Board of Directors shall have the authority to make that determination.

Each unit owner or resident will be provided a visitor parking permit.

4. Parking on, or along, the Toldt Parkway roadway is **PROHIBITED**. This includes in front of a garage.
5. Unit owner, resident, or guest, vehicles blocking access to or exit from another unit, or the approach to another unit is **PROHIBITED**.
6. Parking or storing any of the following vehicles in a common area parking space is **PROHIBITED**: mobile home, camper/camper trailer, semi-trailer/cab, boat/boat trailer, snowmobile, ATV, service-related vehicle, truck weighing more than 2,600 pounds, motorcycle, moped, or motorized bicycle. A visitor's motorcycle, moped, or motorized bicycle may be parked in such a space during day-light hours only.
7. A licensed vehicle of the type stated in Item 6, above, may be parked in a garage provided it is not forcing a vehicle normally parked in the garage to be parked outside.

8. Junked, inoperative or unlicensed vehicles are PROHIBITED in the common element parking areas or unit owner garages. Upon request, a copy of the vehicles registration and license plate information must be provided to the Board of Directors or the management company.
9. At both ends of each condominium building, except at the south end of Building 2, there is an area where the roadway ends, approximately in front of the entryways to the two units abutting the roadway at that point. These areas are designated with an "A" on the diagram on page 10. Since these areas are in front of the main entries to the abutting units, the areas are the logical parking location for service, contractor, delivery and other maintenance vehicles having business with the abutting units or with a nearby portion of the condominium property. These areas are also important access routes for police, fire, ambulance and other emergency vehicles.

Because of the limited visitor parking spaces available on the condominium property and in an effort to make as many as possible of those visitor spaces available to the other units, the units abutting such areas have been allowed to utilize the area for visitor parking when the area is otherwise available. Any abutting unit owner or visitor parking in such areas is subject to all existing common element parking regulations, including the requirement that the owners park their vehicles in the garage. Such areas are not the garage approaches for the abutting unit, and those unit owners have the same restrictions regarding parking on approaches as other owners. However, because of the physical location of the involved approaches, an abutting unit owner may utilize the area for the short-time parking of a vehicle when the owner returns to the unit with that vehicle and intends to promptly leave again with the vehicle.

The area where the Toldt Parkway roadway ends at the southwestern end of the condominium property is part of the roadway and parking is prohibited in that area. (This area is designated with a "B" on the diagram on page 10.) The area presently is posted with a "Dead End" sign and a "No Parking" sign.

10. The Board of Directors, or management company, may grant a case-by-case exception of the parking and traffic rules and regulations at its discretion.

SNOW

Section 7

Any vehicle parked outside a garage, or in a common element parking space, must be moved anytime there are two (2) inches or more of snow on the ground and plowing operations have commenced. Owners or residents not moving their vehicles and guests' vehicles will be assessed for any additional plowing/clean-up fees charged by the snow removal contractor.

SIGNS

Section 8

Mounting signs, posters, or advertising materials to balcony railings, windows or patio doors is PROHIBITED. However, a unit owner or resident may temporarily place an "Open House" or a "For Sale" sign in a window or door of their unit. These signs may not exceed 18" by 24" and can only be posted during the time of the "Open House" of the unit for sale for inspection by prospective purchasers.

SALES

Section 9

Estate Sales, Garage Sales, or Rummage Sales by unit owner's or residents, or their representatives along with the normal advertising signage and flags for such activities are PROHIBITED.

KNOX BOX, KEYS AND ACCESS CODES

Section 10

1. Each unit owner or resident shall supply the management company with a key to the unit. If locks to the unit are changed or re-keyed, the unit owner or resident shall immediately supply the management company with a new key. If the storm/screen door to the unit is regularly locked, a key to that door shall also be supplied. The keys will be placed in a reinforced metal container, the Knox Box, that has been installed in the outer wall of each Condominium building. Access to the Knox Boxes is limited to the Fire Department for use in emergency situations.
2. Each unit owner or resident is responsible for any damages incurred to their unit during an emergency if a key for the Knox Box has not been provided to the management company.

RISER ROOMS

Section 11

1. One Riser Room containing the Fire Alarm System and water shut-off valves is located in each building.

Unit owners or residents that house the Riser Room are:

Building 1-3114; Building 2-3134; Building 3-3107; Building 4-3127;
Building 5-3147; Building 6-3167; and Building 7-3154.

Each owner or resident of a unit adjacent to the access door to a Riser Room shall supply the management company with the access code to the unit garage door. If access code is changed, the unit owner or resident shall immediately supply the management company with the new code.

2. Unit owners or residents shall not park vehicles and store objects in the garage in a manner that limits access to the Riser Room.
3. Storage of a unit owner's or resident's property in the Riser Room is PROHIBITED.
4. Each unit owner or resident shall immediately reimburse the RiverWalk Condominiums Owner's Association for any expenditures or costs incurred because of the unit owner's or resident's failure to supply the appropriate key(s) and access code.

RENTAL OF CONDOMINIUM UNITS

Section 12

Pertaining to Article III of the By-Laws, Section 3, Powers and Duties, the following Rules and Regulations that apply to the rental of any unit within the RiverWalk Condominium community, were adopted on March 4, 2010 and will remain in effect until changed, amended or modified in accordance with proper procedures.

1. All leases for rental of condominium units shall be for a period of 6 months or longer, in writing utilizing the standard River Walk Condominium Lease Agreement available from the Board of Directors or its authorized agent or the Wisconsin standard form lease agreement. Any revision of this form shall be submitted to the Board of Directors for approval, allowing 30 days for such approval to be granted.
2. All leases must be submitted by the unit owner to the Board of Directors or its authorized agent, with a credit check and background check, for approval prior to occupancy by the tenant and such approval shall not be unreasonably withheld.
3. The lease shall include a provision that the tenant acknowledges receipt of and agrees to abide by the Declaration, By-Laws and Rules and Regulations of the Association.
4. In order to preserve the high standards of maintenance and care and the other benefits arising from owner occupancy of units, including low turnover of occupants, no unit may be occupied by solely non-owner occupants during the one year period immediately following a transfer of ownership of said unit. The Board of Directors shall upon receipt of a written request waive the foregoing prohibition if the Board of Directors determines that the non-owner occupancy is being sought by reason of a sufficiently significant unforeseeable event which occurred within the twelve month period, such as the death of an owner of the unit. Any written request for a waiver shall be deemed denied if not granted in writing within thirty days after receipt by the Board of Directors.
5. With respect to any new occupancy of units, the unit owner completely relinquishes to the new occupants for the period of their occupancy the privileges which unit ownership would otherwise have a right to exercise with respect to all common areas, limited common areas and parking areas. With respect to any new occupancy of a unit by non-owner occupants, the conduct of non-owner occupants and their guests in accordance with the Declaration and By-Laws and Rules and Regulations shall be the responsibility of the unit owner: furthermore, the unit owner shall be financially responsible for the payment of any costs and attorney fees incurred by the Association in enforcing the provisions of the Declaration and By-Laws against any non-owner occupants and their guests.

6. The lease shall contain a provision that upon occupancy the tenant is to immediately provide the Board of Directors or its authorized agent the tenant's telephone number. The lease is also to contain the address and telephone number of the owner.
7. With respect to any new occupancy of the unit by solely non-owner occupants, the owner must pay to and maintain with the Association a rental deposit account in an amount equal to ten times the monthly assessment for common charges for said unit, as established from time to time by the Board of Directors. Said rental deposit account may be used by the Association to pay the following:
 - a. The cost to the Association, including reasonable Attorney fees, to enforce the provisions of Article VIII Section 5, of the By-Laws against the non-owner occupants and their guests.
 - b. The cost of repair of any damages for which the unit owner is responsible under Section 5 above.
 - c. Any delinquent charges for annual and special assessments, late fees, and/or cost of collection of same imposed pursuant to the Declaration and By-Laws and Rules and Regulations with respect to such unit.

In the event the rental deposit account, or any portion thereof, is used to pay any of the costs described in Sections a – c above, the unit owner shall reimburse to the Association the amount paid. Said reimbursement shall be made within ten calendar days following the Association's mailing to the unit owner a notice of the amount to be reimbursed. In the event any solely non-owner occupancy of a unit terminates, the rental deposit account balance with respect to said unit shall be refunded to the unit owner within twenty-one calendar days following the Association's receipt of written notification of such termination.

CONDUCT ON RIVERWALK PROPERTY

Section 13

1. Unit owners and residents shall be responsible for the conduct of household members and guests while on condominium property.
2. Bike riding, skate-boarding, and similar activity is permitted only during full daylight hours and on roadway around the center berm between buildings 1 through 5 and the center circle between buildings 2, 6 and 7; unless:
 - a. the person is directly entering or exiting the condominium grounds from the front entrance, or
 - b. the person is directly exiting from or returning to the unit where the person resides.
3. Bike riding, skate-boarding, and similar activity is prohibited:
 - a. on the approaches to garages other than the approach to the person's own garage, and
 - b. on grass, mulch, flower-bed, berm or embankment areas, or on retaining walls.
4. Persons engaging in the activities described in 2 and 3, above, must avoid excessive noise and, also, exercise extreme caution when on condominium grounds; persons who do not do so will be directed to discontinue such activity on the condominium grounds.
5. Climbing in the trees, on buildings, on the brick entryway structure, or on retaining walls is prohibited.
6. Children (age 13 and under) must be under direct and continuous supervision of an adult while engaged in play in the common area, including the activities described in 2 and 3, above. "Direct and continuous supervision" means that the rules regarding conduct on RiverWalk property have been explained to the children and that they remain within the supervising adult's eyesight. The children are not to create a nuisance for other owners or residents; play in or on flower-beds, mulch areas, or retaining walls; or go onto our neighbors' properties.

SCHEDULE OF FINES

Section 14

Except for assessments stated in Building Exteriors, above, violation of the Declaration, By-laws, or Rules and Regulations shall result in a charge of \$50.00 for the first violation, \$100.00 for a repeat violation, and \$200.00 for a repeat violation, with each day deemed an additional violation. Any costs or expenses, including actual attorney's fees, incurred by the Board of Directors or the management company in connection with the enforcement of the Declaration, By-laws, or Rules & Regulations shall be charged to the offending unit owner or resident.

ENFORCEMENT PROCEDURES

Section 15

The Board of Directors or the management company shall notify the unit owner or resident in writing of any violation and the proposed remedy, which may include a fine. Any unit owner or resident who receives such a notice may, within five working days after receipt of the notice, request a hearing before the Board of Directors. Such request shall be in writing and addressed to the management company.

The hearing shall be held, as determined by the Board of Directors: 1) within seven working days after receipt of the request, 2) at a time convenient to both parties, or 3) at the next regularly scheduled Board meeting. The Board of Directors and management company will take no action until the hearing has been held and notice of the decision of the Board of Directors has been delivered to the unit owner or resident. The decision of the Board of Directors will be rendered within three working days after the hearing.

Any costs or expenses including actual attorney fees pertaining to the hearing or any further proceedings such as mediation or trial will accrue to the homeowner.

Should no such request for a hearing be received by the management company, the unit owner or resident acknowledges that the violation notice is accurate and that the requested remedy will be complied with per the notice.

RIVER WALK CONDOMINIUMS

item #14 - rules & regs

Rental of Condominium Units – Adopted March 4, 2010

Pertaining to the Rules of Conduct Section 4 paragraph G, of the following Rules and Regulations apply to the rental of any unit within the River Walk Condominium community. It was adopted on March 4, 2010 and will remain in effect until changed, amended or modified in accordance with proper procedures.

A. All leases for rental of condominium units shall be for a period of 6 months or longer, in writing utilizing the standard River Walk Condominium Lease Agreement available from the Board of Directors or its authorized agent or the Wisconsin standard form lease agreement. Any revision of this form shall be submitted to the Board of Directors for approval allowing 30 days for such approval to be granted.

B. All leases must be submitted by the unit owner to the Board of Directors or its authorized agent with a credit check and background check for approval prior to occupancy by the tenant and such approval shall not be unreasonably withheld.

C. The lease shall include a provision that the tenant acknowledges receipt of and agrees to abide by the Declaration, By-Laws and Rules and Regulations of the Association.

D. In order to preserve the high standards of maintenance and care and the other benefits arising from owner occupancy of units, including low turnover of occupants, no unit may be occupied by solely non-owner occupants during the one year period immediately following a transfer of ownership of said unit. The Board of Directors shall upon receipt of a written request waive the foregoing prohibition if the Board of Directors determines that the non-owner occupancy is being sought by reason of a sufficiently significant unforeseeable event which occurred within the twelve month period, such as the death of an owner of the unit. Any written request for a waiver shall be deemed denied if not granted in writing within thirty days after receipt by the Board of Directors.

E. With respect to any new occupancy of units, the unit owner completely relinquishes to the new occupants for the period of their occupancy the privileges which unit ownership would otherwise have a right to exercise with respect to all common areas, limited common areas and parking areas. With respect to any new occupancy of a unit by non-owner occupants, the conduct of non-owner occupants and their guests in accordance with the Declaration and By-Laws and Rules and Regulations shall be the responsibility of the unit owner: furthermore, the unit owner shall be financially responsible for the payment of any costs and attorney fees incurred by the Association in enforcing the provisions of the Declaration and By-Laws against any non-owner occupants and their guests.

F. The lease shall contain a provision that upon occupancy the tenant is to immediately provide the Board of Directors or its authorized agent the tenant's telephone number. The lease is also to contain the address and telephone number of the owner.

G. With respect to any new occupancy of the unit by solely non-owner occupants, the owner must pay to and maintain with the Association a rental deposit account in an amount equal to ten times the monthly assessment for common charges for said unit as established from time to time by the Board of Directors. Said rental deposit account may be used by the Association to pay the following:

1. The cost to the Association, including reasonable Attorney fees, to enforce the provisions of Article VIII Section 5, of the By-Laws against the non-owner occupants and their guests.

2. The cost of repair of any damages for which the unit owner is responsible under Section 5 above.

3. Any delinquent charges for annual and special assessments, late fees, and/or cost of collection of same imposed pursuant to the Declaration and By-Laws and Rules and Regulations with respect to such unit.

In the event the rental deposit account, or any portion thereof, is used to pay any of the costs described in Sections 1. – 3. above, the unit owner shall reimburse to the Association the amount paid. Said reimbursement shall be made within ten calendar days following the Association's mailing to the unit owner a notice of the amount to be reimbursed. In the event any solely non-owner occupancy of a unit terminates, the rental deposit account balance with respect to said unit shall be refunded to the unit owner within twenty-one calendar days following the Association's receipt of written notification of such termination.

item # 15 - rules & regs

RIVERWALK NEWSLETTER

June 2012

Dear Condominium Owner,

The Board of Directors has recently adopted the attached addition to the Condominium's Rules and Regulations, and the Board requests that you review the document and maintain it and the enclosed revisions to the Cover Sheet and the Table of Contents with your existing copy of the Rules and Regulations. The addition to the Rules and Regulations pertains to conduct while on RiverWalk property and is in response to numerous comments and questions to board members.

The Board recognizes that the condominium's common area contains very few areas where recreational activities can be safely pursued without damage to property or undue interference with other unit owners, particularly when the activities involve children. The facts are that the condominium grounds are not a playground and that playground activities need to be taken to a playground; and that owners need to supervise their own children and those of visitors.

A balanced approach includes recognition that children do play, and the addition to the Rules and Regulations does allow that; provided, that the play is within the requirements. Safety is another factor, and drivers are again reminded to comply with the speed limit of 10 MPH while on the condominium grounds.

As with all Rules and Regulations, unit owners and residents are invited to forward comments or questions to the Board Secretary.

The RiverWalk Board of Directors

CONDUCT ON RIVERWALK PROPERTY

SECTION 15 – RULES AND REGULATIONS

1. Unit owners and residents shall be responsible for the conduct of household members and guests while on condominium property.
2. Bike riding, skate-boarding, and similar activity is permitted only during full daylight hours and on the roadway around the center berm between buildings 1 through 5 and the center circle between buildings 2, 6 and 7; unless:
 - (a) the person is directly entering or exiting the condominium grounds from the front entrance, or
 - (b) the person is directly exiting from or returning to the unit where the person resides.
3. Bike riding, skate-boarding, and similar activity is prohibited:
 - (a) on the approaches to garages other than the approach to the person's own garage, and
 - (b) on grass, mulch, flower-bed, berm or embankment areas, or on retaining walls.
4. Persons engaging in the activities described in 2 and 3, above, must avoid excessive noise and, also, exercise extreme caution when on condominium grounds; persons who do not do so will be directed to discontinue such activity on the condominium grounds.
5. Climbing in trees, on buildings, on the brick entryway structure, or on retaining walls is prohibited.
6. Children (age 13 and under) must be under the direct and continuous supervision of an adult while engaged in play in the common area, including the activities described in 2 and 3, above. "Direct and continuous supervision" means that the rules regarding conduct on RiverWalk property have been explained to the children and that they remain within the supervising adult's eyesight. The children are not to create a nuisance for other owners or residents; play in or on flower-beds, mulch areas, or retaining walls; or go onto our neighbors' properties.

**RIVERWALK
CONDOMINIUMS
OWNER'S ASSOCIATION, INC.**

**COMMON ELEMENT
RULES AND REGULATIONS**

Adopted by the Association Board of Directors – December 6, 2001
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Revised May 30, 2012

● CAMCO MANAGEMENT ●
CONDOMINIUM REAL ESTATE MANAGEMENT

February 21, 2013

Dear RiverWalk Homeowners:

The RiverWalk Board of Directors has amended the Common Element Rules and Regulations regarding "Animals", and the revised page is enclosed. Please substitute this page for the present page in your copy of the Rules and Regulations.

The amendment requires that animal owners and/or animal keepers walk their animals off the Condominium grounds for the purpose of the animals relieving themselves. The board understands that extreme weather may for a short time prevent walking animals off the Condominium property. However, owners and residents are reminded that they continue to be responsible for reimbursing the Association for the cost of repairing damage to the common or limited common areas caused by their animals.

The Board of Directors has also amended the Rules and Regulations regarding "Parking and Traffic", and the revised pages are also enclosed. Please substitute these pages for the present page in your copy of the Rules and Regulations as well.

Sincerely,



Brian Cameron
Camco Management, Inc.
As Directed By
RiverWalk Condominiums
Board of Directors



ANIMALS

1. The following canine breeds are PROHIBITED for the safety of the RiverWalk residents: Doberman Pinscher, German Shepard, Pitt Bull and Rottweiler.
2. All animals must be registered with the RiverWalk Condominiums Owner's Association. (Contact the management company to initiate the Animal Registration and Permit procedure.)
3. Animals shall be properly licensed and tagged as required by ordinances of the City of West Allis.
4. The number of animals shall be subject to restrictions defined in the ordinance of the City of West Allis. (Note: the current city of West Allis ordinance allows no more than two (2) dogs and four (4) cats.)
5. Animals must remain on a leash and be attended at all times when on RiverWalk Condominiums common element grounds, or a balcony or patio.
6. Animal owners and/or animal keepers shall immediately clean up after the animal. Animal owners and/or animal keepers are required to walk their animals off the Condominium grounds for the purpose of the animals relieving themselves.

Revised February 21, 2013

7. No animals shall be allowed to create a nuisance, unreasonable disturbance or undesirable behavior, whether inside a unit or outside. A unit owner and/or animal keeper is responsible for the actions of animals or anyone living in or visiting his or her unit and for the repair of any damage to the common element property deemed necessary by the Board of Directors or the management company.
8. Feeding or leaving food out for birds and other wild animals is PROHIBITED.
9. No animal shall be tied, chained or staked to a building, grounds, plantings or other common element item, placed in a cage upon common elements, or otherwise left unattended outside a unit at any time.
10. Each unit owner or resident shall immediately reimburse the RiverWalk Condominiums Owner's Association for any expenditures incurred in repairing or replacing any part of the common or limited common areas in any manner damaged by the pets.

PARKING AND TRAFFIC

1. Throughout the development THE ROADWAY SPEED IS **10 MPH** OR LESS for the safety of all RiverWalk unit owners or residents, their children, and guests.

2. Unit owners or residents are to park all vehicles in their garages at all times. Additional cars must be parked off site due to limited open parking spaces on RiverWalk property. The Board of Directors or the management company may grant short-term parking permission to unit owners having more than two vehicles.

3. Parking of a visitor's vehicle on the approach to the unit's garage is **PROHIBITED**. Visitor vehicles parked for more than 72 hours in a common element parking space must display a RiverWalk visitor parking permit on the dash of the vehicle; and the unit owner or resident must immediately advise the management company of the presence of this vehicle, the vehicle's make and model, the vehicle's license plate number, and the identity of the vehicle's driver. The management company will determine whether any additional parking beyond the initial 72 hour period shall be allowed, however, any parking permission granted under the provision shall not exceed a total of 14 days, during which extended period the applicable vehicle must be parked on the north end of the property in a lined visitor parking space. At the discretion of the Board of Directors, a special visitor parking permit can be issued for a prolonged visit.

Individuals who frequently stay overnight at a unit for periods over 72 hours shall be considered a member of the unit owner's or resident's household and not a visitor. Any vehicles which those individuals bring with them are subject to the requirement that unit owners or residents are to park all vehicles in their garages at all times. In case of any question as to the visitor status of such individuals, the management company or the Board of Directors shall have the authority to make that determination.

Each unit owner or resident will be provided a visitor parking permit.

4. Parking on or along the Toldt Parkway roadway is **PROHIBITED**. This includes in front of a garage.

5. Unit owner, resident, or guest vehicles blocking access to or exit from another unit, or the approach to another unit, is **PROHIBITED**.

6. Parking or storing any of the following vehicles in a common area parking space is **PROHIBITED**: mobile home, camper/camper trailer, semi-trailer/cab, boat/boat trailer, snowmobile, ATV, service-related vehicle, truck weighing more than 2600 pounds, motorcycle, moped, or motorized bicycle. A visitor's motorcycle, moped, or motorized bicycle may be parked in such a space during day-light hours only.

7. A licensed vehicle of the type stated in Item 6, above, may be parked in a garage provided it is not forcing a vehicle normally parked in the garage to be parked outside.

8. Junked, inoperative or unlicensed vehicles are **PROHIBITED** in the common element parking areas or unit owner's or resident's garage. Upon request, a copy of the vehicle's registration and license plate information must be provided to the Board of Directors or the management company.

9. Abandoned vehicles on RiverWalk property should be reported to the management company. If an emergency situation appears to exist and the management company cannot be contacted, unit owners or residents should contact a member of the Board of Directors who will assist in properly notifying the police.

10. The Board of Directors or the management company may grant a case-by-case exception to the parking and traffic and regulations at its discretion.

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SNOW

Any vehicle parked outside a garage, or in a common element parking space, must be moved anytime there are two (2) inches or more of snow on the ground and plowing operations have commenced. Owners or residents not moving their vehicles and guests' vehicles will be assessed for any additional plowing/clean-up fees charged by the snow removal contractor.

Revised November 28, 2011