

ADDENDUM A

INITIAL RULES AND REGULATIONS

Declarant hereby adopts the following initial rules and regulations, which the Secretary is authorized to publish:

The following are the Rules and Regulations of The Bastide at the Gatehouse Condominiums of Waukesha, Inc. These Rules and Regulations may be amended or repealed by the Board of Directors at any time during the existence of the Condominium; provided, however, that the Rules and Regulations contained herein that are also contained in the Declaration of Condominium, as amended from time to time, may not be amended unless the Declaration is amended and the Amended Declaration is recorded with the Waukesha Register of Deeds as provided by the Act.. Copies of all amendments to the Rules and Regulations shall be furnished to the Unit Owners by the Board of Directors prior to the time such amendment shall be effective. Capitalized terms not defined herein shall have the meaning attributed to such terms as set forth in the Declaration of The Bastide at the Gatehouse, a Condominium.

1. Parking:

a. To enhance the aesthetics of the Condominium and to facilitate required maintenance and snow plowing of driveways and parking lots, all vehicles shall be parked inside the garage. No Unit Owner shall park vehicles in their driveways overnight. The Board of Directors must approve any guest parking exceeding two (2) nights in either parking pads or the host's driveway. Such approval of guest parking shall not exceed periods of two (2) weeks in duration. No vehicle of any type shall be stored in any driveway or parking pad.

b. No boats, campers, trailers, recreation vehicles or other vehicles of similar nature and design shall be stored or parked in the outdoor parking areas for a period of longer than twenty-four (24) hours in any one (1) week period. No individual shall be allowed to use or occupy any recreational vehicle or any similar vehicle designed or used for overnight camping while such vehicle is parked on the Property.

c. No Unit Owner nor his family members, agents, employees, invitees or guests may use any of the parking areas for the purpose of repairing or restoring any motor vehicle which is allowed to be parked on the Property.

2. Use of Unit and Common Elements:

a. No Unit Owner shall occupy or use his Unit or the Common Elements appurtenant thereto, or permit the same or any part thereof to be occupied or used, for any purpose other than as a private residence for himself, his family or his temporary guests.

b. Neither Unit Owner, nor any of his family members, agents, employees, invitees or guests may in any way obstruct the use of the Common Elements or another Unit.

c. No Unit Owner, nor any of his family members, agents, employees, invitees or guests shall carry on any noxious or offensive activity in any Unit or in the Common Elements, nor shall anything be done therein which may be or become an annoyance or nuisance to others.

d. No Unit Owner, nor his family members, agents, employees, invitees or guests shall commit any form of waste in the Common Elements.

e. No Unit Owner shall allow his Unit to be used for any improper, immoral, unlawful or objectionable purpose, nor shall any Unit Owner do anything to injure the reputation of the Condominium.

f. No Unit Owner, nor his family members, agents, employees, invitees or guests shall allow the unreasonable or unsightly accumulation of waste, litter or any form of trash in any area except in such designated areas.

g. No patios, balconies or decks shall be used for storage of motorcycles, bicycles, baby carriages, children's toys, sporting goods or similar items.

h. No patios, balconies or decks shall be used for shaking or drying laundry, carpets, rugs or clothing.

i. Use of bedrooms is limited to the regular and routine occupancy of a maximum of two persons. This rule does not prohibit guests residing in a Unit for a period of one week or less.

3. Architectural Control Committee:

The Architectural Control Committee shall promulgate rules and regulations regarding what plans, specifications and other types of documentation must be provided to the Architectural Control Committee in order for the Architectural Control Committee to render a decision regarding any planned improvement, which the Architectural Control Committee must review. The Architectural Control Committee shall have twenty (20) business days from the receipt of the plans, specifications or other documentation to approve or disapprove the planned improvement; provided, however, if the planned improvement requires additional time to evaluate, the Architectural Control Committee shall be given such additional time as is reasonably necessary to evaluate the planned improvement. All reasonable expenses incurred by the Architectural Control Committee, including, but not limited to, the retaining of consulting engineers, architects and designers, shall be paid by the Unit Owner who is requesting the evaluation of the planned improvement. In addition to the

items set forth in the Declaration which require the consent of the Architectural Control Committee, the following alterations shall also require the approval of the Architectural Control Committee:

- a. The installation of all awnings, canopies, enclosures, doors or windows;
- b. The installation of non-movable or attached grills on any patio, balcony, or deck,
- c. The installation of any television or radio antennas or any device used for reception of radio waves;
- d. The installation of any structure, trailer, tent, shack, barn or any temporary structure; and
- e. The installation of any signs, displays, posters or advertising material of any kind, which are visible to the public. (This rule shall not apply to any sign or advertising material erected or installed by the Declarant.)

4. Animals.

- a. Pets shall be limited to dogs, cats, and birds, unless prior written approval is obtained from Board of Directors;
- b. Pets shall be allowed provided the owners of pets shall take all reasonable actions to prevent their pets from being a nuisance, annoyance or danger to any of the Unit Owners;
- c. All pets shall be picked up after and all droppings shall be immediately disposed of by the person in control of the pet;
- d. All pets shall be leashed and within the immediate control of a person when outside of a Unit; and
- e. No Unit Owners shall own and/or board more than two (2) pets.

5. Increase of Insurance Rates and Compliance with Law.

- a. No Unit Owner, nor his family members, agents, employees, invitees or guests shall do or act in any manner in any Unit or in the Common Elements which will cause an increase in the rate of insurance on the Common Elements.
- b. No Unit owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on any Unit or any part of the Common Elements, or which would be in violation of any law or ordinance.

6. Leasing of Units.

- a. No Unit may be leased without a written lease.
- b. Any Unit Owner who enters into a lease for his Unit shall provide the Secretary of the Association with a copy of such lease within seven (7) days after the execution thereof.
- c. No Unit may be leased for a term of less than one hundred eighty (180) days.
- d. A Unit Owner who leases his Unit shall remain primarily liable for the payment of any Assessment or any other amount due under any Condominium Document and the Association shall have the option to pursue either the Unit Owner who leases his Unit and/or the lessee under any lease for the payment of any Assessment or any other payment due the Association.
- e. The rights of any lessee of any Unit shall be subject to the covenants, conditions and restrictions set forth in the Condominium Documents.