

Rules and Regulations
St. Andrews Square Condo Assoc.

Order: L6R2M2KRV
Address: 18465 Saint Andrew Ct Unit A
Order Date: 06-05-2026
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**St. Andrew Square Condominium Association
Homeowners' Rules and Guidelines**

To maintain a uniform but attractive look to the St. Andrew Square property, the board of directors has established the following rules and guidelines. This document is a condensed, user-friendly version of the information found in the Executive Summary.

Building and Grounds

1. Overnight street parking is prohibited.
2. Any exterior changes to the buildings require approval of the board of directors.
3. Garbage cans and storage of firewood or any owner's personal property (except patio furniture and covered grills) are not allowed on the exterior of their unit.
4. Satellite dishes are not allowed without board approval.
5. No temporary shack, tent, trailer, etc. may be placed on condominium property.
6. For appearances and security, garage doors must be closed when the owner is not involved in projects in the area.
7. Saint Andrew Square has no age restriction; however, sandboxes, swing sets, and play structures are not allowed. Toys cannot be left outside.
8. The exterior face of all window coverings must be white or off-white to maintain conformity of appearance.
9. In order to maintain a uniform appearance, all windows must have window grids in place. The board discovered that windows in the units of buildings 3 and 12 were made with removable window grids, and some of the unit owners have chosen to have windows without grids. That is fine for now, but all future replacements windows must be ordered with grids between the panes of glass.
10. Garage, rummage and yard sale, are not permitted; however, estate sales (one per unit owner) or one-time sales are permitted provided the unit owner completes the written application and receives permission in advance from the board.
 - a. A written application must be approved in advance, by the board. The application must include a signed statement that the applicant has read and understands the provisions of estate sales.
 - b. Sale must not exceed two consecutive days.
 - c. Garage door must remain closed during the sale.

- d. All items must be displayed in the unit.
 - e. Additional items may NOT be brought in. Only items owned by the unit owner may be sold.
 - f. Parking arrangements must be monitored by the unit owner to ensure safe and accessible streets for St. Andrew Square unit owners.
 - g. Limited signage – One sign may be placed at the entrance Capitol Drive entrance and signs may be placed in St. Andrew Square to direct traffic to the proper unit, and one sign may be placed at the unit. Signs may be posted only during the hours of the sale.
11. Unit owners, agents, employees, invitees, or guests shall not leave any waste/litter or any form of trash in the areas. Trash receptacles should be stored out of sight.

Plantings and Landscaping

12. Window boxes and front porch hanging planters should be planted in a tasteful manner and well cared for by unit owners. They should be planted by Memorial Day and cleaned out after the first frost or by November 15, whichever comes first. Window box plants must be planted in plastic line boxes in order to prevent wood rot.
13. No plastic or artificial materials are permitted in the window boxes or front porch hanging planter.
14. Only planting containers in earth tone colors, no larger than 24" x 24" in size shall be placed in front of the individual units.
15. Any potted personal plants on patios, decks, or entrances must be maintained in acceptable condition by the unit owner. Failure to do so may result in necessary work being performed by the association and charged to the unit owner.
16. Plants in foundation beds are permitted provided they are cared for and weeded by the unit owner. They must be cleaned up after the first frost or by November 15, whichever comes first. Once the planters have been emptied, they must put away until the spring.
17. In preparation for snow removal, any pots/containers placed on sidewalks and/or driveways must be removed and stored inside by first frost or November 15, whichever comes first.
18. No vegetable or herb gardens are permitted without board approval.
19. All landscaping/planting must be done according to plans submitted to the board of directors for approval.

20. Planting within designated garden areas may be made by unit owners only after reviewing the plan with the property manager with regard to possibility of interference of maintenance, electric lines, water lines, etc.
21. Unit owners may not plant on the berms or other areas outside of the unit yard area without the approval of the board of directors.
22. Bushes, shrubs and trees, even if paid for the by the owner, can be added only with the approval of the board of directors.
23. The board of directors may ask unit owners to remove any landscaping that was installed in a unit yard area or common area without prior approval.
24. No permanent stone or wooden sitting areas, charcoal pits, or permanent grills may be constructed as part of a landscape plan. Temporary grills are to be kept under commercially made covers and/or stored inside the garage or basement.
25. No yard signs, personal property signs, or similar signs in windows or on the property are allowed. A real estate agent may place a sign inside a door or window with permission of the board of directors. Political signs that that support or oppose a candidate for public office or a referendum question may be displayed in your unit.

Decorations

26. Fall trimming materials and decorations are permitted between Labor Day and Thanksgiving provided there is no damage to the building exteriors or lamp posts. Furthermore, materials may not interfere with or hinder lawn maintenance work. All trimmings are to be removed by the weekend following Thanksgiving by the unit owners. If any damage is done, repairs are to be done and by and at the expense of the unit owner.
27. Winter holiday trimmings and decorations are permitted between Thanksgiving and January 15th provided they do not damage exteriors or lamp posts or hinder snow removal. All trimmings/decorations are to be removed by January 15.
28. Only American flags are permitted on the front of the buildings in appropriate holders.

Pets

29. Dogs and cats must be walked on a leash or kept under owner control at all times.
30. No cat or dog shall be permitted if in excess of twenty-six inches (26") in height or 25-pounds (25 lbs.) in weight. Other animals may be permitted subject to such height, weight, and other restrictions as the board of directors deems reasonable in their sole discretion.
31. Pet waste on any property, including that of visitors' pets, must be picked up immediately and disposed of at the owner's residence, not in storm/water grates or in common areas.
32. Dogs are not to be staked outside because continued urination in the same spot can kill the grass.
33. Owners are financially responsible for the replacement cost of any area damaged by their pet. This includes grassy areas killed by urine or dug up by the animal. In such cases, the association will notify owners of the problem, will obtain price quotations from lawn care companies, will have the problem fixed, and will assess the owner for the cost of the replacement.
34. No pet which causes an unreasonable disturbance shall be permitted.
35. No wild or exotic animals such as snakes, raccoons, reptiles are permitted.
36. No more than two hanging bird feeders per home are allowed in the front or side yard. Resident assumes full responsibility for maintenance of feeders. The location of feeders must not impede maintenance personnel.

**NEW COVER SHEET LANGUAGE
REQUIRED AS OF NOVEMBER 1, 2004
(Attach this to Disclosure Papers)**

1. THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

2. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY, WITH THE EXCEPTION OF THE EXECUTIVE SUMMARY, BE RELIED UPON AS CORRECT AND BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY, CONSULT THE DISCLOSURE DOCUMENTS TO WHICH A PARTICULAR EXECUTIVE SUMMARY PERTAINS. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

3. YOU MAY AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU MAY, WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS, DELIVER A REQUEST FOR ANY MISSING DOCUMENTS. IF YOU TIMELY DELIVER A REQUEST FOR MISSING DOCUMENTS, YOU MAY, AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

CONSENT RESOLUTION

The undersigned, being all of the directors of St. Andrew Square Condominium Association, Inc. (the "Association") acting pursuant to Wisconsin Statutes, Section 181.72 and Article VII, Section 3 of the Declaration of Condominium of St. Andrew Square Condominium (the "Declaration"), hereby unanimously adopt the following resolution as though adopted at a duly called meeting therefor:

WHEREAS, the Declaration at Article VII, Section 3 (iv) authorizes the Association to promulgate rules regarding pet ownership and the Association now desires to exercise such authority;

NOW THEREFORE, be it:

RESOLVED, that no pet shall be kept on the Condominium, unless the Association shall first issue a permit for the keeping of such pet which issuance shall be predicated upon the following terms and conditions:

1. Permit Application; Fee; Issuance.

An application for a permit may be made orally or in writing to the President or Secretary of the Association and must be accompanied by a nonrefundable fee in an amount to be set at the sole discretion of the Board of Directors of the Association. Each permit shall be signed by the President or the Secretary and shall contain the following information:

- (a) Name and Unit number of the permit holder;
- (b) A description of the pet being licensed thereunder;
- (c) The date of issuance;
- (d) A statement that such permit is a revocable license; and
- (e) An agreement (to be executed by the permit holder) to be bound by the terms of this Resolution.

A permit shall be effective when signed by an appropriate officer and a copy signed by the permit holder is placed on file with the Association. The President may designate a standard form of permit.

2. Rules and Regulations.

- (a) **Permitted Pets.** The terms of the Declaration are incorporated herein.
- (b) **Size and Weight.** No cat or dog shall be permitted if in excess of 26 inches in height or 25 pounds in weight. Other animals may be permitted subject to such height, weight and other restrictions as the Board of Directors deems reasonable in their sole discretion.
- (c) **Leashes.** Dogs and cats shall not be permitted on the Common Elements unless on a leash and within the control of a person. Other animals shall not be permitted on the Common Elements.
- (d) **Waste.** Permit holders shall be responsible for the proper disposal of their pet's waste without regard to their control over the pet at the time or location of the waste.
- (e) **Exercise.** If the Board designates an area of the Common Elements as a "pets area", then pets shall be exercised only within this area. Such designation shall not operate to diminish the permit holder's responsibility under (d) hereof.
- (f) **Behavior.** Permit holders are responsible for the behavior of their pet and any handler thereof.
- (g) **Housing.** Pets shall be housed exclusively within Units in which pets are permitted under the Declaration.
- (h) **City Licenses.** Pets shall be licensed by the City if required and a copy of such license shall be furnished to the Association upon permit application.
- (i) **Noise.** All pets shall be maintained in a manner as to keep any noise at a minimum level which in any event, must not be an unreasonable annoyance to the other Condominium residents.

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- (e) An agreement (to be executed by the permit holder) to be bound by the terms of this Resolution.

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- (c) Leashes.** Dogs and cats shall not be permitted on the Common Elements unless on a leash and within the control of a person. Other animals shall not be permitted on the Common Elements.
- (d) Waste.** Permit holders shall be responsible for the proper disposal of their pet's waste without regard to their control over the pet at the time or location of the waste.
- (e) Exercise.** If the Board designates an area of the Common Elements as a "pets area", then pets shall be exercised only within this area. Such designation shall not operate to diminish the permit holder's responsibility under (d) hereof.
- (f) Behavior.** Permit holders are responsible for the behavior of their pet and any handler thereof.
- (g) Housing.** Pets shall be housed exclusively within Units in which pets are permitted under the Declaration.
- (h) City Licenses.** Pets shall be licensed by the City if required and a copy of such license shall be furnished to the Association upon permit application.
- (i) Noise.** All pets shall be maintained in a manner as to keep any noise at a minimum level which in any event, must not be an unreasonable annoyance to the other Condominium residents.

3. Revocation of Permit. Each permit is a revocable license and may be revoked following notice and hearing, at the option of the Board, for any reason set forth in the Declaration or for any breach of the Rules and Regulations set forth above or as may be promulgated in the future by the Board of Directors. Upon revocation a permit holder shall dispose of the pet within a reasonable period of time. A permit holder shall be responsible for any costs of the Association in enforcing its rights hereunder, which may be added as a special assessment against the Unit for which the permit was issued.

4. Effect. This Resolution, and as it may be amended from time to time, may be referred to as the "St. Andrew Square Pet Regulation". This Resolution may be amended from time to time without notice or hearing to permit holders, but a copy of such amendments shall be mailed to each permit holder at his or her Unit before the permit holder shall be subject to such amendments.

Executed at Brookfield, Wisconsin this 5th day
of FEBRUARY, 1988.


Robert A. Patch


William A. Patch



Order: L6R2M2KRV

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CONSENT RESOLUTIONS

The undersigned, being all of the Directors of St. Andrew Square Condominium Association, Inc., a Wisconsin corporation (the "Corporation"), acting pursuant to Wis. Stat. §181.72, hereby adopt the following resolutions as if adopted at a duly called and convened meeting of the Board of Directors of the Corporation:

WHEREAS, the Board of Directors (the "Board") of the Corporation is directed by Article 7, Section 1 of the Corporation's By-Laws to at least annually adopt a budget for the operation of the Corporation; and

WHEREAS, the Board deems it to be in the Corporation's best interests to adopt the budget attached hereto as Exhibit A as the Corporation's budget;

NOW, THEREFORE, BE IT

RESOLVED, that the budget attached hereto as Exhibit A be and hereby is adopted as the Corporation's budget; and

FURTHER RESOLVED, that the members of the Corporation be assessed for their respective shares of the budget in accordance with the Corporation's By-Laws.

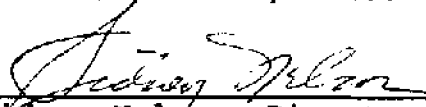
Executed in Brookfield, Wisconsin as of the 21 day of Nov, 1990.



William A. Patch, Director



Robert A. Patch, Director



Sidney Nelson, Director

CONSENT RESOLUTION

The undersigned, being all of the directors of St. Andrew Square Condominium Association, Inc. (the Association") acting pursuant to §181.72 of the Wisconsin Statutes and Article 7, Section 1 of the Declaration of Condominium of St. Andrew Square Condominium (the "Declaration"), hereby unanimously adopt the following resolution as though adopted at a duly called meeting therefor:

WHEREAS, the Declaration at Article 7, Section 1 restricts "regular" occupancy of a unit to adults and authorizes the Association to adopt rules setting forth criteria for circumstances constituting such "regular" occupancy and the Association now desires to exercise such authority;

NOW, THEREFORE, be it:

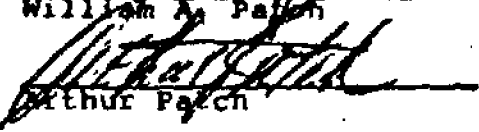
RESOLVED, that for purposes of Article 7, Section 1 of the Declaration, "regular" occupancy shall be defined as occupancy of seven days a week and exceeding ten months in any given year.

FURTHER RESOLVED, this Resolution shall be effective from and after the date hereof and shall be binding upon all owners or occupants of units in the Condominium.

Executed at Brookfield, Wisconsin, this 19 day of Sept, 1988.


Robert A. Patch


William A. Patch


Arthur Patch

Saint Andrew Square Condominiums Inc.

Collections Resolution

The Board of Directors of Saint Andrew Square Condominium Association Inc.

Adopting a Collection Policy

Adopted July 19, 2007
(Date)

The following resolution has been adopted by the association pursuant to Wisconsin Chapter 703 Condominium law, at a regular meeting of the board of directors.

Whereas the association is charged with certain responsibilities regarding the care, maintenance, and service of certain portions of the community, and

Whereas the association must have the financial ability to discharge its responsibilities, and

Whereas the board is required to collect assessments and other charges from owners, and

Whereas the board desires to adopt a uniform, non-discriminating, and systematic procedure to collect assessments and other charges of the association.

NOW, THEREFORE, BE IT RESOLVED that the ASSOCIATION does hereby adopt the following procedures and policies for the collection of assessments and other charges of the association.

Due Dates. The annual assessment as determined by the association and as allowed for in the declaration, articles of incorporation, and bylaws shall be due and payable in 12 installments due on the 1st day of each month. Assessments or other charges not paid to the association by the 10th day of the beginning month in which they are due shall be considered past due and delinquent.

Late Charges Imposed on Delinquent Installments. Assessments shall be past due and delinquent if not paid as specified above. The association shall impose a \$ 25 late charge on the outstanding or past due balance then due the association. The late charge shall be a "common expense" for each owner who fails to pay an installment of the annual assessment by the due date as specified above.

The late charge shall be the personal obligation of the owner(s) of the unit for which such assessment or installment is unpaid. All late charges shall be due and payable immediately, without notice, in the manner provided by the declaration (and as set forth above) for payment of assessments.

Interest. The association shall impose interest of 1.5 % per month compounded on any unpaid balance. The interest shall be a "common expense" for each owner who fails to pay an installment of the annual assessment by the due date as specified above.

The interest shall be the personal obligation of the owner(s) of the unit for which such assessment or installment is unpaid. All interest shall be due and payable immediately, without notice, in the manner provided by the declaration (and as set forth above) for payment of assessments.

Acceleration of Assessment. Pursuant to Article 7 section 2, if an owner's default in paying an installment of any assessment levied against his/her unit continues for 3 months (90) days beyond the due date, the association, at its option, may accelerate the remainder of the years assessment and declare them due and payable in full.

Return Check Charges. In addition to any and all charges imposed under the declaration, articles of incorporation, and bylaws, the rules and regulations of the association, or this resolution, a \$ 50 fee shall be assessed against an owner in the event any check or other

Saint Andrew Square Condominiums Inc.

Collections Resolution

instrument attributable to or payable for the benefit of such owner is not honored by the bank or is returned by the bank for any reason whatsoever, including but not limited to insufficient funds.

This returned check charge shall be a “common expense” for each owner who tenders payment by check or other instrument that is not honored by the bank upon which it is drawn. Such return check charge shall be due and payable immediately, upon demand. Notwithstanding this provision, the association shall be entitled to all additional remedies as may be provided by applicable law.

Returned check charges shall be the obligation of the owner(s) of the unit for which payment was tendered to the association. Return check charges shall become effective on any instrument tendered to the association for payment of sums due under the declaration, articles, bylaws, rules and regulations, or this resolution after (July 19, 2007). If two or more of a unit owner’s checks are returned unpaid by the bank within any (fiscal) year, the association may require that all of the unit owner’s future payments, for a period of one year, be made by certified check or money order.

Attorney’s Fees on Delinquent Accounts. As an additional expense permitted under the declaration, articles, bylaws, and statutes, the association shall be entitled to recover its reasonable attorney’s fees and collection costs incurred in the collection of assessments or other charges due the association from a delinquent owner. The reasonable attorney’s fees incurred by the association shall be due and payable immediately when incurred, upon demand.

Application for Payments Made to the Association. Payments received from an owner will be credited in the following order:

1. Charges for legal fees, court costs, and other costs of collection
2. All late charges and interest accrued, as applicable
3. All other charges incurred by the association as a result of any violation by an owner, his/her family, employees, agents or licensees, of the declaration, articles of incorporation, bylaws, rules and regulations, or resolutions.
4. The monthly assessment for a unit, including any accelerated or special assessment due, as applicable; payments shall be applied toward the oldest month(s) then owed.

Collection Letters. After an assessment installment or other charge due the association becomes 15 days past due, the association may, but shall not be required to, send a late notice to the unit owner. The association may simultaneously send a copy of the notice to the mortgagee of the unit.

If payment in full is not received within 60 days, the association may, but shall not be required to, send notice to the unit owner that it intends to refer the account to an attorney. The association may simultaneously send a copy of the notice to the mortgagee of the unit.

Use of Certified Mail/Regular Mail. In the event the association shall send a collection or demand letter or notices to a delinquent owner by regular mail, the association may also send, but shall not be required to send, an additional copy of that letter or notice by certified mail.

Liens. The association may file a notice of lien against the property of any delinquent owner in accordance with the terms and provisions of the declaration, articles of incorporation, and bylaws. A copy of the notice of lien shall be mailed to the owner and to the mortgage lender with a request that the lender send a letter to the delinquent owner advising the owner of the lender’s option to accelerate the mortgage debt.

Referring Delinquent Accounts to Attorneys. The association may, but shall not be required to, refer delinquent accounts to an attorney for collection. Upon referral to the attorney, the attorney shall take all appropriate action to collect the accounts referred.

Referring Delinquent Accounts to Collection Agencies. The association may, but shall not be required to, refer delinquent accounts to one or more collection agencies for collection. Upon

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Saint Andrew Square Condominiums Inc.

Collections Resolution

referral to a collection agency, the agency shall take all appropriate action to collect the accounts referred.

The association may grant a waiver of any provision herein upon petition in writing by an owner showing a personal hardship. Such relief granted an owner shall be appropriately documented in the files with the name of the person or persons representing the association granting the relief and the conditions of the relief. In addition, the association is hereby authorized to extend the time for the filing of lawsuits and liens, or to otherwise modify the procedures contained herein, as the association shall determine appropriate under the circumstances.

Notification to Owners. The association shall cause all owners to be notified of this resolution and the late charges, returned check charge, and attorney's fees to be imposed after the effective date of those provisions of this resolution. All other policies and procedures set forth in this resolution shall be effective immediately.

Ongoing Evaluation. Nothing in this resolution shall require the association to take specific actions other than to notify homeowners of the adoption of these policies and procedures. The association has the option and right to continue to evaluate each delinquency on a case-by-case basis.

IN WITNESS WHEREOF, the undersigned have executed this resolution the 19 day of July, in the year 2007.

July 18, 2013

SAINT ANDREW SQUARE CONDOMINIUM ASSOCIATION

**INCORPORATED CONSENT RESOLUTION – RULES FOR DISPLAYING SIGNS
AND TEMPORARILY ERECTING BOXES CONTAINING INFORMATION FOR
PROSPECTIVE BUYERS**

WHEREAS, the Board of Directors of the St. Andrew Square Condominium Association, Incorporated (hereinafter SASCA) is charged by the Declaration of the St. Andrew Square Condominium, its Bylaws, and Articles of Incorporation, and by the Wisconsin Condominium Act, with the management and operation of the condominium for the benefit of all Unit Owners, and

WHEREAS, Article 6.4 of said Declaration and Chapter 703.105 of the Wisconsin Statutes set forth prohibitions on the display of signs on, or visible from, the Common Areas of said Condominium, except by permission of the Board of Directors,

NOW THEREFORE BE IT RESOLVED that the Board of Directors of SASCA does hereby establish the following rule governing the display of signs on the Common Elements of the St. Andrew Square Condominium:

1. A Unit Owner may display not more than one (1) sign in a window within their Unit and visible from the common elements advertising that the Unit is for sale, or for the other purpose allowed by Chapter 703.105 Wisconsin Statutes, provided the dimensions of said sign does not exceed 24-inches wide and 38-inches long.
2. The display of any signs other than those provided for in 1. above is prohibited. Any such signs may be removed by SASCA without further notice and at the Unit Owner's expense unless the Unit Owner or person or entity erecting or displaying such sign shall have first received permission to do so from the Board of Directors.
3. Unit Owners shall advise their contractors, maintenance personnel, or others retained or employed by them of the provisions of the Condominium Declaration, Rules, and Regulations, and applicable Laws.
4. Any Condominium Rules and Regulations previously adopted by the Board of Directors that are in conflict with this Rule are hereby repealed.

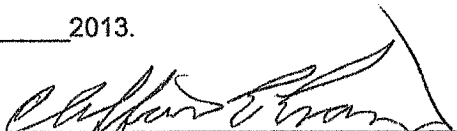
In addition to the sign described above, a Unit Owner, or a person retained by that Unit Owner, may temporarily erect not more than two (2) boxes containing information relating to the Unit being offered for sale, providing all of the following conditions concerning the size and location of such boxes are met:

1. The boxes not exceed external dimensions of 16 inches in length, 13 inches in width, and 5 inches in depth (14"x12"x4"), may have one or more transparent faces and be mounted on a support not exceeding 2"x4" in cross-section such that the top of the support or box is less than sixty (60) inches above grade. The box and support must be well maintained and free of rust, dirt, or grime when installed and thereafter until removed.
2. One box may be located in the vicinity the Fresno Drive entrance to the condominium not more than 12" from the right of way of Fresno Drive. A second may be located in the vicinity the Capitol Drive entrance to the condominium not more than 12" from the right of way of Capitol Drive, or, alternatively on the Common Elements of the Unit being offered for sale.

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4. The box or boxes will be removed within 7 days when the property sale has been completed or when ordered by SASCA's Officers or Property Manager.

Approved this 18TH day of JULY 2013.


Clifford Evans, President


Larry Bartling, Vice President


Gregory DeWees Secretary-Treasurer

Drafted by MEG 6-8-2013

**SAINT ANDREW SQUARE CONDOMINIUM ASSOCIATION, INCORPORATED
CONSENT RESOLUTION – PENALTIES AND FINES FOR VIOLATIONS**

WHEREAS, the Board of Directors of the St. Andrew Square Condominium Association, Incorporated (hereinafter SASCA) is charged by the Declaration of the St. Andrew Square Condominium, its Bylaws, and Articles of Incorporation, and by the Wisconsin Condominium Act, with the management and operation of the condominium for the benefit of all Unit Owners, and

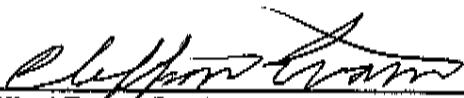
WHEREAS THE Board of Directors is authorized to levy penalties for violation of the Declaration, Bylaws, Articles of Incorporation, the Wisconsin Condominium Act and the established Condominium rules, regulations, guidelines, policies, and procedures,

NOW THEREFORE BE IT RESOLVED that, *except as may be otherwise provided in the Declaration or the established Condominium rules, regulations, policies, or procedures*, the Board of Directors of SASCA may levy a fine of twenty-five dollars (\$25) per day for violating the terms of the Declaration, Bylaws, Articles of Incorporation, the Wisconsin Condominium Act, or the established Condominium guidelines, rules, regulations, permits, policies, or procedures, each day to constitute a separate violation. However, no fine may be levied unless notice has first been given to the Unit Owner by First Class United States Mail or E-mail or personal service not less ten (10) days prior to the fine being levied to allow the unit owner to correct the violation. A copy of this Resolution shall be included in such notice.

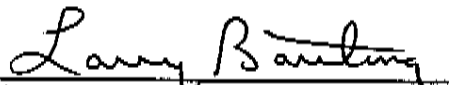
Unpaid fines shall be considered as delinquent assessments.

Levying or collection of fines for violations shall be in addition to any other remedies available to the Board of Directors by the Declaration, Bylaws, Articles of Incorporation, the Wisconsin Condominium Act, or the established Condominium rules, regulations, policies, or procedures.

Adopted this twenty-eight day of July 2010.


Clifford Evans, President


Martin E. Gluckstein, Vice President


Larry Bartling, Secretary-Treasurer

October 22, 2009

POLICY AND PERMIT ON PLACING DUMPSTERS ON ST. ANDREW SQUARE CONDOMINIUM PROPERTY

The Condominium Manager is hereby authorized to issue a revocable, non-transferable permit to locate a dumpster, whose dimensions do not exceed 8' wide x 18' long x 6' high, on the applicant Unit Owner's driveway for a period not to exceed sixty (60) days, subject to the following conditions:

1. Wooden planks or sheets are placed beneath the dumpster to prevent damage to the driveway.
2. Only construction debris may be placed in the dumpster and nothing is placed in the dumpster in a manner that allows the dumpster's contents to be seen from the street.
3. No dumpsters are permitted between December 15 and January 5.
4. The Unit Owner will pay Saint Andrew Square Condominium Association, Inc., (SASCA) for any and all additional expense SASCA incurs for landscape or lawn services, snow removal, maintenance, or repair that are consequential to the presence of the dumpster. Such costs shall be a Special Assessment to the Unit Owner and shall be paid within 15 days of billing.
5. Costs incurred by SASCA for repairing or replacing the common elements or the limited common elements due to damage resulting from the construction activities or the dumpster's presence, placement, or removal are the sole responsibility of the Unit Owner. Such costs shall be a Special Assessment to the Unit Owner and shall be paid within 15 days of billing.
6. The Board of Directors retains the absolute right to revoke the permit without notice. In the event of revocation the Condominium Manager shall immediately notify the Unit Owner by E-mail or USPS. The Unit Owner must remove the dumpster within the next two (2) calendar days (Saturday, Sunday, and holidays recognized by the City of Brookfield excluded). Failure to remove the dumpster as provided for above may result in a fine of fifty dollars (\$50) per day, each day a separate violation.
7. The Unit Owner is solely responsible for obtaining, at his or her expense, any permits or licenses required by City, County, State, or other Governmental authorities relative to the placement, transport, or use of the dumpster.
8. THE UNIT OWNER AGREES THAT HE/SHE WILL INDEMNIFY AND HOLD HARMLESS THE SAINT ANDREW SQUARE CONDOMINIUM ASSOCIATION, INC., ITS DIRECTORS AND OFFICERS, AND ITS AGENTS FROM ANY DAMAGES RESULTING FROM THE PLACEMENT, USE, OR REMOVAL OF THE DUMPSTER.
9. The Condominium Manager shall not issue a permit until the Unit Owner, or Owners, as the case may be, shall have signed two (2) copies of this Policy and Permit attesting that they have read and agree to its terms.
10. The Condominium Manager shall immediately notify each of the Directors by USPS or E-mail that the permit has been issued.

Adopted by the Board of Directors on _____ 2009.

PERMIT

Signature(s) _____ Date _____
Unit Owner(s) (Print Name(s) on the line below)

Signature _____ Date _____
Condominium Manager

Permit Expires: _____

Order: L6R2M2KRV
Address: 18465 Saint Andrew Ct Unit A
Order Date: 06-05-2026
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SAINT ANDREW SQUARE CONDOMINIUM ASSOCIATION, INCORPORATED CONSENT RESOLUTION – RULES FOR PARKING AND STORAGE OF VEHICLES

WHEREAS, the Board of Directors of the St. Andrew Square Condominium Association, Incorporated (hereinafter SASCA) is charged by the Declarations of the St. Andrew Square Condominium, its Bylaws, and Articles of Incorporation, and by the Wisconsin Condominium Act, with the management and operation of the condominium for the benefit of all Unit Owners, and

WHEREAS each unit has garage space ample for the parking of two automobiles,

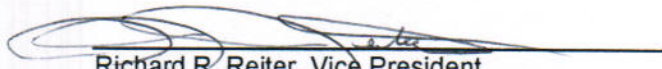
NOW THEREFORE BE IT RESOLVED that the Board of Directors of SASCA does establish the following rules for parking vehicles on the Common Elements or the Limited Common Elements, which shall be in addition to the Declarations, the Laws of the State of Wisconsin, and the Ordinances of the City of Brookfield.

1. Parking is restricted to paved surfaces of the Common Elements, except that parking is prohibited on walkways
2. Vehicles shall be parked in the unit's garage whenever possible.
3. Vehicle storage, which is defined as placing any vehicle upon the Common Elements or the Limited Common Elements for an interval in excess of seven (7) successive calendar days without its removal from the Common Elements for an interval of not less than one (1) hour, is prohibited. Vehicles stored on the Common Elements which are not registered to an address within the condominium may be removed at the vehicle owner's expense without notice.
4. Parking on St. Andrew Lane and St. Andrew Court is prohibited from 1 AM to 6 AM.
5. No vehicle may be parked within fifteen (15) feet of a fire hydrant.
6. Vehicles parked in a manner that interferes with normal or emergency repairs and maintenance, including snow removal, may be removed at the vehicle owner's expense without notice, providing SASCA shall have first attempted to contact, by telephone, the Unit Owner upon whose drive the vehicle is parked.
7. The Board of Directors may, at its sole discretion, and upon written application by a Unit Owner to the Condominium Manager, grant a temporary exemption from this rule.
8. A fine of twenty-five dollars (\$25) may be levied against any Unit Owner for violation of Sections 1 – 6 inclusive, each day being a separate violation. After ten (10) days the vehicle may be removed at the Unit Owner's expense without further notice.

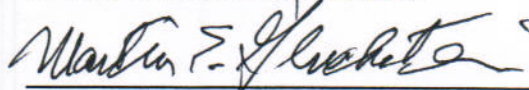
Approved this twenty-first day of August 2008.



Clifford Evans, President



Richard R. Reiter, Vice President



Martin E. Gluckstein, Secretary-Treasurer

Order: L6R2M2KRV

Address: 18465 Saint Andrew Ct Unit A

Order Date: 06-05-2026

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SAINT ANDREW SQUARE CONDOMINIUMS
MAINTENANCE RESPONSIBILITIES CHECKLIST

	Responsibility						Notes
	Association			Unit Owner			This document is a brief summary of the maintenance responsibilities of the Association and the individual Unit Owners. See Condominium Declarations for details.
Item	Maintain	Repair	Replace	Maintain	Repair	Replace	
Added modifications to unit				X	X	X	Requires permit from Association and City of Brookfield; Art 6 Sec 3,5
Air conditioner, interior or exterior components				X	X	X	Art 6 Sec 1(a)
Any changes to the configuration of the footprint.				X	X	X	Requires permit from City and Association
Attic Insulation	X	X	X				Art 2 Sec 1
Basement finishing				X	X	X	Requires permit from City and Association.
Basement floor (concrete)				X	X	X	Art 2 & Art 6 Sec 1(a)
Bathroom & fixtures				X	X	X	Art 2 Sec1(a)
Bathroom/Kitchen/Vents (interior & electrical)				X	X	X	Art 2 Sec1(a)
Bathroon/kitchen Roof Vents	X	X	X				Art 2 Sec1(a)
Cabinets, all rooms				X	X	X	Art 6 Sec 1
Ceiling fans				X	X	X	Art 6 Sec 1
Changes, Exterior							Prohibited except by permit from City & Association;Art 6 Sec 3 & Art 1 Sec 2
Changes, Interior							Prohibited except by permit from City; Art 6 Sec 1 & Art 2 Sec 1
Changes, Structural							Prohibited except by permit from City & Association;Art 6 Sec 3 & Art 1 Sec 2
Chimneys (exterior)	X	X	X				Art 6 Sec 2
Chimneys (interior)				X	X	X	Art 6 Sec 1
Concrete Stoop/Porch	X	X	X				Art 6 Sec 2
Critter (Wild Animal) Control	X	X	X				Art 6 Sec 2
Deck				X	X	X	Declarations require Unit Owner to keep deck free of snow.
Deck door frame				X	X	X	Art 6 Sec 1
Deck door hardware				X	X	X	Art 6 Sec 1
Deck door jamb				X	X	X	Art 6 Sec 1
Dishwasher				X	X	X	Art 6 Sec 1
Driveway	X	X	X				Art 6 Sec 2
Dryer vent / vent cleaning				X	X	X	Art 6 Sec 1
Drywall				X	X	X	Art 6 Sec 1
Drywall damaged by outside water source (rain/ice dam)	X	X	X				Unless damage is caused by Unit Owner's unauthorized changes or actions.

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MAINTENANCE RESPONSIBILITIES CHECKLIST

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Egress window or door				X	X	X	Unless otherwise provided by recorded agreement between Association and Unit Owner.
Egress window well				X	X	X	Unless otherwise provided by recorded agreement between Association and Unit Owner. Art 6 Sec 1
Egress window well cover				X	X	X	Unless otherwise provided by recorded agreement between Association and Unit Owner. Art 6 Sec 1
Electrical wiring in walls, floors, ceilings				X	X	X	Unless caused by animal intrusion from exterior. Art 6 Sec 1
Exterminating - inside of unit				X	X	X	Unless caused by intrusion from exterior. Art 6 Sec 1
Exterminating - outside of unit	X	X	X				Art 6 Sec 2
Fireplace				X	X	X	Art 6 Sec 1
Fireplace vent system (gas or natural)				X	X	X	Art 6 Sec 1
Floor and coverings				X	X	X	Unless caused by leaks from exterior; Art 6 Sec 1
Front door				X	X	X	Art 6 Sec 1
Front door hardware				X	X	X	Art 6 Sec 1
Front door interior staining / painting				X	X	X	Art 6 Sec 1
Furnace/heat exchanger/humidifier/air intake/exhaust				X	X	X	Art 6 Sec 1
Garage Cabinets				X	X	X	Art 6 Sec 1
Garage door				X	X	X	Includes painting replacement doors to match siding color. Art 6 Sec 1
Garage door opener / remote				X	X	X	Art 6 Sec 1
Garage floor (concrete)				X	X	X	Art 6 Sec 1
Garbage disposal				X	X	X	Art 6 Sec 1
Gutter & downspout cleaning	X	X	X				Art 6 Sec 2
Gutter & downspouts	X	X	X				Art 6 Sec 2
Lawn & shrubs	X	X	X				Unless Unit Owner has made unauthorized changes. Authorized changes per agreement.
Light bulb, front door				X	X	X	Art 6 Sec 1
Light bulb, o/s garage				X	X	X	Art 6 Sec 1
Light bulb, patio/deck				X	X	X	Art 6 Sec 1
Light fixture, post	X	X				X	Courtesy service by association; Art 6 Sec 1
Light fixture, post, photocell	X	X	X				Courtesy service by association
Light fixture, post, bulb	X	X	X				Courtesy service by association
Light fixture, front door				X	X	X	May not be replaced except with permission of Association
Light fixture, garage				X	X	X	May not be replaced except with permission of Association

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MAINTENANCE RESPONSIBILITIES CHECKLIST

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Item	Maintain	Repair	Replace	Maintain	Repair	Replace	
Light fixture, patio/deck				X	X	X	May not be replaced except with permission of Association With U.S. Postal Service
Mailbox	X	X	X				
Mailbox keys				X	X	X	With U.S. Postal Service
Mailbox post	X	X	X				With U.S. Postal Service
Microwave				X	X	X	
Painting, exterior	X	X	X				Unit Owners prohibited from changing paint colors.
Painting, interior				X	X	X	Art 6 Sec 1
Patio/deck doors				X	X	X	Art 6 Sec 1
Plugged drains (exterior)	X	X	X				Art 6 Sec 2
Plugged drains (interior)				X	X	X	Includes entire connection to City sewer; Art 6 Sec 2
Plumbing inside bldg.				X	X	X	Includes sillcocks and winterization; Art 6 Sec 2
Plumbing main valve (exterior)				X	X	X	With City Water Utility; Art 6 Sec 2
Plumbing meter				X	X	X	With City Water Utility; Art 6 Sec 2
Refrigerator				X	X	X	Art 6 Sec 1
Roof	X	X	X				Art 6 Sec 2
Satellite dish							PROHIBITED by Declarations
Screens for window				X	X	X	Art 6 Sec 1
Shower				X	X	X	Art 6 Sec 1
Shrubs and trees	X	X	X				May not be altered, added, or removed except by agreement
Sidewalks	X	X	X				Art 6 Sec 2
Sidewalk-Walkway to front door	X	X	X				Art 6 Sec 2
Siding	X	X	X				Art 6 Sec 2
Sinks				X	X	X	Art 6 Sec 1
Skylights				X	X	X	Additional skylights or changes to skylights require approval of Association
Smoke detectors				X	X	X	Recommend replace batteries annually; Art 6 Sec 1
Snow removal - Driveway	X						Art 6 Sec 2
Snow removal - Driveway (under 2")				X			Rules
Snow removal - Walks	X						Art 6 Sec 2
Snow removal - Walks (less than 2")				X			Rules
Sprinkler system	X	X	X				Unit Owners may not tamper with sprinklers. Consult Condo Manager if they need service.
Storm door front entrance				X	X	X	Art 6 Sec 1
Street maintenance	X	X	X				Art 6 Sec 2
Sump pump				X	X	X	Art 6 Sec 1
Thermostats				X	X	X	Art 6 Sec 1
Toilets				X	X	X	Art 6 Sec 1
Washer & dryer				X	X	X	Art 6 Sec 1
Washer hoses				X	X	X	Art 6 Sec 1

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