

Timber Stone Subdivision

Rules and Regulations

All of the lots in the Timber Stone Subdivision are subject to the Declaration of Restrictions and Covenants for Timber Stone Subdivision. The general purpose of the Declaration is, among other things, to promote the harmonious development of Timber Stone into a residential community of high quality while protecting the natural beauty and quality of the environment; to help insure that Timber Stone will become and remain an attractive community; to preserve the open space within Timber Stone; and by such actions to maintain and enhance the value of investments made by purchasers of properties in Timber Stone.

The developer of Timber Stone has created the Timber Stone Homeowners Association, Inc. for the purpose of managing, maintaining and controlling the common area of Timber Stone and performing such actions as are authorized by the Declaration. Under the terms of the Declaration the Association has the duty to provide for the maintenance of the common area of Timber Stone and all improvements located in the common area; to enforce the provisions of the Declaration; and to establish Rules and Regulations governing the use and enjoyment of the common area and the enforcement of the provisions of the Declaration. In accordance with the foregoing the Association hereby establishes the following Rules and Regulations which shall pertain to all properties as well as the common area in Timber Stone Subdivision.

A. Use of the Common Areas

1. The Common Area of Timber Stone is intended for the use and enjoyment of all residents of Timber Stone. No part of the Common Area shall be treated or occupied as if it was an individual lot owner's private property.
2. No one may alter the Common Area in any way without the permission of the Association board of directors, including changing the landscaping within the Common Area, creating additional trails within the Common Area, mowing across property lines into the Common Area (except that one mowed trail not more than 3' wide connecting each lot to an established trail is allowed) or obstructing the ordinary use of the Common Area.
3. No improvements shall be allowed on the Common Area except the following: landscaping; signs installed by the Association, the developer, the city or the public entity; entrance monuments; walking trails; a swimming pool and associated building and children's play structures for common use; storm-water management facilities; and sewer, water, gas, electric, telephone and other utility lines and facilities. Except in connection with the foregoing, the following shall be prohibited in or on the Common Area:

- a. The temporary or permanent construction or placing of storage areas, signs, billboards or other structures of materials. Notwithstanding the foregoing, the developer and its duly authorized agents may erect and maintain a marketing sign or signs within the Common Area until such time as the developer is no longer an owner of any lots in Timber Stone.
 - b. Commercial or industrial activity, including passage across or upon the Common Area.
 - c. Filling, grading, excavating, mining or drilling, removal of top soil, sand, gravel, rock, minerals or other materials, or any building of roads.
 - d. Removal, destruction or cutting of trees or plants, unless conducted for proper maintenance and management by the Association.
 - e. Dumping of trash, garbage, yard waste, brush, debris or other unsightly or hazardous material.
 - f. Hunting or trapping.
 - g. Operating any type of motorized vehicle, except as may be necessary in conjunction with landscape maintenance by the Association.
4. Pets on leashes are allowed in the Common Area if accompanied by their owners. Pet owners must pick up any pet waste.
5. The storm water management basins may not be used for swimming or as recreational facilities.
6. Anyone who damages or destroys Common Areas or the improvements and amenities in the Common Areas shall be responsible to the Association for the repair and replacement of the damaged items, up to 150% of the actual repair and replacement cost.

B. Outside Parking and Storage

1. The Declaration states that “there shall be no outside parking or storage of boats, trailers, buses, commercial trucks, recreational vehicles, motor homes or other vehicles or items deemed to be unsightly by the Association.” In the judgment of the Association, this does not prohibit the following actions, which shall be permitted.
- a. Outside parking of properly licensed, on-road (not off-road) motor vehicles that are driven on a “daily basis” (at least 5 days a week). Such vehicles may only be parked on a permanently paved area, not on a lawn or garden.

b. Outside parking of boats, trailers, motor homes and recreational vehicles for not more than one week during a calendar quarter in order to prepare them for use or storage at another location.

c. Outside parking of motor vehicles belonging to Timber Stone residents' guests and visitors for a period that does not exceed 14 consecutive days.

d. Outside storage of building material during periods of actual construction.

e. Outside storage of firewood so long as it is stored in the rear yard and screened from the view of neighboring lots by landscape materials.

C. Post Lamps

1. The Declaration states that "at the time of construction of the Building, the owner shall install at a location designated by Developer, one approved outdoor electric post lamp with an unswitched photoelectric control. The design of the post lamp shall be uniform throughout Timber Stone. The owner shall maintain the operation and appearance of the post lamp. If the post lamp is not so maintained, and the condition has not been rectified by the owner within 15 days after receipt of a notice from the Association specifying the violations of this Paragraph, the owner shall be subject to a penalty at a per diem rate established in the Rules & Regulations from the date of notice until the date the condition has been rectified."

The Association hereby establishes a penalty of \$10.00 per day for a violation of the foregoing requirement. The penalty shall be assessed against the property owner and, if not paid, will be enforced as provided in the Declaration.

2. The lamp post may not be painted any color or finish other than the color provided.

D. Mailboxes

1. Mailboxes that are damaged or destroyed must be repaired so as to match, or be replaced only with, the original developer-specified mailbox.

2. The mailbox and post may not be painted any color or finish other than the color provided.

E. Clubhouse & Swimming Pool

1. The clubhouse and pool may only be used by the residents of Timber Stone, non-resident owners in Timber Stone and their family members and invited guests. Each family is limited to four (4) guests when using the pool.
2. Guests must be accompanied by a member at all times. If there is a guest under the age of 15, an adult must be present.
3. The clubhouse and pool are open daily during the season from 9:00 am to 10:00 pm. The board of directors may approve longer hours on a case-by-case basis.
4. No overnight stays are allowed.
5. It is everyone's responsibility to clean up after themselves. Take your trash with you when you leave. Do not leave your belongings at the clubhouse or pool after you leave.
6. Children under the age of 15 using the pool or clubhouse must be accompanied by an adult.
7. Items that are considered part of the clubhouse or pool, e.g. furniture, kitchen ware, pool accessories must not be removed from the clubhouse/pool area.
8. No pets are allowed in the clubhouse or pool.
9. Smoking is not allowed in the clubhouse, including the covered porch areas, or in the pool or on the pool deck.
10. No alcoholic beverages may be consumed on the premises by anyone under the legal drinking age. No glass bottles, jars or drink containers are permitted on the pool deck.

11. The clubhouse must be reserved in advance for private parties, which does not include exclusive use of the pool. Exclusive use of the clubhouse great room and kitchen for private parties will be allowed; however, the pool area and the bathrooms must remain open for all members to use at all times during normal open hours. Subject to the following:

- a. No more than 45 attendees are allowed.
- b. During the “pool season” as outlined in 11c, private parties are allowed Monday through Thursday only. Parties can be held between 10:30am and 8:00pm. You must have a reservation in order to use the clubhouse with any guests present. Parties are to be no longer than four (4) hours. The board of directors will allow no exceptions.
- c. During the “pool season” (Memorial Day to Labor Day unless otherwise stated) private parties are not allowed on Fridays, Saturdays, Sundays or holidays. Private parties are not allowed during any Green Bay Packers game including the period from 1 hour before the start of the game until 1 hour after the end of the game.
- d. Private parties must have adult supervision present at all times.
- e. The party host, a Timber Stone resident, must be present at all times.
- f. The volume of music or other entertainment is to be kept low enough that it can't be heard beyond the clubhouse/pool area.
- g. The party host must see that the clubhouse and pool area are cleaned up immediately following the party. This includes removal of trash, arranging tables and chairs, cleaning the floors and pool deck, washing dishes, etc. and putting them away, and picking up toys and games.
- h. For private parties at the clubhouse a \$200 deposit must be paid to the association at the time of the reservation. Send check payable to Timber Stone Homeowner's Association, Inc. to Dina Booth at PO Box 781, Waukesha, WI, 53187. Once the deposit is received, the reservation's date/time will be confirmed. Provided that the above rules have been followed, the deposit will be returned after the party. Each Timber Stone family may reserve the clubhouse up to three (3) times per year.

12. The board of directors of Timber Stone Homeowners Association, Inc. is responsible for enforcement of these rules as well as the operation of the clubhouse and pool and may sanction anyone who does not abide by these rules, including suspending a member's right to enter and use the clubhouse and pool.

13. Notify Dina Booth (262) 524-1766, in the event of problems regarding the use or operation of the clubhouse or pool.

14. The Homeowners Association will not be responsible for lost, stolen or damaged personal property.

15. Avoid tracking water in the clubhouse. Dry off before entering.

16. Have fun and be considerate to others.

Notes: These Rules and Regulations are subject to modifications, subtractions or additions as established from time to time by the Board of Directors of the Timber Stone Homeowners Association, Inc.