

The Mansions Condominium Association Rules and Regulations

1. Pets

No animal, bird or pet of any kind shall be brought into or kept in a unit or elsewhere in the Common Elements, except as expressly permitted by these Rules or except with the prior written approval of the Board of Directors and upon such terms and conditions as the Board of Directors may establish.

The following breeds of dogs are not allowed: Akita, Chow, Pit Bull (Staffordshire Terrier), Presa Canario, Rottweiler, Sharpei and Wolf Hybrids.

No owner of a pet shall permit any pet to run at large at any time. A dog or cat shall be deemed at large when it is off the Limited Common Elements (porch), reserved for the exclusive use of such Unit Owner, unless leashed or restrained by other means. All such pets shall be licensed as required by the Madison General Ordinances.

In the event that a pet or pets are permitted under these Rules, the owner of the pet or pets agrees to accept responsibility for any damage caused by such pet or pets and agrees to indemnify the Association from any damage or liability that may result from the owner's keeping of a pet or pets.

Whenever such dogs or cats are not carried, they shall be under leash when walked or exercised on the Condominium grounds.

The Unit Owner shall immediately remove or cause to be removed from the premises his or her pet or the pet of any occupant of his or her Unit or their guests or invitees, when such animal emits excessive noise, such as in the case of dogs barking or howling, or the pet becomes a nuisance, as judged solely by the Board of Directors.

Each Unit Owner shall be responsible for the cleaning and removal of any waste from his or her animals or the animal of any occupant of his or her Unit or their guests or invitees within 24 hours.

No pet of any kind, under any circumstances, shall be staked or tied outside on a leash unless the unit owner is present at the time.

Each Unit Owner will assure that their pet refrains from damaging any landscaping or other Common Elements or personal property. Any such destruction will be the Unit Owner's responsibility.

2. Appearance

Satellite dishes shall be permitted. Dishes need to be removed at the owner's expense if the unit is sold.

All porches shall be kept in neat and orderly condition. No personal property shall be stored thereon except for patio furniture.

At no time should trash be stored outside the units. All trash needs to be stored inside the trash bins provided by the City of Madison. All trash bins are to be kept inside garages. Trash bins shall not be placed at the curb more than 12 hours in advance of trash pick-up. Trash bins shall be removed from the curb within 12 hours of pick-up. At no time should anything other than trash bins be placed at the curb.

No laundry is to be hung on the porch or any Limited or Common Elements.

3. Vehicles

Parking spaces are to be used exclusively for vehicles driven on a regular basis and not for storage of any kind. Inoperable or unlicensed vehicles are not permitted and will be towed at the owner's expense.

No recreational vehicles, bikes or trailers are allowed in the parking areas and must be kept inside garages.

No vehicle repairing or maintenance or any similar activity shall be permitted anywhere on the Condominium property, except for inside your own garage.

4. Noise

No loud, disturbing or objectionable noises shall be made on the property. All Unit Owners shall keep the volume of any radio, television, power tools or musical instrument in their Units sufficiently reduced at all times so as to not disturb other Unit Owners. Despite such reduced volume, no Unit Owner shall operate or permit to be operated any such device in a Unit between the hours of 10:00p.m. and the following 8:00a.m., if such operation shall disturb or annoy other occupants of the building. No noisy vehicles will be operated on the property.

5. Landscaping

Unit owners shall receive prior written approval from the Board before changes are made to any outdoor vegetation.

6. Damage to Common Elements

Damage to the Common Elements caused by an owner or visitors of an owner shall be the responsibility of the Unit Owner.

7. Keys and Locks

The buildings are all sprinklered and there are sprinklers in each of the units. One unit in each building contains the controls to the system. This system has to be tested on a quarterly basis. Therefore entry into the four units (3917, 3925, 3933, 3941, 3949, and 3957) is required on at least a quarterly basis. If the system should malfunction or be set off entrance will be required. At all times the owner of any unit will be notified at least 24 hours in advance unless there is an emergency and immediate entry is needed.

The Association shall have the right to retain a passkey (master) to each of the Units with the sprinkler controls at all times in the event of emergencies. No Unit Owner with the sprinkler controls shall alter any lock or install a new lock on any door of the Condominium without

the prior written consent of the Association. If such consent is given, the Unit Owner shall provide the Association with an additional key or have the lock keyed to the master for use by the Association pursuant to its rights to access the Units.

8. Enforcement

The Board of Directors has the legal power to enforce all the rules and regulations listed herein through injunctive relief and through any other means allowed by law.

Any unit member shall report a material infraction of the Rules and Regulations to the Board of Directors.

All complaints shall receive a response from the Association. Upon the first complaint of a material infraction of the Rules and Regulations, a letter will be sent to that Unit Owner or occupant informing him/her of the complaint and requesting corrective actions.

Upon a receipt of a second complaint, a letter will be sent to that owner or occupant requesting immediate corrective action.

If the violation is not corrected after the Unit Owner or occupant has been advised of the second complaint, legal action may be taken and/or fines will result.

At any time during the complaint procedure, the unit owner may appear before the Board of Directors to discuss the issue.

9. Payment of Monthly Dues and Assessments

Any monthly dues and assessments if not paid within five (5) days after the due date shall bear a late fee of \$25.00. The late fee will be applied each month until the balance is paid in full.

10. Fines

In addition to all other remedies available to the Association or to other Unit Owners under the Declaration, the Bylaws, or applicable law, the Association shall have the right, following delivery of notice of violation and expiration of any cure period to impose against any Unit Owner in violation of the Declaration, Bylaws or these Rules and Regulation, a fine against such Unit Owner according to the following schedule.

- a. For the first offense in a given twelve-month period: \$50.00.
- b. For the second offense in a given twelve-month period: \$100.00
- c. For the third and any subsequent offenses in a given twelve-month period: \$150.00.

11. Amendments

This document may be amended at any time by the Board of Directors of the Association.

Amended 12/10/08