

OVERLOOK LAKES Condominium Association

Executive Summary of Association Conditions, Restrictions & Rules

The purpose of this document is to highlight some of the rules and restrictions that apply to all persons living in the Overlook Lakes Condominiums. This document does not include all of the rules and restrictions and prospective unit owners are encouraged to refer to the Declarations and By-Laws for complete information. For convenience, some of the Rules of the Association accompany this summary and can be accessed on the Overlook Lakes website: www.overlooklakescondos.com.

Condominium Identification - Overlook Lakes Condominium.

Expansion Plans - the period of Declarant control has expired. There are no expansion plans.

Condominium Governance - the condominium is administered by a non-profit corporation known as Overlook Lakes Condominium Association, Inc. located at 8601 Westlake Drive, Greendale, Wisconsin 53129. The affairs of the Association are managed by a Board of Directors elected by the unit owners. (Declaration 7) (By-Laws I thru VII)

The Condominium Association has hired a Management Company to administer the day-to-day operations of the Condominium.

Contact: Scot Snarski, Property Manager
8601 Westlake Drive
Greendale, Wisconsin 53129
414-427-5715

Forrest Bivens, President, Board of Directors
8601 Westlake Drive
Greendale, Wisconsin 53129
board@overlooklakescondos.com

Special Amenities - an outdoor swimming pool is available. Refer to the special rules governing Overlook Lakes Condominium Association, Inc. being one party to the Master Association Agreement and the other party being the Overlook Lakes Apartments. All unit owners contribute through the monthly fees to the cost of this facility. (Supplemental Declaration of Covenants, Conditions and Restrictions and Agreement Relating to Overlook Lakes Recreational Facilities)

Maintenance/Repair of Units - for example, unit owners are responsible for the maintenance, repair and replacement of all components within a unit including but not limited to windows, window frames, doors, flooring/carpeting, appliances, bathroom fixtures, hot water heaters, furnace and air conditioning units, overhead garage doors, and garage door openers including all glass and locks in windows and doors. (Declaration 8.1) (By-Laws VIII 1)

Maintenance/Repair of Common Elements - the Association shall maintain, repair, replace and operate all of the Common Elements except those specified in the Declaration, Article 8.1. Associated costs are paid with funds from the annual expense budget and/or the replacement reserve funds (see below).

Rental of Units - any lease must be for a period of at least 12 months and the tenant must comply with all of the restrictions imposed on the unit owner. (Declaration 10.2)

Unit Alterations - unit owners may not make changes which would affect the structural soundness of the building of which it is a part or which would intrude into the Common Elements. (Declaration 8.3). Unit owners are solely responsible for acquiring all permits as required by the Village of Greendale. Unit owners may not alter the appearance of the Common Elements without the approval of the Association Board of Directors. (Declaration 8.4, 8.5) (By-Laws VIII 2) (Rules 101 & 103)

Special Note: Eight Unit Buildings / Upper Units - Should a Unit owner in an upper-level, 8-unit building wish to replace their flooring, whether replacing with carpet or other non-carpet flooring, the Unit owner has the sole responsibility to make certain that the padding used with such new flooring is as good or better than the originally installed padding at reducing noise levels to the other units in the building, particularly the lower units.

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Parking - parking is free. Where people may park and the types of vehicles that may be parked are restricted. Please refer to the Declaration (10.5) for complete information. Unit owners are prohibited from parking in guest parking spaces. Unit owners, as well as their guests may not park on Woodbridge Drive at any time.

Vehicle Maintenance - no repair or maintenance of any vehicle is permitted except for the washing of cars in areas designated for such purposes. (Declaration 10.6)

Pets - the Association requires the issuance of a permit for the keeping of a pet. One dog or one cat may be permitted in a 4 (four) unit building but no dog or cat is allowed in an 8 (eight) unit building. The weight of such fully grown dog or cat is limited to not more than 30 (thirty) pounds. One caged bird may be kept in any unit. No other animals or birds are allowed. Permitted pets, when outside, must be under leashed physical control of a handler at all times (Declaration 10.3). Refer to Rule 108 for additional information concerning pets.

Reserves - the Association manages a replacement reserve fund intended to cover the cost of replacing roofs, sidewalks, caulking, driveway areas, Woodbridge Drive (a private road) and the Recreational Facility (swimming pool). A portion of the monthly maintenance fees goes into this replacement reserve fund. Monthly Association fees are due on the first of each month via check or automatic ACH Debit from a bank account.

Common Elements - unit owners are not allowed to make any changes to or alter the appearance of the Common Elements without the approval of the Association Board of Directors. Unit owners are not allowed to place furniture, play equipment or any other objects onto the Common Elements unless specifically allowed by the Rule 103 General Permit or by an approved Rule 103 Request Form. (Declaration 8.4, 8.5) (By-Laws VIII 2) (Rules 101 & 103)

Blinds & Drapes - unit owners must maintain white blinds and white linings for drapes on the exterior view of all windows. (Declaration 8.1)

Patio/Balcony - patios and balconies are for the exclusive use of the owner/occupant of each unit and may not be used for storage. (Declaration 8.4)

Private Dwelling Only - no trade or business may be carried on anywhere within the Condominium. "Garage Sales" and the sale of vehicles are prohibited. (Declaration 10.1)

Signs - the display of signs or other advertising or promotional materials is severely restricted. Please refer to the Declaration (8.4) for complete information.

Forrest Bivens
President, Overlook Lakes Condominium Association, Inc.
Original Document May 1, 2005.

Rule No. 101

Growing of Vegetables, Herbs and Spices

- (a) Effective January 1, 2001; The growing of vegetables, herbs or spices shall be prohibited within the General Common Elements of the Condominium Association, to include driveways, sidewalks, shrub beds, lawn area or any area described in Article 3.1 of the Declarations.
- (b) The Board will allow growing of vegetables, herbs or spices on a balcony or patio of the Units Limited Common Element, as long as the number of containers do not exceed more than four (4) and, each container does not exceed two (2) square feet in size. The containers must be maintained in a neat and clean condition and, may not interfere or cause problems with the condo owner directly above or below.
- (c) This Rule is adopted under the rule making authority of the Board as set forth in the Declaration. Capitalized terms used in this Rule and not defined in this Rule will have the same meanings as those terms have in the Declaration.

Rule No. 102

Antennas

- (a) The Declaration provides that no antennas may be placed on the Condominium anywhere outside of a Unit. A regulation of the Federal Communications Commission adopted in 1998 (the “FCC Regulation”), however, supersedes the Declaration in some respects. The Association’s responsibilities include protection of the Common Elements of the Condominium and preservation of the aesthetic quality and value of the Condominium and its components. Accordingly, the Association must balance these obligations with the requirements of the FCC Regulation. This Rule is intended to give guidance to Owners and Occupants as to how the Declaration and the FCC Regulation will interact with each other.
- (b) An Owner or Occupant may install an individual television reception antenna not greater than one meter in diameter or a traditional stick-type antenna (an “Antenna”, without regard to type) only on the following conditions:
 - (1) The Antenna will be installed only on a balcony, balcony railing or patio that is defined as a part of the Unit Limited Common Elements.
 - (2) No part of the Antenna or any device connected to the Antenna may extend beyond the balcony railing or patio line or be placed on or in any Building Limited Common Elements or any General Common Elements. By way of example of this condition, but without limiting the condition to these examples, (a) the Building Limited Common Elements include the structural portions of the Buildings, so no part of the Antenna or any device may be affixed to the sides, soffits, roof or any other portion of the Building itself, and (b) the General Common Elements also include the grounds which are outside of paved patio areas, so no part of the Antenna or any device may be maintained on the grounds.
 - (3) No holes may be drilled in any exterior wall, roof, window or balcony railing.
 - (4) The installation of the Antenna must be done in a professional manner in compliance with all building codes and regulations of the Village of Greendale and the State of Wisconsin.
 - (5) The Antenna must be a stand alone system that does not splice into any existing wires or cables of the Building.

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- (6) The Antenna cannot serve more than one Unit.
- (7) The Owner and Occupant must maintain the Antenna in good and working condition so that it does not become a danger to the safety of other persons or the Building Limited Common Elements or General Common Elements.
- (8) The Antenna may only be installed after submitting plans and specifications to the Board and receiving written approval from the Board. The plans and specifications are not intended to require the stamp of an engineer or architect, but are expected to be detailed enough for the Board to be able to determine from them that the other requirements of this Rule will be satisfied. The Board may delegate this authority to a Buildings and Grounds or other committee. The Board may charge a fee for review of plans and specifications not to exceed \$5.00. At the time of receiving written approval, the Owner or Occupant must sign a copy of this Rule to indicate that the Owner or Occupant has read and understands the provisions of this Rule. If the Board does not act on a request for an Antenna within 10 days of submittal of the plans and specifications and the fee, the plans and specifications will be deemed approved without a written approval; but they are still subject to all the other terms, conditions and provisions of this Rule.
- (9) Permission is terminated, without notice, if (a) there is a breach of any of the conditions in this Rule, or (b) the Antenna is removed or destroyed (in other words, a replacement Antenna will require a new written permission). Permission continues to the next Owner or Occupant of a Unit with an Antenna, but the new Owner or Occupant must continue to comply with the conditions of this Rule.
- (10) The Owner or Occupant must submit evidence of the insurance described in paragraph (d) below by the time of installation of the Antenna, and upon the renewal or replacement of each policy. The policy must name the Association as an additional insured with regard to this coverage.
- (11) When the Owner or Occupant desires to remove the Antenna, the Owner or Occupant must do so in compliance with all laws and regulations, and must remove completely the Antenna and all accessory wiring and cables and restore any damage caused during removal.
- (12) All installation, repair, removal or other costs associated with the Antenna must be paid solely by the Owner or Occupant.

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- (c) The Owner or Occupant alone must carry adequate insurance to cover the Antenna. The Antenna will not be covered by Association Insurance.
- (d) The Owner or Occupant installing or maintaining the Antenna will indemnify and hold harmless the Association and its contractors and employees from any and all claims, damages, liabilities and expenses, including attorneys fees, related directly or indirectly to the installation, existence, use, maintenance, repair, removal or replacement of the Antenna. The Owner's or Occupant's insurance must include coverage over third party claims with respect to the indemnification obligations.
- (e) The Association is not permitted to impose additional aesthetic requirements, such as screening of the Antenna, but Owners and Occupants are reminded that they live in a community, close by to other Owners, and that the value of all Units depends in part on the aesthetics of each Unit and its Limited Common Elements. Accordingly, each Owner and Occupant is urged to use common sense and to exercise neighborliness in the placement and screening of Antennas.
- (f) If there is a breach of any condition in this Rule, or if permission otherwise expires as provided above, the Association may require removal of the Antenna upon not less than 10 days written notice to the Owner or Occupant (or such lesser period of time or without notice, as is reasonable under the circumstances, in the event of a condition which is dangerous to the health or safety of other persons or the Building Limited Common Elements the General Common Elements). If the Antenna is not removed within such period, the Association may enter the Unit and Limited Common Elements for the purpose of removing the same.
- (g) The costs of taking action under paragraph (f), and the costs of any other action to enforce this Rule, including attorney's fees, may be assessed against a Unit or the Unit Owner, or both, as a special assessment.
- (h) If the Association ever installs a community or common antenna system, this Rule will apply only to Units which are not served by that system.
- (i) This Rule is adopted under the rule making authority of the Board as set forth in the Declaration. Capitalized terms used in this Rule and not defined in this Rule will have the same meanings as those terms have in the Declaration.

Rule No. 103 General Permit

Effective Date: November 1, 2004

The Board of Directors of the Overlook Lakes Condominium Association, Inc. is issuing this "Rule 103 - General Permit" to all Unit Owners. This permit describes certain "Outside Decorating" and other related items that Unit Owners may place on the "Common Elements" of the condominium without submitting a Request Form.

Special Note: No matter how many items are permitted in the various categories described below in this "General Permit", the total number of objects that may be displayed outside by any single Unit is limited by Rule 103, paragraph (j).

Flags & Pennants

1. The display of U.S. flags should always conform to generally accepted flag etiquette. U.S. flags may only be displayed if they are in good condition.
2. Unit Owners are permitted to display one U.S. flag no larger than 3' x 5' mounted on, or hanging from, a wooden part of their building. In addition, Unit Owners are permitted to display in-ground U.S. flags no larger than 12" x 18" in mulch areas near their Units as follows:
 - "A" Buildings: 2 flags per Unit.
 - "B" Buildings: 4 flags per Unit.
 - "C" Buildings: 4 flags per Unit.
3. Each Unit Owner is permitted to display one additional flag or pennant or windsock from the Unit's patio or balcony area. Size restrictions apply as detailed above for U.S. flags.

Bird Feeders

4. All bird feeders displayed must be kept in a neat and clean condition. No bird feeder may be attached to any part of the building.
5. Unit Owners are permitted to hang bird feeders, containing Niger thistle seed only, from trees or black metal hanging hooks installed in mulch areas near their Unit as follows:
 - All Buildings: 1 feeder per Unit.

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Flower Pots

6. All flower pots permitted in this section must contain only natural flowers with or without other decorative items. Pots may not exceed two square feet in size or 20 inches in height. Unit Owners are urged to take care in selecting the material type and color of pots to ensure that they blend in with our existing surroundings. Pots must be maintained in a neat and clean condition. Pots must be removed and stored (not on balconies or patios) during the winter months. Nothing in Rule 103 contradicts the details of Rule 101.
7. Unit Owners are permitted to place flower pots on the edge of sidewalks or on the mulch near sidewalks. Such pots must not interfere with pedestrian access to sidewalks. In the fall, Unit owners may remove these pots and replace them with pumpkins with the same size and number limits. The number of pots (or pumpkins) allowed is as follows:
 - “A” Buildings: 2 pots per Unit.
 - “B” Buildings: 2 pots per Unit.
 - “C” Buildings: 4 pots per Unit.
8. Unit Owners are permitted to hang flower pots from the balcony or patio area. However, Unit Owners in upper Units must be considerate of their neighbors below when hanging pots from their balconies. This applies to the type of flowers displayed (some are messier than others) and to the care that must be taken when watering. The number of hanging pots allowed is as follows:
 - “A” Buildings: 2 pots per Unit.
 - “B” Buildings: 2 pots per Unit.
9. Unit Owners are permitted to hang flower pots along the sidewalks attached to the fascia board under the soffits as follows:
 - “A” Buildings: 1 pot per Unit.
 - “B” Buildings: 2 pots per Unit.
 - “C” Buildings: 3 pots per Unit.

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Lawn Ornaments

10. Unit Owners are permitted to place lawn ornaments, gnomes, statues, etc. that are 24 inches or less in height on mulch areas near their Unit as follows:

“A” Buildings: 1 item per Unit.

“B” Buildings: 1 item per Unit.

“C” Buildings: 2 items per Unit.

Balconies and Patios

11. Balconies and patios are part of the Unit Limited Common Elements and are reserved for use by the owner or occupant of each Unit. Unit Owners are allowed to place furniture and additional pots containing flowers or vegetables (see Rule 101) on the floor of the balcony or patio. Unit Owners must ensure that anything placed on the balcony or patio does not adversely affect the appearance of the building's exterior, which is prohibited by the Declaration.

Doors and Windows

12. In general, Unit Owners are not allowed to display anything on doors or windows that would be visible from the Common Elements. However, Unit Owners are permitted to display a decorative wreath or similar item on the Unit's main front entry door at any time.

Rule No. 103

Common Elements And Outside Decorating

Effective Date: November 1, 2004

Introduction: The Overlook Lakes Condominium Association Declaration (Article 8, Section 8.4) and By-Laws (Article VIII, Section 2) expressly prohibit the alteration of the appearance of the "Common Elements". However, Article 7, Section 7.4 of the Declaration allows a process to be created whereby Unit Owners may submit written requests for changes to the "Common Elements" to the Board of Directors for a final decision on approval or disapproval. Rule 103 defines this process.

Rule 103 - Common Elements and Outside Decorating

- (a) There is a separate document titled "Rule 103 – General Permit" which describes certain items which Unit Owners may place on the "Common Elements" without further approval from the Board of Directors. The "Rule 103 – General Permit" document is an integral part of this Rule 103.
- (b) The administration of Rule 103 is controlled by the Board of Directors and any dispute on the meaning or intent of Rule 103, including the "General Permit", will be resolved by the Board of Directors.
- (c) The Board of Directors may change the details of Rule 103 and/or the "General Permit" at any time and if made, such changes will become effective after reasonable notice is given to all Unit owners.
- (d) Unit Owners wishing to place any objects on, or alter the appearance of, the "Common Elements" in a manner that is not covered by the "General Permit" must submit a "Request Form" for review by the Building & Grounds Committee and approval or disapproval by the Board of Directors. All "Request forms" should be sent or delivered to the Overlook Lakes office at 8601 Westlake Drive, Greendale, Wisconsin 53129.
- (e) If the Board fails to take any action within 30 days after a "Request Form" is received at the Overlook Lakes office, then the request is deemed approved.

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- (f) Each "Request Form" should describe exactly what the Unit Owner wishes to do and where the Unit Owner wishes to do it. The Board of Directors may ask for additional information or drawings. If the Board asks for additional information, this will be considered a response to the original submission and a new 30 day time window will begin when such additional information is received at the Overlook Lakes office.
- (g) Only the items approved may be installed; all modifications, additions and replacements must be approved separately.
- (h) Unit Owners will be solely responsible at their cost for installing, maintaining and removing all items. All risk of loss of an item is on the Unit Owner. Any damage to Association property caused by the installation or removal of any items permitted by Rule 103 will be repaired by the Association and the costs of such repair will be billed to the Unit Owner. If the Unit Owner does not pay promptly upon being billed then the amount owed will be considered a special assessment against the Unit and enforced as assessments are enforced.
- (i) If the Board of Directors determines that an item should be maintained or removed it will send a notice to the Unit Owner (except in cases where the Board determines that there is an emergency) and if the Unit Owner does not act as directed in the notice, then the Board may cause the action to occur and the Unit Owner will owe the Association for any costs of action and of consulting any attorneys to discuss or enforce this provision. If the Unit Owner does not pay promptly upon being billed, then the amount owed will be considered a special assessment against the Unit and enforced as assessments are enforced.
- (j) There is a limit on the total number of objects that may be placed outside of any single Unit onto the "Common Elements" as follows:
 - "A" Units – up to 6 objects
 - "B" Units – up to 7 objects
 - "C" Units – up to 8 objects
- (k) No ongoing placement of furniture of any kind is permitted on the "General Common Elements." All outside furniture is restricted to -the floor of each individual Unit's balcony or patio. The temporary (less than 24 hours): placement of furniture on the "General Common Elements" or on the outdoor parking space immediately in front of the garage portion of each Unit will not require formal approval. The Association retains the right to remove any furniture from either the "General Common Elements" or the outdoor parking space if such furniture is left out for -24 hours or more.

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- (l) No ongoing placement of barbeque grills of any kind is permitted on the “General Common Elements.” The temporary placement of grills on the “General Common Elements” or on the outdoor parking space immediately in front of the garage portion of each Unit will not require formal approval. The Association retains the right to remove any grill from either the “General Common Elements” or the outdoor parking space if such grill is left out for 24 hours or more after use. Grills using charcoal must be allowed to completely cool before being placed inside of garages.
- (m) If the Board of Directors is permitted to take any action (such as removing unapproved furniture), it does not have an obligation to anyone to take the action; if the Board does not take an action like that at first, then the Board may still do so later.
- (n) Decorating requests that would require inserting rails (or similar devices) or drilling holes in brick, masonry or aluminum siding will not be approved. There will be no grandfathering of items that may have been attached in such fashion in the past.
- (o) Bird houses may not be placed anywhere on the Common Elements. Bird feeders containing anything other than Niger thistle seed may not be placed anywhere on the Common Elements.
- (p) All outdoor holiday decorations will require an approved “Request Form” described above. Approved holiday decorations will be permitted for a limited time period. Approved “Request Forms” will be good for the same holiday in subsequent years unless notified otherwise by the Board of Directors.
- (q) The display of any outside electric lighting will require an approved “Request Form” described above. No lights will be permitted to be installed in trees. All approved outside electrical lights must be connected to a grounded outside outlet. Outside light fixtures may not be converted to outlets for this purpose. Electrical cords will not be permitted to lay exposed across sidewalks or driveways or to hang down the sides of buildings from second floor Units.
- (r) No trees, shrubs, flowers or plants of any kind may be planted in the ground in a maintained area anywhere on the Common Elements. No trees, shrubs, flowers or plants of any kind may be planted in the ground anywhere else on the Common Elements without an approved “Request Form.”
- (s) Unit Owners installing approved decorations are reminded that all house number signs, both wooden and ceramic, must be clearly visible at all times.

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- (t) Violators of Rule 103 may be fined by the Association. Fine amounts, together with the costs of any action needed to enforce Rule 103, including attorney's fees, may be assessed against a Unit Owner as a special assessment.
- (u) This Rule is adopted under the rule making authority of the Board of Directors as set forth in the Declaration and By-Laws. Capitalized terms used in this Rule and not defined in this Rule will have the same meanings as those terms have in the Declaration. Nothing in this Rule contradicts the Declaration, By-Laws, Rule 101 or Rule 102.

Building & Grounds Committee Policy On Owner Requested Landscape Requests

This policy applies to all Unit owner landscaping requests which are above and beyond normal maintenance covered by the Association's annual budget.

- (a) Unit owners requesting unbudgeted landscaping work, such as the removal or replacement of healthy plantings, are to submit such requests in writing to the Overlook Lakes office.
- (b) The Building & Grounds Committee will review the request and will make a recommendation to the Board of Directors for approval or disapproval. Important criteria to be considered include the effect of the requested change on the overall appearance of the area and consistency with the landscape plan.
- (c) The Board of Directors will consider the request and make a decision which will be communicated to the Unit owner.
- (d) For approved requests, the Association's landscape contractor will be asked to provide a cost estimate for completing the work. When received, the cost estimate will be communicated to the Unit owner.
- (e) Upon receipt of full payment from the Unit owner, a work order will be issued to the landscape contractor for implementation.

Rule No. 104

Use of Garage

Effective Date - September 1, 2005

Rule 104 - Use of Garage

- (a) Garage doors are to be kept closed except for times when Unit occupants and/or guests are using the garage area. As a courtesy to neighbors, Unit owners are requested to use good judgment in complying with this rule.
- (b) Unit owners may ventilate their garage at any time by leaving garage doors open at the bottom by an amount not to exceed twelve inches.
- (c) Any Unit owner wishing to paint the floor of the garage must submit the paint color to the Board of Directors for approval. This is necessary since a portion of the garage floor extends beyond the garage door and is thus a visible part of the outside of the building.
- (d) The administration of Rule 104 is controlled by the Board of Directors and any dispute on the meaning or intent of Rule 104 will be resolved by the Board of Directors.
- (e) The Board of Directors may change the details of Rule 104 at any time and, if made, such changes will become effective after reasonable notice is given to all Unit Owners.
- (f) Violators of Rule 104 may be fined by the Association. Fine amounts, together with the costs of any action needed to enforce Rule 104, including attorney's fees, may be assessed against a Unit Owner as a special assessment.
- (g) This Rule is adopted under the rule making authority of the Board of Directors as set forth in the Declaration and By-Laws. Capitalized terms used in this Rule and not defined in this Rule will have the same meanings as those terms have in the Declaration. Nothing in this Rule contradicts the Declaration or By-Laws.

Rule No. 105

Board of Directors

Revised Effective Date - September 18, 2017

Rule 105 - Board of Directors

- (a) All persons wishing to run for election to the Overlook Lakes Condominium Association Board of Directors must state, in their nomination papers or otherwise, the status of their membership in the Overlook Lakes Condominium Association prior to such election taking place. This information will be indicated on the membership ballot at any election.
- (b) Sitting members of the Overlook Lakes Condominium Association Board of Directors are required to promptly inform the other members of the Board of Directors of any change in the status of their Overlook Lakes Condominium Association Membership.
- (c) The administration of Rule 105 is the responsibility of the Board of Directors and any dispute on the meaning, intent or administration of Rule 105 will be resolved by the Board of Directors.

Rule No. 107 Security Devices

Effective Date – October 31, 2019

Rule 107 – Permitted Security Devices

The Board of Directors of the Overlook Lakes Condominium Association, Inc. is issuing this “Rule 107 – Permitted Security Devices” to all Unit Owners. This Rule is intended to clarify Article 8 Section 8.4 and Article VII, Section 2 of the Association By-Laws. Maintenance, Alteration and Improvement of Condominium. Article 7, Section 7.4 of the Declaration allows for a process to be created whereby Unit Owners may submit written request for changes to the “Common Elements” to the Board of Directors for a final decision on approval or disapproval.

Security Cameras and Video Doorbells

Security devices will have the following restrictions:

1. Unit owners wishing to place external security devices on, or alter the appearance of the Common Elements, must submit a Rule 103, “Request Form”, for review by the Building and Grounds Committee and approval by the Board of Directors. All “Request Forms” should be sent or delivered to the Overlook Lakes office at 8601 Westlake Dr.
2. Each “Request Form” shall include a picture of the device and/or description, stating exactly what the Unit Owner intends to do and where. The Board may ask for additional information
3. Only the items approved may be installed; all modifications, additions and replacements must be approved separately.
4. Limit two security cameras per unit, externally mounted.
5. Cameras may not be pointed as to infringe upon the privacy of other units.
6. No floodlights or motion detecting lights of any kind.
7. Video doorbells must be mounted where the original doorbell was.
8. No holes may be drilled in any exterior wall, roof, window or balcony railing.

Rule No. 108

Weight Limitation of a Permissible Dog or Cat

- (a) Article 10.3 of the Overlook Lakes Declarations permits the keeping of a dog or a cat in a 4-unit building. No dog or cat shall be permitted to be kept in an 8-unit building except that a service/support dog or cat is permitted in an 8-unit building only upon pre-approval by the Board of Directors.
- (b) The weight of such fully grown dog or cat shall be limited to not more than 30 (thirty) pounds.
- (c) An above referenced dog or cat shall be limited to 1 (one) dog OR (1) cat in such designated unit.
- (d) This rule modifies only the weight limit described in the “Overlook Lakes Pet Resolution” dated June 17, 1994 and all other provisions of that Resolution shall continue in effect.
- (e) This Rule is adopted under the rule making authority of the Board as set forth in the Declaration. Capitalized terms used in this Rule will have the same meanings as those terms have in the Declaration.

Approved by the Board of Directors: May 26, 2021

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Overlook Lakes - Seasonal Use of Swimming Pool & Whirlpool Facilities

Season: Generally Memorial Day through Labor Day

Hours: Open Daily 9:00AM - 10:00PM

Visiting hours for non-resident children are from 9:00AM to 3:30PM daily.

Health and Safety Information

- **WARNING - NO LIFEGUARD ON DUTY.**
- **USE OF SWIMMING POOL AND WHIRLPOOL IS AT YOUR OWN RISK.**
- **DIVING IS NOT PERMITTED.**
- **IN THE EVENT OF EMERGENCY DIAL 9-1-1 FROM THE TELEPHONE IN THE OFFICE HALLWAY.**
- **REFER TO THE OLCA WEBSITE FOR THE LATEST INFORMATION.**

General Information

The pool/whirlpool facility is for the exclusive use by residents of Overlook Lakes condominiums, Overlook Lakes rental units and their respective guests. Entry into the pool area requires use of an entry "FOB". A maximum of two (2) entry "FOBs" are issued to each unit and allows a resident to have one (1) guest for each "FOB". This means that a total of **four (4) persons per unit** may use the pool at any one time, including the persons living in the respective unit (rental unit or condominium unit). More than the four (4) person limit **will require a special pass issued through the office**, for use of the pool and/or whirlpool, and must be returned at the end of the day designated for use. Pick up on Friday for Weekend use. All guests must be accompanied by a resident host. Non-resident owners are only allowed to use these facilities if they are a guest of a resident as described above.

Rules/State Regulations for Use

- Do not enter these facilities if you have any type of illness, including but not limited to colds, contagious disease, open wounds or sores, wearing bandages or if you are bleeding.
- Children under 3 years of age (or older, if not potty trained) must wear a protective swim pant. **NO EXCEPTIONS.**
- State health code requires all persons entering the pool and/or whirlpool to shower before entry.
- No one under age 14 is permitted in the pool area unless accompanied by an adult resident host.
- As required by law, children under age 12 are not permitted to be in the whirlpool unless accompanied by a parent.
- As required by law, children under age 6 are not permitted to be in the whirlpool **AT ANY TIME.**
- Cover-ups and foot wear must be worn to and from the pool area.
- Appropriate swimming attire must be worn in the pool and/or whirlpool.
- Floating devices of any kind are not permitted in the whirlpool.
- Pool toys of any kind are not permitted in the pool, including balls, beach balls and diving objects.
- No audio equipment may be used without headphones without Management approval.
- No glass of any kind is permitted in the pool/whirlpool area. All food and or beverage must be in paper, plastic or metal containers. All such food/containers must be taken with you or disposed of upon leaving in the trash receptacles provided.
- Running, horseplay, unnecessary noise and or behavior disturbances in or around the pool/whirlpool will not be tolerated. Any injury and or property damage resulting from inappropriate behavior is the responsibility of the resident and residents are responsible for their actions as well as the actions of their guest(s).
- Animals and bicycles are not allowed in the facilities area.
- Smoking in any form, including vaping, is prohibited in the pool and pool area.

Management Of The Facility

- The pool/whirlpool facility is owned by a separate limited liability company, who employs the Manager.
- Instructions given by Management employees must be followed.
- Management has the right to deny privileges of any resident or guest to the pool house, pool or whirlpool areas at any time when deemed necessary.
- Violations of these rules can lead to suspension of pool facility privileges or special assessments by your landlord or Condominium Association.
- Pool facility entry FOBs must be returned to Management upon vacating your unit. Replacement cost of a lost FOB is the responsibility of the resident.
- Pool and/or whirlpool may be closed at any time at the discretion of Management for any reason.
- Management may change these rules at any time. Any such changes will be posted in the area of the pool/whirlpool facilities.
- Report any emergency to the SCI Real Estate Management Office at 414-466-0111 from 8am-4:30pm Monday through Friday. After regular hours, call 414-466-0666.
- Management reserves the right to dispose of any personal items left in the Recreational Facility for more than (7) days.