

Lauderdale North Condominium Association

Rules and Regulations

Last Revision: July 20, 2026

In accordance with Section 3.14 (1) of the Code of By-Laws, the Board of Directors of the Lauderdale North Condominium Association provides the following list of “Rules and Regulations” for the use and comfort of its members:

1. Common sidewalks, driveways, and entrances shall not be obstructed or used for any other purpose other than entrance to and exit from the unit. The shoreline of the river, bay, and waterfront areas shall be open to all owners and authorized occupants, and visitors and guests of owners who are present on the property. *(Amended at 7/17/17 Assoc Meeting.)*
2. No article, except private grills and smokers, shall be placed on or in any of the general common elements except for those articles of personal property which are common property for all unit owners. All changes to the common ground will need the approval of the Riverbank Chair and the Board. “For Sale” signs not to exceed 3’ X 3’, may only be placed at the outside entrance to the complex” *(Amended at 7/15/2019 Assoc Meeting.)*
3. No vehicle belonging to or under the control of any owner, occupant or guest shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the property. Vehicles shall be parked within designated parking areas (not on any grassy area). Cars improperly parked in the common elements will be summarily removed at the owner’s expense.

Each unit owner or authorized occupant shall be entitled to keep no more than (3) automobiles on the condominium grounds of which (2) can be kept on the individual unit’s driveway. The term “automobile” shall be defined to include trucks no larger than three-quarter (3/4) ton but shall not include any non-motorized vehicles. Only automobiles in working condition shall be permitted on the common condominium grounds. No mechanical repairs or maintenance shall be performed on any vehicle, boat, trailer, etc. on common elements, or common condominium grounds. Emergency repairs (such as to start a vehicle or fix a flat) are permitted. Recreational vehicles, boats, trailers, etc. may not be parked on any common condominium grounds including the center spaces and driveways longer than seventy-two (72) hours after which they must be kept in the owner’s garage or removed from the premises. The seventy-two (72) hour provision is intended for seasonal changeover and unusual and non-recurring circumstances. The center parking spaces are intended for use and be available for visitors and guests. *(Amended 7/17/17 at Assoc Meeting.)*

4. No work of any kind shall be done upon the exterior building walls or upon the general common elements by any unit owner, except for minor maintenance tasks. No changes may be made in the limited common elements without prior written approval of the Board of Directors. Requests for approval are submitted to the Association Secretary or President. Clarification and exceptions to this rule:
- a. The maintenance and replacement of the raised landscaped areas near units 1001 and 1087, the center landscaped areas near the common parking lot area and the public access areas between 1030 and 1040 buildings and the 1040 and 1050 buildings and the side of unit 1027. These areas will be the responsibility of the Association.
 - b. The replacement of the trees, shrubs, rocks, and decorative stones in front of the individual units from the garage door forward and the decorative rock covering the bank drainage system shall be the responsibility of the Association.
 - c. The maintenance and replacement of the trees, shrubs, rocks, and decorative stones on the side and back of the individual units shall be the responsibility of the owner and shall be consistent with the accepted association plan. All changes requested by a unit owner must be approved by the association board. Any unit owner provided flowers in front of the units must be planted in either pots or hanging baskets and be living plants, not artificial.
 - d. In order to avoid infringing on a neighbor's view of the water or marsh, all plantings must be trimmed as needed. This shall be done by the unit owner or by the association at the unit owners expense.
 - e. Foliage, weeds, trees, or other natural growth on the rip rap, regardless of which unit they abut, may be removed by any unit owner who feels that their view is being affected. The removal and disposal will be the sole responsibility of the unit owner requesting the removal. The removal must first be approved by the riverbank chair and the Association Board of Directors before being done.

Failure to follow these procedures will result in either the unit owners taking responsibility for correcting the situation or the association correcting the situation at the unit owner's expense. *(Amended 10/16/2017 at Association Meeting.)*

5. All unit owners are strongly encouraged to weed and maintain the areas around the individual units, including but not limited to pulling weeds, sweeping away spider webs, leaves, and other debris that causes the front, sides, or back of the unit to appear unsightly.

6. No owner or resident shall install wiring for electrical or telephone installation or for any other purpose, nor shall any radio or television antennae (except for satellite dishes measuring no more than twenty-four (24) inches in diameter, the placement of which is to be approved by the Building Committee) be installed. Transmitting or receiving machines or air conditioning units must be installed on the exterior of the project or be installed in such a manner that they do not protrude through the walls or the roof. The improvements must not be visible from the ground except as may be expressly authorized in writing by the Association Board of Directors. The unit owner has the responsibility for any water damage and roof repair resulting from satellite dish installation. Once installed, the satellite dish mounting bracket(s) and connecting cables shall not be removed from a building or a roof should the unit be sold.
7. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers or any other instruments or devices in such manner as may disturb or tend to disturb owners or occupants of other units.
8. Disposition of garbage and trash shall be only by the use of approved garbage disposal units provided by the trash facilities or the City of Onalaska. *(Amended at 7/17/17 Assoc Meeting.)*
9. No cats, dogs, rabbits, birds, reptiles, livestock, fowl or poultry (hereinafter referred to as “animals”) shall be raised, bred or kept in any unit or in the common elements except as follows:
 - a. Owners and occupants of units may have one (1) dog or no more than two (2) domestic cats.
 - b. All animals shall be supervised and leashed at all times. Dogs and cats shall not be tied up outside unsupervised. The owner shall immediately clean up and dispose of all wastes. *(Amended at 4/22/19 Assoc. Meeting.)*
 - c. If any animal allowed on the premises with such prior approval causes or creates a nuisance or unreasonable disturbance, the owner or other person having control of the animal shall be given written notice by the Board of Directors or managing agent to correct the problem and, if not corrected, the owner, upon three days written notice, shall permanently remove the animal from the property.
10. Any damage to the general common elements or common personal property caused by an owner or an owner’s family members, guests or pets shall be repaired at the expense of that owner.
11. Any unit owner vacating his/her property for two or more weeks shall have someone do a complete walk through at least once every two weeks (preferably weekly). The unit owner will provide the Association Secretary with the name(s) and phone number(s) of a local/area contact(s) who could provide entry to the unit in case of

emergency. The unit owner is likewise advised to provide an “absentee” phone number to the Association Secretary so that contact with the owner may be made if necessary. (Revised and approved October 16, 2006).

12. It is prohibited to hang garments, rugs or any other items (except floral arrangements or seasonal decorations) from the windows, roof or any of the facades of the building. No outside clotheslines are allowed.
13. There shall be no outside storage of firewood, tires, toys or other personal property except barbecue supplies and patio/deck furniture. In accordance with our insurance policy no grills or smokers of any kind are allowed on the decks. They cannot even be stored on the decks.

Special Note: Even though the City of Onalaska fire ordinance allows for electric grills and smokers on the decks, we are concerned that our insurance policy could be cancelled if we allow this. (*Amended at 7/15/2019 Assoc. Meeting*)

14. In order to preserve and protect the privacy, relaxation and tranquility of the property and minimize activities which may generate excessive noise or otherwise disturb the peaceful enjoyment of the residents:
 - a. There shall not be installed or allowed any outdoor playground-type equipment such as slides, swing sets, jungle gyms, sand boxes and the like.
 - b. All recreational equipment and toys shall be kept in the owner’s unit except when being taken on or off the property.
15. Each unit shall be used for residential purposes only, not for trade or business including rummage and/or garage sales.
16. Each unit owner shall observe and perform these rules and insure that his/her family members and guests observe and perform these rules. In the event expenses are incurred due to violations of rules by guests, the owner shall be responsible for payment of the same. Any reports of violations should be submitted, in writing, to the Board of Directors (specifically, the Secretary). At the discretion of the Board, a written notice will be given to the cited unit owner giving him/her a reasonable amount of time to rectify the situation.
17. The foregoing regulations are subject to amendment and to the promulgation of further regulations.