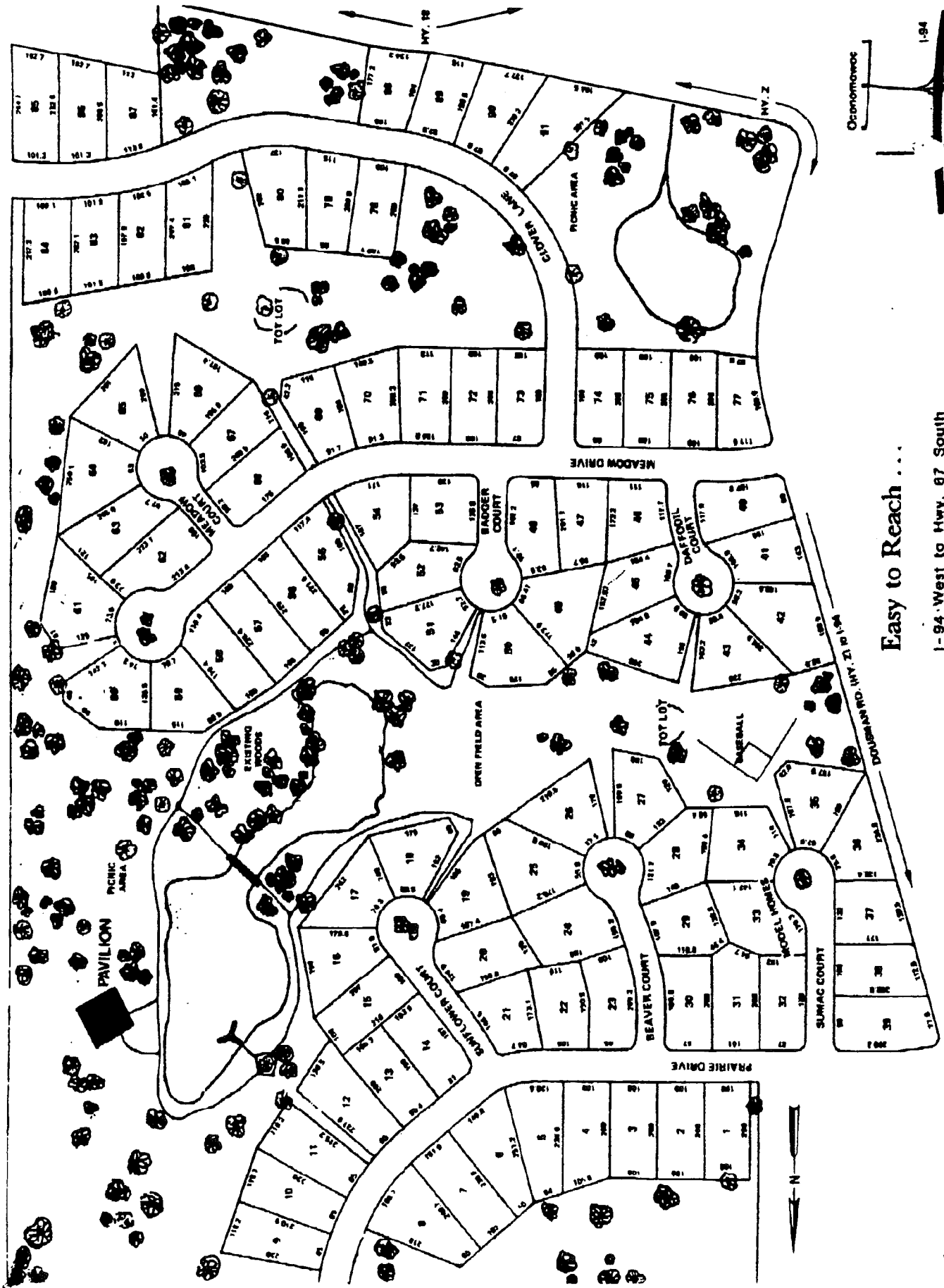




Easy to Reach ...
 I-94 West to Hwy. 87 South

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Inserts:

Telephone Numbers by Lot

Telephone Numbers by Last Name



Summit Meadows Maintenance Corporation



SUMMIT MEADOWS MAINTENANCE CORP-

January 25th, 1998

**Summit Meadows Maintenance
Corporations Revised Corporation
By Laws
June 24th, 1997**

**SUMMIT MEADOWS MAINTENANCE CORPORATION
GENERAL POLICIES AND PROCEDURES**

1. Snowmobiling

- A. Hours of operation, including weekends: 9:00 AM to 9:00 PM.
- B. Snowmobiling is restricted to posted trails only and traffic regulations are to be adhered to as clearly indicated by signs.
- C. Persons responsible for destruction of private or Maintenance Corporation property, including trees and signs, will be responsible for all damages and/or suspension of snowmobiling privileges.
- D. Access to the common land will be allowed only at points designated on the subdivision map.

2. Use of Facilities

- A. All facilities of the common land, including the ball diamonds, are here for the enjoyment of our residents. To avoid conflicts, residents are urged to reserve facilities in advance by contacting a member of the Board of Directors.
- B. The resident making the reservation assumes responsibility for restoring the facility to a clean and useable condition after their picnic, ball game, etc. is over.
- C. Any damage done to a facility becomes the financial obligation of the resident causing the damage.
- D. Use of facilities by outside groups is allowed only if sponsored as guests by a Summit Meadows resident. The sponsoring resident is responsible for the following:
 - (i) The restoration of the facility to a clean and useable condition after their guests leave.
 - (ii) The conduct of their guests while in Summit Meadows.
 - (iii) Any damage caused by their guests.

3. Wood Cutting

Wood will be cut and sold on a "first come" basis to any Summit Meadows resident at a price determined by the Board. Contact the Board of Directors to obtain wood during the cutting season. Any violators will be responsible for replacement with like kind and quality.

4. Public Nuisance Complaints

If you have a complaint regarding vandalism, trespassing, disturbance of the peace, loose pets, traffic violations, etc., please contact the police department directly. You should notify the Board of Directors after you have called the police only when the complaint involves the common land and facilities.

5. Unauthorized Construction

No buildings or other permanent structures are to be erected on the common land without the permission of the Board of Directors. Any such structures are subject to dismantling and removal. Costs are to be borne by the violator.

6. Use of the Common Land

Use of the common land is strictly limited to recreational activities. This definition in land use is required for insurance as well as real estate tax purposes. Residents are not allowed to use the common land for gardening, storage of wood or equipment or any other purpose that would constitute infringement beyond private property boundaries. Proven violators will be responsible for all costs and reasonable attorney fees for enforcing this rule.

7. Use of Corporation Equipment

Any equipment belonging to the Corporation is available for use by residents on a first come, first serve basis subject to the following conditions:

- A. The use of the equipment by residents does not interfere with or take priority over the normal conducting of Corporation business.
- B. The equipment is in suitable condition to tolerate additional wear and tear above and beyond that encountered in normal Corporation usage.
- C. Residents must abide by the rules and regulations set forth by the Maintenance Committee at the time the equipment is loaned out.
- D. Residents assume financial responsibility for any damage done to the equipment while it is entrusted to their care.

8. Use of Lakes

Both of the lakes in Summit Meadows, although privately owned by the Corporation, are under the jurisdiction of the Wisconsin Department of Natural Resources. Residents should be aware that all DNR laws apply to the use of the lakes as well as Corporation policy.

- A. Fishing - Fishing by residents is allowed per the rules and regulations that apply to any Wisconsin lake or stream. Fishermen from outside the subdivision are allowed to fish in the lakes only if sponsored as guests by a Summit Meadows resident. The rules for sponsorship are the same as for use of facilities in policy 2D.
- B. Swimming - The lakes are also open to swimmers, both resident and non-resident. Again, the rules of guest sponsorship apply as previously stated whenever non-residents use our facilities. All swimmers SWIM AT THEIR OWN RISK.
- C. Ice Skating - The policy on ice skating is similar to that on swimming, with all skaters using the lakes at their own risk.
- C. No motorized boats are allowed on lakes.

9. Annual Assessments

Annual assessments are required of each member homeowner to provide the financial resources for maintaining the common property and conducting Corporation business. Assessments are due and payable to the Corporation on the first day of each calendar year. A written statement of account is mailed to each homeowner, by lot number, prior to the due date as a reminder. Failure to pay (or failure to make arrangements to pay) the annual assessment within a reasonable time frame will result in the taking of legal action for collection.

10. Motorized Vehicles

All motorized vehicles (excluding snowmobiles) are not allowed on any area of the common land of Summit Meadows Subdivision. These motorized vehicles include, but are not limited to, All Terrain Vehicles (ATV's), All Terrain Cycles (ATC's), dirt bikes, motorcycles and cars. Residents wishing to drive cars, trucks or other vehicles on the common land for access to their property or recreational areas of the common land or for maintenance purposes should first obtain permission from a Maintenance Board member. This is effective immediately. Enforcement will be carried out by the board to the maximum extent of its power, which includes levying fines and banning residents from the common land for a time not exceeding 60 days.

11. Owner's Responsibility for Third Parties

All resident owners located within the Summit Meadows Subdivision shall insure that all members of resident owner's household (adults and minors), agents, servants, employees, guests, invitees, friends and relatives obey and comply with all the terms and provisions of these general policies and procedures as amended from time to time. As a result thereof, the resident owner(s) shall be responsible for any violation of any term and provision of these general policies and procedures committed by the resident owner's household members, agents, servants, employees, guests, invitees, friends and relatives and shall further be subject to all the rules and regulations set forth herein, including fines, suspension of privileges, other penalties and costs of enforcement.

12. Fines and Penalties

The Board of Directors is empowered by the membership to levy fines, suspend privileges, and/or impose other penalties at its discretion in the event of violations of the above policies.

13. Costs and Expenses

Any resident who has been found to have violated any term or provision of these general policies and procedures shall be responsible for all costs incurred by Summit Meadows Maintenance Corporation in enforcing any term, provision, rule or obligation set forth herein. The costs of enforcement shall include, but shall not be limited to, reasonable attorney fees, costs and expenses reasonably incurred in preparing and prosecuting any claim, litigation, action, suit or proceeding of any kind or character whatsoever arising out of, or in any manner or incident relating to, or attributable to, a resident's violation of any term or provision of these general policies and procedures and as they may be amended from time to time.

Revised March 14, 1997

 Summit Meadows Maintenance Corporation

SUMMIT MEADOWS MAINTENANCE CORP.

June 24, 1997

**Summit Meadows Maintenance
Corporation By Laws
June 17th, 1979
Amended
April 4th, 1980**

 Summit Meadows Maintenance Corporation

SUMMIT MEADOWS MAINTENANCE CORPORA-

June 24, 1997

REVISED BYLAWS

OF

SUMMIT MEADOWS MAINTENANCE CORPORATION

AS RESTATED IN ENTIRETY 6-17-1979

ARTICLE I

NAME AND LOCATION

The name of the corporation is Summit Meadows Maintenance Corporation., (herinafter referred to as the "Corporation"). The principle office of the "Corporation" shall be located at 536 North 27th Street, Milwaukee, Wisconsin, 53208 but meetings of members and directors may be held at such places within the State of Wisconsin as may be designated by the Board of Directors.

ARTICLE II

Section 1. "Corporation" shall mean and refer to Summit Meadows Maintenance Corporation, a corporation organized pursuant to Chapter 181 of the Wisconsin Statutes and to its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Summit Meadows Maintenance Corporation Declaration of Covenants, Conditions and Restrictions and such additions thereto as may hereafter be brought within the jurisdiction of the corporation.

Section 3. "Common Area" shall mean and refer to all real property owned by the Corporation for the common use and enjoyment of the Owners,

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to Waukesha Development, Inc. and its successors or assigns if any such successor or assign should acquire more than one undeveloped Lot from either of them for the purpose of development.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions as amended, applicable to the Properties recorded in the Offices of the Register of Deeds of Waukesha County, Wisconsin.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The annual meetings of the members shall be held each June on a date, time, and place as stated by the Board of Directors. 30-day written notice shall be submitted to each member prior to holding the annual meeting.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by delivering written notice, either personally or by mail, at least thirty (30) days before such meeting to each voting member entitled to vote thereat, to the members address last appearing on the books of the Corporation, or supplied by such member to the Corporation for the purpose of notice. Such notice shall specify the place, day and hour of the meetings and in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declarations or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meetings until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, any member of any Class of voters may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS : SELECTION : TERM OF OFFICE

Section 1. Number. The affairs of the Corporation shall be managed by a Board of five (5) directors. No director need be a member of the Corporation.

Section 2. Term of Office. At the first annual meeting the members shall elect one director for a term of one year. One director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect one director for a term of three years.

Section 3. Removal. Any director may be removed from the Board, with or without causes by a majority vote of the members of the Corporation. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Corporation. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Corporation. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nomination may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution by the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of Board of Directors shall be held when called by the President of the Corporation or by any one director, after not less than three (3) days' notice to each directors

Section 3. Quorum. A majority of the number of directors then in office shall constitute a quorum for the transaction of business, Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- (a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon., and to establish penalties for the infraction thereof;
- (b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Corporation. Such rights may also be suspended, after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;
- (c) exercise for the Corporation all powers, duties and authority vested in or delegated to the Corporation and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or by the Declaration;
- (d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
- (e) employ and prescribe the duties of
 - (1) a manager
 - (2) an independent contractor, or
 - (3) such other employees as they deem necessary.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of the Corporation, and see that their duties are properly performed.

(c) as more fully provided in the Declaration:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty(30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. (A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment);

(e) procure and maintain adequate liability and hazard insurance on property owned by the Corporation;

(f) cause the Common Area to be maintained in accordance with the standards stated in the Declaration;

(g) charge, in its discretion, reasonable fees for the use of any recreational facility situated upon the Common Area.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Corporation shall be a President who shall at all times be a member of the Board of Directors and a Secretary-Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The President will be elected by popular vote of the members at the annual meeting. The election of officers other than Resident shall take place at the first meeting of the board of directors following each annual meeting of the members.

Section 3. Term. Each officer of the Corporation shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Corporation may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office by the Board, with or without cause. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The President shall preside at all meetings of the Board of Directors, shall see that orders and resolutions of the Board are carried out, shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Secretary-Treasurer

(b) The Secretary-Treasurer shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members, keep the corporate seal of the Corporation and affix it on all papers requiring said seal, serve required notices of meetings of the Board and of the members, keep appropriate current records showing the members of the Corporation together with their addresses, and shall perform such other duties as required by the Board. In addition, he shall receive and deposit in appropriate bank accounts all monies of the Corporation and shall disburse such funds as directed by resolution of the Board of Directors, shall co-sign all checks and promissory notes of the Corporation, keep proper books of account, cause an annual audit of the Corporation books to be examined for correctness by an outside accounting firm at the completion of each fiscal year, and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX

COMMITTIES

The Directors shall appoint a Nominating Committee as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as it deems appropriate in carrying out its purposes.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Corporation shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Corporation shall be available for inspection by any member at the principal office of the Corporation where copies may be purchased at reasonable cost.

ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration each member is obligated to pay to the Corporation annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ten (10) percent per annum, and the Corporation may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs and reasonable attorneys fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII

CORPORATE SEAL

The Corporation shall have a corporate seal.

ARTICLE XIII

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is a Class B membership,

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws,, the Articles shall control; in the ease of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Corporation shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we being all of the directors of the Summit Meadows Maintenance Corporation have hereunto set our hands

This 4th day of April, 1980.

John P. Lofgren
John L. Sparks
Sharon L. McIntyre

Harvey G. Randall
Michael M. M.



Summit Meadows Maintenance Corporation



SUMMIT MEADOWS MAINTENANCE CORP-

June 24, 1997

Town of Summit Ordinances

Ordinance 47 - Dogs In The Town Of Summit

Ordinance 90 - Public Nuisances

Ordinance 208 - Curfew In The Town Of Summit



Summit Meadows Maintenance Corporation



SUMMIT MEADOWS MAINTENANCE CORP-

June 24, 1997

Ordinance 47 - Dogs In The Town Of Summit

ORDINANCE REGULATING DOGS IN THE TOWN OF SUMMIT #47

THE TOWN BOARD OF SUPERVISORS of the Town of Summit, Waukesha County, Wisconsin, having by law village powers under Section 60.18 (12) of the Wisconsin Statutes, deeming it necessary in order to promote the public safety, health, morals and welfare do ordain as follows:

SECTION I. Vicious Dog to be Restrained on Leash.

No owner of or person harboring or keeping a fierce or vicious dog or bitch in heat shall suffer the same to run outside an enclosure in which the dog shall be kept unless attached to a leash of sufficient strength to restrain the dog, held by a person competent to control the dog.

SECTION II. Dogs Not to Run at Large.

No owner of or person harboring or keeping a dog shall suffer the same to run at large within the Town of Summit on the public highways, alleys, grounds or parks, or off the premises of the owner or keeper of such dog, except in an "Agricultural District" as defined by the Town of Summit Zoning Ordinance adopted November 3, 1952 as amended to date. It shall be the duty of every Police Officer to apprehend any dog so running at large and to confine such dogs when apprehended in the Town pound.

SECTION III. Gates or Doors not to be Opened to Set Dogs at Large.

All persons except the owners are hereby prohibited from opening any door or gate or otherwise enticing or enabling any dog to leave any private premises within which such dog may be for the purpose of setting such dog at large.

SECTION IV. Howling Dogs Prohibited.

It shall be unlawful for any person, partnership, or corporation owning, keeping, possessing, or harboring any dog to suffer or permit such dog or dogs to disturb the peace and quiet of the neighborhood by excessive, continuous, or untimely barking, yelping, howling or crying at any time of the day or night.

Prosecution may be commenced by the issuance of the appropriate citation by the Police Department or by a varified complaint. Nothing in this ordinance shall be so construed as to prevent a warning citation being issued for a first offense at the discretion of the Police Department after review of the facts and circumstances of the individual case.

SECTION V. Treatment of Dogs with Rabies.

(a) Any person who shall have in his or her possession a dog which has contracted rabies, or which has been subject to same, or which is suspected of having rabies or which shall have bitten any person, shall upon demand of the Police Department, or the Health Officer of the Town of Summit, produce and surrender up such dog to the said Police Department or Health Officer of the Town of Summit, and if upon examination by the Health Officer, or the Wisconsin Humane Society, or any of its agents, the dog shall prove in fact to be infected with said disease the dog may be disposed of in the most humane manner by any such officer.

(b) No person shall keep or harbor any dog known by such person to be infected with rabies, or to have been bitten by a dog so infected, or after demand of the Police Department or the Health Officer of the Town of Summit to produce and surrender up such dog.

SECTION VI. Impounding Dogs.

(a) Any Police Officer or the Wisconsin Humane Society, or any of its agents, may enter upon the premises of the owner or keeper of any unlicensed dog as defined in Chapter 174 of the Wisconsin Statutes, or of a dog so infected with rabies or known to have been bitten by a dog so infected, or of a dog for surrender and possession of which demand has been made by the Police Department or Health Officer of the Town of Summit.

(b) The possession of any dog impounded pursuant to the provisions of this ordinance may be obtained by paying to the treasurer of the Town the sum of \$2.00 plus the current daily fee for each day, or fraction thereof, during which said dog has been impounded. If possession of any such impounded dog is not obtained in the manner hereinbefore provided, within the time and under the conditions specified in Section 174.10 (1), (2), (2m) and (3), Wisconsin Statutes, 1955, the Police Officer or the Wisconsin Humane Society, or any of its agents, shall dispose of the dog in a proper and humane manner, and the provisions of Section 174.10 (1), (2), (2m) and (3) Wisconsin Statutes, 1955 are hereby adopted and by reference made a part of this ordinance with the same force and effect as though set forth herein verbatim.

SECTION VII. Dogs, Licensing and Regulations.

(1) Number Permitted. No household or residential unit within the Town limits will be permitted to keep, harbor or house upon those premises more than three (3) dogs in excess of five (5) months of age.

(2) Licensing Required. Every person residing in the Town of Summit, who owns or has in their possession a dog which is more than five (5) months of age on January 1 or any year shall annually, at the time and in the manner prescribed by the Wisconsin Statutes for the payment of personal property taxes, obtain a license for each dog. A late fee of \$2.00 shall be assessed the owner of each dog five (5) months of age or over who fails to obtain a dog license by April 1 of each year or within thirty (30) days of acquiring ownership of a licensable dog. No license shall be issued for any dog under this section until that dog has received a rabies vaccination within two (2) years of the date the license is requested to be issued. Failure to have such dog so vaccinated shall constitute a violation to be an unlicensed dog under this section. The provisions of Wisconsin Statutes, 1981, are hereby incorporated herein and made a part of this section and subject to all the penalties of Town Ordinances.

SECTION VIII. Penalty.

Any person guilty of violation of any of the provisions of this ordinance, shall, upon conviction thereof, be subject to a forfeiture of not less than ten (\$10.00) dollars, nor more than two hundred (\$200.00) dollars for each violation, together with the costs of action, and in default of the payment thereof, to be imprisoned in the County Jail of Waukesha County until such forfeiture and subsequent costs have been paid, but not to exceed sixty (60) days.

SECTION IX. Repeal of Conflicting Ordinance.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION X. Severability.

The several sections, subsections and paragraphs of this ordinance are hereby declared to be severable. If any section, subsection, paragraph or subparagraph of this ordinance shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the ordinance or of the section of which the invalid portion or paragraph may be a part.

SECTION XI. Effective Date.

This ordinance shall be in full force and effect upon passage of posting three (3) copies thereof in three (3) public places in said Town.

PASSED AND ADOPTED by the Town Board of the Town of Summit, Waukesha County, Wisconsin this 7th day of July, 1986.

Thomas Schwaab
Thomas Schwaab, Chairman

Fern Dickson
Fern Dickson, Supervisor

Ray J. Koch
Ray J. Koch, Supervisor

ATTEST: Helen M. Salzman
Helen M. Salzman, Clerk/Treasurer



Summit Meadows Maintenance Corporation



SUMMIT MEADOWS MAINTENANCE CORP-

June 24, 1997

Ordinance 90 - Public Nuisances

**AN ORDINANCE REGULATING PUBLIC HEALTH AND WELFARE
IN THE TOWN OF SUMMIT, WAUKESHA COUNTY, WISCONSIN**

**THE TOWN BOARD OF SUPERVISORS OF THE TOWN OF SUMMIT,
WAUKESHA COUNTY, WISCONSIN, having by law village powers under
Section 60.18 (12) of the Wisconsin Statutes, deeming it necessary in
order to promote the public health, safety, morals and welfare do ordain
as follows:**

SECTION 1

PUBLIC NUISANCES

**1.01 Public Nuisances Prohibited: No person shall erect, contrive,
cause, continue, maintain or permit to exist any public nuisances with-
in the Township.**

**1.02 Public Nuisance Defined: A public nuisance is a thing, act,
occupation, condition or use of property which continues for such length
of time as to: 1. Substantially annoy, injure or endanger the comfort,
health, repose or safety of the public; 2. In any way render the public
insecure in life or in the use of property; 3. Greatly offend the public
morals or decency; 4. Unlawfully and substantially interfere with, obstruct,
or tend to obstruct or render dangerous for passage any street, alley,
highway, navigable body of water or other public way.**

**1.03 Public Nuisances Affecting Health Defined: The following acts,
omissions, places, conditions and things are declared to be public health
nuisances, but shall not be construed to exclude other health nuisances
coming within the definition of 1.02.**

- (1) All decayed, harmfully adulterated or unwholesome food or
drink sold or offered for sale to the public.**
- (2) Carcasses of animals, birds or fowl not buried or otherwise
disposed of in a sanitary manner within 24 hours after death.**
- (3) Accumulations of decayed animal or vegetable matter, trash,
rubbish, rotting lumber, bedding, packing material, scrap
metal or any material whatsoever in which flies, mosquitoes,
disease-carrying insects, rats or other vermin may breed.**
- (4) All stagnant water in which mosquitoes, flies or other insects
can multiply.**
- (5) Privy vaults and garbage cans which are not fly-tight.**

- (6) All noxious weeds and other rank growth of vegetation.
- (7) All animals running at large.
- (8) The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial dust within the Town limits or within one mile therefrom in such quantities as to endanger the health of persons of ordinary sensibilities or to threaten or cause substantial injury to property.
- (9) Burning of garbage in trash burners.
- (10) The pollution of any public well or cistern, stream, lake canal or body of water by sewage, creamery or industrial wastes or other substances.
- (11) Any use of property, substances or things within the Town emitting or causing any foul, offensive, noise-some, nauseous, noxious, or disagreeable odors, effluvia or stenches extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of any appreciable number of persons within the Town.
- (12) All abandoned wells not securely covered or secured from public use.

1.04 Public Nuisances Offending Morals and Decency Defined: The following acts, omissions, places, conditions and things are declared to be public nuisances offending public morals and decency, but such enumeration shall not be construed to exclude other nuisances offending public morals and decency coming within the definition of 1.02.

- (1) All disorderly houses, bawdy houses, houses of ill fame, gambling houses and buildings or structures kept or resorted to for the purpose of prostitution, promiscuous sexual intercourse or gambling.
- (2) All gambling devices and slot machines.
- (3) All places where intoxicating liquor or fermented malt beverages are sold, possessed, stored, brewed, bottled, manufactured or rectified without a permit or license as provided for by the ordinances of the Town.
- (4) Any place or premises within the Town where Town ordinances or state laws relating to public health, safety, peace, morals or welfare are openly, continuously, repeatedly and intentionally violated.

- (6) All noxious weeds and other rank growth of vegetation.
- (7) All animals running at large.
- (8) The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial dust within the Town limits or within one mile therefrom in such quantities as to endanger the health of persons of ordinary sensibilities or to threaten or cause substantial injury to property.
- (9) Burning of garbage in trash burners.
- (10) The pollution of any public well or cistern, stream, lake canal or body of water by sewage, creamery or industrial wastes or other substances.
- (11) Any use of property, substances or things within the Town emitting or causing any foul, offensive, noise-some, nauseous, noxious, or disagreeable odors, effluvia or stenches extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of any appreciable number of persons within the Town.
- (12) All abandoned wells not securely covered or secured from public use.

1.94 Public Nuisances Offending Morals and Decency Defined: The following acts, omissions, places, conditions and things are declared to be public nuisances offending public morals and decency, but such enumeration shall not be construed to exclude other nuisances offending public morals and decency coming within the definition of 1.92.

- (1) All disorderly houses, bawdy houses, houses of ill fame, gambling houses and buildings or structures kept or resorted to for the purpose of prostitution, promiscuous sexual intercourse or gambling.
- (2) All gambling devices and slot machines.
- (3) All places where intoxicating liquor or fermented malt beverages are sold, possessed, stored, brewed, bottled, manufactured or rectified without a permit or license as provided for by the ordinances of the Town.
- (4) Any place or premises within the Town where Town ordinances or state laws relating to public health, safety, peace, morals or welfare are openly, continuously, repeatedly and intentionally violated.

- (5) Any place or premises resorted to for the purpose of drinking intoxicating liquor or fermented malt beverages in violation of the laws of the State of Wisconsin or the ordinances of the Town.

1.05 Public Nuisances Affecting Peace and Safety Defined: The following acts, omissions, places, conditions and things are declared to be public nuisances affecting peace and safety, but such enumeration shall not be construed to exclude other nuisances affecting public peace or safety coming within the provisions of 1.02.

- (1) All unauthorized signs, signals, markings or devices which purport to be or may be mistaken as official traffic control devices placed or maintained upon or in view of any public highway or railway crossing.
- (2) All trees, hedges, billboards or other obstructions which prevent persons driving vehicles on public streets, alleys or highways from obtaining a clear view of traffic when approaching an intersection or pedestrian crosswalk.
- (3) All use or display of fireworks except as provided by the laws of the State of Wisconsin and ordinances of the Town.
- (4) All buildings or structures so old, dilapidated or out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human use.
- (5) All wires over streets, alleys or public grounds which are strung less than 15 feet above the surface of the street or ground.
- (6) All loud, discordant and unnecessary noises or vibrations of any kind.
- (7) The keeping or harboring of any animal or fowl which by frequent or habitual howling, yelping, barking, crowing or making of other noises shall greatly annoy or disturb a neighborhood or any considerable number of persons within the Town.
- (8) All obstructions of streets, alleys, sidewalks or crosswalks and all excavations in or under the same, except as permitted by the ordinances of the Town or which, although made in accordance with such ordinances, are kept or maintained for an unreasonable length of time after the purpose thereof has been accomplished.
- (9) All open and unguarded pits, wells, excavations or unused basements freely accessible from any public street, alley or sidewalk.

health, safety, peace, morals or decency, he shall file a written report of his findings with the Chairman, who shall cause an action to abate such nuisance to be commenced in the name of the Town in the Circuit Court of Waukesha County in accordance with the provisions of Chapter 286 of the Wisconsin Statutes of 1957.

2.05 Other Methods Not Excluded: Nothing in this ordinance shall prohibit the abatement of public nuisances by the Town or its officials in accordance with the laws of the State of Wisconsin.

2.06 Cost of Abatement: In addition to any other penalty for the erection, contrivance, creation, continuance or maintenance of a public nuisance, the cost of abating a public nuisance by the Town shall be collected as a debt from the owner, occupant or person causing, permitting or maintaining the nuisance, and if notice to abate the nuisance has been given to the owner, such cost shall be assessed against the real estate as other special taxes.

This Ordinance shall be in full force and effect upon passage and publication according to law. Publication shall consist of posting three copies thereof in three public places in said Town.

PASSED AND ADOPTED by the Town Board of the Town of Summit, Waukesha County, Wisconsin, this 1 day of November, 1965.

Thomas Schwaab, Chairman

Edwin Rohloff, Supervisor

John Heuser, Supervisor

ATTEST: _____
Ray J. Koch, Clerk



Summit Meadows Maintenance Corporation



SUMMIT MEADOWS MAINTENANCE CORP-

June 24, 1997

Ordinance 208 - Curfew In The Town Of Summit

STATE OF WISCONSIN

TOWN OF SUMMIT

WAUKESHA COUNTY

ORDINANCE NO. 208

AN ORDINANCE TO
ESTABLISH A CURFEW
IN THE TOWN OF SUMMIT

The Board of Supervisors for the Town of Summit, Waukesha County, Wisconsin, DO ORDAIN AS FOLLOWS:

Section 1: An ordinance to establish a curfew in the Town of Summit is hereby created to read as follows:

CURFEW.

(1) CHILDREN IN STREET AT NIGHT.

A. No child under the age of 18 years shall loiter, idle or remain upon any street, alley or other public place in the Town between 11:00 p.m. and 5:00 a.m. the next day, unless such child is accompanied by his or her parent, guardian or other adult person having legal custody of such child.

B. This section shall not apply to a child:

1. Performing an errand as directed by parents, guardian or person having lawful custody.

2. Who is on his or her own premises or the areas immediately adjacent thereto.

3. Whose employment makes it necessary to be upon the streets, alleys, public places or any motor vehicle after such hour.

4. Returning home from a supervised school, church or civic function.

These exceptions, however, shall not permit a child to unnecessarily loiter about the streets, alleys or public places or be in a parked motor vehicle on the public street.

(2) PARENTAL VIOLATION. No parent, guardian or other person having legal custody of a child under the age of 18 years shall permit or suffer such child to loiter, idle or remain upon any street, alley or other public place in the Town between 11:00 p.m. and 5:00 a.m. the next day, unless such child is accompanied by his or her parent, guardian or other adult person having legal custody of such child.

(3) RESPONSIBILITY OF OPERATORS OF PLACES OF AMUSEMENT. No person operating a place of amusement or entertainment within the

Town, or any agent, servant or employee of any such person, shall permit a child under the age of 18 years to enter or loiter in such place of amusement or entertainment between 11:00 p.m. and 5:00 a.m. the next day, unless such child is accompanied by his or her parent, guardian or other adult person having legal custody of such child.

(4) RESPONSIBILITY OF HOTELS, MOTELS AND ROOMING HOUSES. No person operating a hotel, motel, lodging or rooming house within the Town, or any agent, servant or employee of such person, shall permit any child under the age of 18 years to visit, idle, wander or stroll in any portion of such hotel, motel, lodging or rooming house between 10:00 p.m. and 7:00 a.m. the next day, unless such child is accompanied by his or her parent, guardian or other adult person having legal custody of such child.

(5) LOITERING IN SCHOOL AND PLAYGROUND AREAS. No person, not in official attendance or on official school business, shall enter into, congregate, loiter, wander, stroll, stand or play in any school building or in or about any playground area adjacent thereto within the Town between 8:00 a.m. and 4:00 p.m. on official school days.

(6) PENALTIES.

A. Any person over the age of seventeen (17) years violating the provisions of this ordinance shall be subject to a forfeiture of not less than \$10.00 nor more than \$500.00 plus allowable statutory costs per each offense. Failure to pay any forfeiture hereunder shall subject any violator over the age of seventeen (17) years to be sentenced to the County Jail and/or revocation or suspension of driving privileges.

B. Any person between the ages of twelve (12) and seventeen (17) years shall be subject to a forfeiture of not less than \$10.00 nor more than \$500.00 plus allowable statutory costs per each offense, or referred to the proper authorities as provided in Chapter 48, Wisconsin Statutes. Failure to pay any forfeiture hereunder shall subject any violator to the provisions of Section 48.17(2), Wisconsin Statutes.

C. Any person under the age of twelve (12) years shall be referred to the proper authorities, as provided in Chapter 48, Wisconsin Statutes.

Section 2: SEVERABILITY.

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or

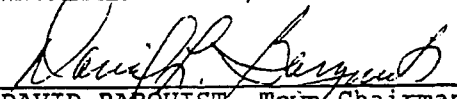
unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 3: EFFECTIVE DATE.

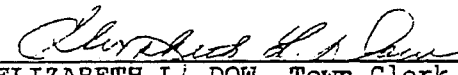
This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

This ordinance passed this 4th day of May, 1995.

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF SUMMIT,
WAUKESHA COUNTY, WISCONSIN


DAVID BARQUIST, Town Chairman

ATTEST:


ELIZABETH L. DOW, Town Clerk

Published or posted on the 10 day of May, 1995.



Summit Meadows Maintenance Corporation



SUMMIT MEADOWS MAINTENANCE CORP-

June 24, 1997

Summit Meadows Maintenance
Corporation

Insurance

Policy Number
99-B2-5220-7

DECLARATIONS PAGE



STATE FARM FIRE AND CASUALTY COMPANY
8500 STATE FARM WAY, WOODBURY MN 55125-3379
A STOCK COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS

Named Insured and Mailing Address
6210-F717 W

SUMMIT MEADOWS
MAINTENANCE CORPORATION
PO BOX 242
DOUSMAN WI 53118-0242

CONDO/ASSOC POLICY - BASIC FORM 1

AUTOMATIC RENEWAL - If the **POLICY PERIOD** is shown as **12 MONTHS**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Policy Period: 12 Months The policy period begins and ends at 12:01 am standard time at the premises location.
Effective Date: 08/01/97
Expiration Date: 08/01/98

Named Insured: Corporation

Location of Covered Premises:
NW 1/4 OF SEC 34 TWP 7N R17E
PRAIRIE ST TOWN OF SUMMIT WI 53186
53186

Coverages & Property

Limits of Insurance

Section I

A Buildings
B Business Personal Property

Excluded
Excluded

Section II

L Business Liability
M Medical Payments
Products-Completed Operations
(PCO) Aggregate
General Aggregate (Other
Than PCO)

\$ 1,000,000
\$ 5,000
\$ 2,000,000
\$ 2,000,000

Deductibles - Section I

None

In case of loss under this policy, the deductible will be applied to each occurrence and will be deducted from the amount of the loss. Other deductibles may apply - refer to policy.

POLICY PREMIUM \$ 1,244.00

Forms, Options, and Endorsements

Basic Form 1 FP-6108
Amendatory Endorsement FE-6249.1
Policy Endorsement-Condo/Asn FE-6466
Tree Debris Removal FE-6451
Glass Deductible Deletion End FE-6538.1
Dir & Officers OPTION DO

OTHER LIMITS AND EXCLUSIONS MAY APPLY - REFER TO YOUR POLICY

Prepared

09/17/97

FP-8010.3C

AE88

(06/92)

Your policy consists of this page, any endorsements
and the policy form. PLEASE KEEP THESE TOGETHER.

Countersigned

By

DOUG HANSEN

(414) 242-2700

Agent

E

(o112172b