

CARRIAGE HILLS CONDOMINIUM ASSOCIATION, INC.

RULES OF CONDUCT

I. PARKING

- (A) The main drive shall not be used as a play area. This includes roller skating, skate boarding, and ball playing.
- (B) There shall be no parking within one car length on either side of the mailboxes or directly in front of walks.
- (C) Vehicles used primarily for recreational purposes (trailers, mobile homes, campers, motor homes or boats) may NOT be parked in outdoor parking areas, except for a 24-hour time limit for loading or unloading, provided those vehicles do not interfere with the parking and movement of other unit owners' cars to and from their assigned garage areas.
- (D) Each unit owner has been assigned enclosed parking areas for two (2) vehicles.
 - 1. Owners with more than two (2) vehicles shall make arrangements to park excess vehicles in unused areas, with the approval of the Board of Directors, or the excess vehicle(s) shall be parked off the property boundaries of CHCA, Inc.
 - 2. A list of unit owners' vehicles and license numbers shall be obtained by the Rules Committee annually. Unit owners shall report any change of vehicles and/or license numbers, in writing, to the Chairman of the Rules Committee within 30 days following such change.
- (E) Visitor Parking
 - 1. Visitor parking shall be allowed in the designated visitor parking areas adjacent to Buildings 13360 and 13390.
 - 2. Visitors may park directly behind a unit owner's assigned garage space, provided that doing so does not interfere with the parking and movement of other unit owners' cars to and from their assigned garage areas.
 - 3. Visitor parking shall be limited to a two-week period, with extensions to be granted at the discretion of the Board of Directors upon written application.

- (F) Pursuant to Section 2.03(a) of the Fire Protection Ordinance of the Village of Elm Grove, the following private driveway is designated as a fire lane: "The circular driveway located in the middle area of the Carriage Hills Condominium complex, on both sides of such circular portion of said driveway. Adopted this 18th day of December, 1978."

Unit owners may call the Elm Grove Police Department to report violations of this ordinance.

- (G) Bicycles, motorcycles, go-carts, etc., shall be stored in garage areas.

II. COMMON AREAS

- (A) No alterations of common areas are to be made by any unit owner without written permission of the Board of Directors, as specified in Article V, Section 12, of the Bylaws. In the event any such alteration has taken place, the Board of Directors reserves the right to restore said area to its original condition at the expense of the unit owner.

1. Floral planting by unit owners to beautify and enhance common areas, without damage to sod or shrubbery, may be done under the following conditions:
 - (a) Submit a request for permission for such planting to the Chairman of the Grounds Committee, specifying the type, amount and location of planting requested.
 - (b) The Grounds Committee will respond, indicating approval or disapproval.
 - (c) Maintenance and upkeep of approved planting will be the responsibility of the unit owner who submitted the proposal.
 - (d) If the Grounds Committee determines that maintenance is lacking, the area will be returned to its original condition, at the expense of the unit owner.
 - (e) When and if a unit owner moves, after having received approval to install plantings, and after having installed such plantings, the Grounds Committee shall determine whether or not the area should be restored to its original condition, at the expense of the

unit owner, unless the new owner wishes to maintain the plantings.

2. Artifacts (such as statues, bird feeders, benches, and other decorative items) must be approved by the Board of Directors.
 - (a) Where artifacts have already been placed, unit owners are requested to submit in writing to the Board of Directors, within 30 days following publication of the rule, a description of the artifact and its location, for the purpose of ownership identification.
 - (b) For placement of new artifacts, unit owners shall submit a written request to the Board of Directors, including the exact size, specifications, and proposed location of the artifact, along with written approval of all other unit owners in the building.
 - (c) The Board of Directors shall respond in writing, within 30 days, indicating approval or disapproval of the placement of new artifacts.
 - (d) Maintenance and repair of the artifact, including removal for the winter, if appropriate, shall be the responsibility of the owner of the artifact.
 - (e) No artifact shall be placed so that it interferes with access to a building entrance, including the doorbell area.
 - (f) The following articles may not be placed on the grounds:
 - (1) Portable or permanent enclosures
 - (2) Wading or swimming pools
 - (3) Anything placed on lawns which interferes with mowing and upkeep, or which burns or disfigures the lawn.
- (B) Hallways are not to be used as play areas or storage areas. Placement of artifacts in front hallways by individual unit owners is permitted with the consent of the other unit owners in that building, provided that these artifacts are not permanently fixed to any part of the limited common areas, including walls, floors, ceilings, etc.
- (C) Storage is permitted in lockers only. No storage or other paraphernalia is permitted in the basement area. No storage whatsoever is permitted in the furnace room, per fire regulations.

- (D) One freezer or refrigerator per unit owner may be installed in the basement area, provided such appliance is connected to the unit owner's electrical service.
- (E) When the unit owner leaves the unit, it is strongly recommended that all appliances, such as washers, dryers, irons, etc., be turned off.
- (F) Front and back entrances to buildings shall be kept locked at all times.
- (G) For insurance reasons, charcoal grills are prohibited on wooden balconies and decks, nor are they to be used under balconies or in garages.
- (H) Garage sales, estate sales, etc., are not to be conducted at Carriage Hills.
- (I) Two (2) "For Sale" signs, the size of standard realty signs, are permitted in the common area. One may be placed at the Bluemound Road entrance to Carriage Hills. The other may be placed in front of the seller's building. These signs, including flags and banners, are permitted only on the day of an Open House and must be removed when the hours of the Open House are over. An Open House may be held on any Saturday or Sunday, and should not exceed six (6) hours.

III. PETS

- (A) No four-legged pets will be allowed to unit owners.
- (B) Visiting pets shall be kept on leashes at all times.
- (C) Any litter deposited on common areas by visiting pets must be IMMEDIATELY removed by the pet owner or unit owner.
- (D) All visiting pets must be kept indoors, and not chained outside the unit.

IV. VIOLATIONS

- (A) Any unit owner in violation of any of the above rules will be contacted in writing by the Board of Directors. Continued violations will result in obtaining outside assistance in rectifying the violation, at the unit owner's expense. These rules were voted on and approved by the CARRIAGE HILLS CONDOMINIUM ASSOCIATION at special meetings held at the Village Hall in Elm Grove, Wisconsin, on June 4, 1979, January 15, 1980, and January 21, 1998.

- (B) The Board of Directors has the authority to levy a liquidated damage assessment (a fine) on a homeowner in violation of any Bylaw or Rule of Conduct on a homeowner in violation of any Bylaw or Rule of Conduct adopted by the Homeowners Association. The liquidated damage assessment (the fine) will be \$25 per occurrence or day, whichever is applicable. In addition, the Board has the authority to collect from the violator the cost of any damages resulting from a violation, and the cost of any legal expense involved in collecting the fines and damages.