Rules and Regulations
Rosewood Village II Owner's Association Inc.

Order: P655S8KV5
Address: 1924 Springbrook N Unit A
Order Date: 08-03-2026
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DRAFT ROSEWOOD VILLAGE II CONDOMINIUMS
RULES AND REGULATIONS

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1. The Board of Directors shall retain the right to make reasonable decisions deemed to be in the best interest of the Association. (Article VI Section 1)

2. No Unit Owner or occupant of a Unit Owner's unit shall or attempt to direct, supervise, or in any manner assert control over any Association contracted worker(s). Poor workmanship or performance of such individuals should be reported to the property management company immediately.

USE OF PREMISES

3. No signs of any kind shall be erected within common or limited common elements the property including “for sale” or “for rent” but excluding "open house" signs during an open house. (Article VII Section 4)

4. Satellite Dishes will be allowed with approval from the Board and compliance with the Satellite Dish Policy. Any damage to Condominium property resulting from the installation or presence of a Satellite Dish will be the home owner's responsibility. (Article IX Section 6)

5. Any perennial flowers added by a home owner becomes his/her responsibility. This includes but is not limited to plantings around decks, patios and at the edges of tree lines and fields. In addition, plantings in the front of your unit and around the A/C that were not part of the original plantings are the current homeowner's responsibility. Upon sale of your unit, the new owner is responsible to maintain these areas or restore them to their original condition. If the Association has to restore them, the homeowner will be charged for this work. Plants installed by the Association shall be maintained by the Association with exception to required watering. (Article VII Section 1)

6. Only full view front storm doors that are uniform in design are permitted. The color must match the siding or the trim paint. (Article VII Section 1)

7. Hanging laundry outside is prohibited. If hung in the garage, the door must be closed. (Article IX Section 6)

8. Use of fire pits and other open flame devices are not permitted on the Common Elements or Limited Common Elements. (Article IX Section 5)

9. Unit Owners and Unit Owners' occupants shall not make or allow any noises or odors which in any way or at any time might be objectionable to other Unit Owners or Unit Owners' occupants. Unit Owners and Unit Owners' occupants shall not cause or allow voices, musical instruments, televisions, radios or other such sound producing devices to in any way or at any time become objectionable to other Unit Owners or Unit Owners' occupants. (Article IX Section 10)

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10. No Unit Owner shall allow any hole(s) in the vinyl siding or the brick of a Unit (Article VII Section 1)

11. Window well covers may be used if either flat or domed and are installed at the owner's expense. They are only to be of clear plastic material and removed or replaced if damaged or broken. Glass block basement windows are allowed with prior written Board approval. (Article VII Section 1)

12. No charcoal grills are allowed on the decks. Gas grills are allowed on the deck as long as they are covered when not in use. All grills should be placed a reasonable distance from the vinyl siding so as to not damage the building. Replacement costs caused by grilling will be borne by the Unit owner. (Article VII Section 4)

13. No boxes, bicycles, carriages or other similar items shall be stored on the patio/deck. (Article IX Section 4)

14. No window air conditioning units are allowed. (Article VII Section 1)

LEASING OF UNIT

15. No unit shall be made subject to any type of timesharing agreement or used for transient purposes. Leases or rental agreements must be for more than six (6) months and shall be reported in writing to the Board of Directors. A Copy of the executed rental agreement shall be on file with the property management company. The owner remains responsible for compliance with the requirements of the Condominium Declaration and these Rules and Regulations. (Article IX Section 2)

SANITATION

16. The association is not responsible for pest control of individual Units. This includes wasps, mice, moles, etc. It is the homeowner's responsibility to take care of these problems.

17. Each Unit Owner shall be responsible for maintaining not less than one (1) fully operational smoke detector and one (1) carbon monoxide detector on each floor of their unit at all times. (Article IX Section 9)

18. The Association shall not be responsible for interior damage or damage done to an Owners personal property caused by, or as a result of common element failure (i.e. roof leak, sewer back-up, etc.). Owners are responsible for any wall texturing/painting, wallpaper, or other wall covering. (Article XI Section 4)

COMMON/LIMITED COMMON ELEMENTS

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19. Nothing can be stored outside the unit that is considered unclean, untidy or unsightly. Common barbecue or patio furniture is not included. Grill covers' color must blend with the surroundings. (Article VII Section 4)

20. Flowers outside the unit must be natural. Hanging flower baskets (natural flowers only) are allowed on eyehooks from overhangs or on basket poles. Any necessary removal and/or replacement of baskets during painting or repair of the units is by owner. Further, the owner is responsible for any damage caused directly or indirectly by the attached object. (Article VII Section 1)

21. Low voltage lighting is permitted if placed in existing flower/mulch beds and no more than 10 inches above ground. Holiday lighting and Holiday decorations are permitted between December 1 and January 10 and must be removed or disabled by January 10th. (Article VII Section 1)

22. Benches of stone, wood, etc., are allowed in front stoops, patios, and decks but are not allowed in common elements. No permanent fences are allowed anywhere other than those erected and maintained by the Association. (Article VII Section 4)

23. Architecture/landscape
    a. You may have a bird feeder in the back of your condo only
    b. You may have a bird bath in the back of your condo only.
    c. You may not have a fountain or water feature
    d. You may not have a gazing ball
    e. You may not have ornamental rocks other than those installed by the Association.
    f. You may have one statue that is not more than 2 feet tall
    g. You may not have a spa/hot tub
    h. You may have wind chimes in the front/back of your condo
    (Article VII Section 6)

24. No antennas, garbage or recycling carts, tanks, pools, basketball hoops, play equipment/toys may be left outside. No other recreational equipment may be installed in the Common Elements. (Article IX Section 6)

25. Garbage and recycling may only be placed in carts provided by the City of Waukesha and shall be stored in the garage. Garbage/recycling carts may only be placed out after 6:00 PM the night before pickup and must be brought in by 6:00 PM the day of pick up. (Article IX Section 5)

26. Drainage swales and ditches cannot be modified. All landscape maintenance must be completed by Association contractors at the direction of the Board of Directors. (Article VII Section 6)

27. It is the resident's responsibility to keep lawns and sidewalks clear of personal property such as hoses, planters, etc. This rule applies throughout the entire year. Items left on the lawn or under the snow are a problem for the landscaper, snow removal personnel and other vendors/contractors who need access to Association property. Neither the Association nor the vendors will be responsible for damaged personal property and any damage to the vendor's equipment will be the liability of the offending homeowner. (Article VII Section 1)

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28. No irrigation systems are permitted around the buildings. (Article VII Section 6)

VEHICLES, PARKING AND GARAGE

29. Vehicles shall be parked only in garages or driveways serving the unit. Trucks, such as commercial truck and van vehicles, may be parked in driveways for no longer than 24 hours. Any non-operable vehicles may not be parked outside the garage. Boats, campers, trailers, motor homes and RV's may be parked in the driveway for loading and unloading purposes only and in no case overnight. Overnight guests must park either in the garage or driveway of the hosting unit owner. No car repairs may be performed outside the unit's garage. No more than two (2) vehicles, defined as cars, SUV's, minivans, passenger four-wheel pick-up trucks with no exposed items in the bed and motorcycles are allowed to be parked in the driveway overnight. If the unit owner abuses these parking privileges and ignores formal warnings, the board will implement fines consistent with the Association's documents. (Article IX Section 4)

PET POLICY

30. Permitted pets are limited to a maximum of 2 usual and common household pets, 40lbs or less, such as a dog or cat plus other small household pets such as fish, or small birds. Dogs not permitted are as follows: Akita, Chow, Pit Bull or Staffordshire Terrier, Presa Canario, Rottweiler, Sharpei, Wolf hybrids, Doberman Pincher, and German Shepard. No livestock or animal may be kept on the property. No breeding or commercial use of animals is permitted. No "boarding" of animals is permitted except as follows. In those circumstances where owners anticipate that visitors who have pets will be staying longer than two weeks, the unit owner must notify the Management Company and obtain permission from the Board to board those pets for a longer period of time. (Article IX Section 3)

31. All pets must be on leashes and accompanied by a responsible person when outdoors. All fecal matter must be picked up and disposed of properly and immediately. Fines may be imposed for lack of compliance. No outside fencing or dog runs are allowed. When dogs are outside they must be on a leash and a pet may not be left unattended outside. (Article IX Section 3)

RULE VIOLATIONS

32. The notice furnished by the Board informing the Unit Owner of the alleged violation or non-compliance shall substantially include enough information to allow the alleged offender to take timely corrective action.
    a. The name of the Unit Owner;
    b. The date of delivery of the notice upon the Unit Owner;
    c. The date(s) of the alleged violation;
    d. A description of the rule(s) or regulation(s) allegedly violated;
    e. The amount of the fine(s) that can result;
    f. A description of what procedure the Unit Owner must take, to cure the violation(s) within seven (7) days;

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g. The signature of an officer of the Association or an authorized agent. (Article XVI)

ENFORCEMENT PROCEDURES

(Article VI Section 1)

A. Fines,

1. The fine for a violation of any and all applicable laws, the Condominium Declaration, Bylaws and Rules and Regulations shall be $50.00. Each day a violation continues is a separate violation. Such fine is not a waiver of other remedies, including actual damages and an injunction.
2. If the Association retains legal counsel to aid in the enforcement of applicable laws and /or the Condominium's Declaration, Bylaws and/or Rules and Regulations, shall be entitled to recover its attorney fees from the unit owner(s) committing the violation.
3. Fines and attorney fees are due no later than thirty (30) days after fine is levied, and unpaid fines and attorney fees shall be a lien against the unit ownership and may be foreclosed upon as provided by law.

B. Other Enforcements,

The Association may apply to a court of competent jurisdiction to obtain injunctive relief to enforce a violation of any and all applicable laws, the Condominium's Declaration, Bylaws and Rules and Regulations, or this section. The Association, if successful, such reasonable attorney fees as may be determined by the court.

C. Appeals,

A unit owner may appeal any enforcement action employed by the Board of Directors, including fines, but not including arrearages of assessments, by writing a letter to the Management Company stating the reason for the appeal. This written appeal must be received by the Management Company stating the reason for the appeal. This written appeal must be received by Management Company within fourteen (14) days of the notice of the fine. The Board shall review the validity of enforcement and the remedy. The decision of the Board (by a majority vote) shall be conclusive. The unwritten lien on a unit occasioned by the fine shall not be suspended during the appeal.

D. Procedure,

1. Written notice to the Unit Owner
2. Contact either by phone or in person by the property management company representative providing notice of the violation
3. If after these attempts the Unit Owner continues the violation, the Board will impose fines and if deemed necessary, start legal procedures to resolve the violation.

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