

**RIVERS CROSSING CONDOMINIUM ASSOCIATION
WAUKESHA, WISCONSIN**

Common Element Rules and Regulations

Adopted by the Board of Directors :
Effective: June 12, 2003

In order to co-exist in harmony, we all must abide by certain rules and regulations . Therefore, in an effort to ensure that property values are maintained and all residents of the Rivers Crossing Condominiums enjoy living as safe and stress-free as possible, the Board of Directors of the Rivers Crossing Association has prepared the following Rules and Regulations for the complex and its residents.

In many instances, the Rules and Regulations simply reiterate what is outlined in the Declaration and the By-Laws for Rivers Crossing Condominiums. However, now that the complex has reached its maximum number of units, it was felt that new Rules and Regulations should be disseminated to facilitate compliance to them as well as the By-Laws and Declaration.

Section 3, of Article V of the By-Laws of Rivers Crossing Condominium Association , Inc., states that the Board of Directors has the power and duty to "Adopt and publish rules and regulations governing the use of the Common elements and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof." Article VII states that it shall be the duty of the Board of Directors to cause the Common Elements to be maintained.

As defined by the Declaration , "Common Elements" shall mean and refer to the common areas and facilities consisting of the land and the entire premises described in the legal description of the land, "excepting the Units and excepting and subject to any . structures built or improvements installed by or for public utilities ."

"Limited Common Elements" are defined as those common elements reserved for the exclusive use of one or more, but less than all, of the owners of units located in one building. For example, the deck or porch and the unit owners driveway.

The Rules and Regulations have been prepared for unit owners and residents as a convenience. Although unique, they are patterned after similar Rules and Regulations disseminated by numerous other condominium associations.

The Rules and Regulations as well as the By-Laws and Declaration and the liquidated assessments that may be levied against violators of Rules and Regulations , the By-Laws and Declaration are in accordance with laws of the State of Wisconsin. They will be strictly enforced in order that unit owners' investments in property here will not diminish.

It is hoped that these Rules and Regulations will serve as guidelines, which will encourage residents and their guests to abide by the Declaration, the By-Laws and these rules made to insure carefree living in harmony for us all.

Please call **REAL ESTATE SPECIALISTS** at #262-695-8844 to report any violations.

Board of Directors
Rivers Crossing Condominium Association

SECTION 4 Animals & Pets

1. All dogs must be properly licensed and tagged and be in compliance with City of Waukesha ordinances.
2. No animals, livestock, reptiles, poultry, or birds of any kind shall be raised, bred or kept within the Condominium, except as hereinafter set forth. The Association may issue a permit to the occupant of a Unit to keep two (2) cats or one (1) medium-size (55 pounds or less) dog or one (1) cat and one (1) medium-size dog (no guard-type dogs shall be permitted) and other small household pets (such as fish, canaries or parakeets) provided that they are not kept, bred or maintained for any commercial purposes.
3. No unit owner shall keep a dangerous or vicious dog within the premises in accordance to Wisconsin state statute (174.02) and Waukesha City ordinance (11.24).
 - A. A dangerous dog is defined as one that has (1) chased or approached a person in either a menacing fashion or an apparent attitude of attack, or (2) attempted to bite or otherwise endanger a person, or (3) been surgically debarked or silenced for non-medical causes.
 - B. A vicious dog is defined as one that has caused "bodily injury" or killed any person or another dog.
 - C. This does not include (1) dogs trained to assist law enforcement personnel in the performance of their duties, (2) a dog acting to protect its owner from a person committing or attempting to commit a criminal trespass or other criminal offense, or (3) being provoked to act because it is being teased, tormented or abused by a person.
4. Pets must be restrained on a leash while on Rivers Crossing Condominium common elements.
5. Pet owners and/or keepers shall immediately clean up feces created by their pet as called for by City of Waukesha ordinances. Failure to do so can result in liquidated damage assessment levies.
6. No pet shall be allowed to create a nuisance, unreasonable disturbance or undesirable behavior while within the common elements. A unit owner is responsible for the actions of pets of anyone living in or visiting his or her unit and for the repair of any damage caused by a pet to the common elements property and deemed necessary by the Board of Directors of the management company.
7. Except for bird feeders, unit owners should not leave food outside for animals or other creatures. Raccoons, coyotes and other unwanted animals as well as geese are attracted if food is left outside.
8. No pet shall be tied, chained, caged or staked to a building, grounds, plantings or other common element item and left unattended for more than an hour at a time. A chain or leash should not exceed 6-foot in length.

SECTION II – Building Exteriors

1. In accordance with the By-Laws, nothing shall be done to alter the appearance of buildings, grounds and common element even on a temporary basis.
2. Permission must be obtained from the Board of Directors or its designated agent before placing any items within the common elements. Items include and are not limited to a satellite dish, electronic bug zappers, banners, flags, flagpoles, windsocks, birdbaths, fountains and lawn ornaments.
3. Unit owners may place containerized flowers and plants on their decks or porches as long as they are not obtrusive and blend into the surrounding area.
4. Items must not be placed or mounted to the siding of a building or any other common element such as trees and pillars, gutters and lights.
5. Holiday lights and other decorations are allowed. Decorations must be removed within 30 days after the holiday. All decorations may be temporarily secured away from gutters and downspouts using plastic fasteners. Electrical cords are not to be placed in gutters and downspouts or across sidewalks. Due to the immaturity of the leaf bearing trees lights are not allowed at this time.
6. Erecting or installing a radio or television antenna on roofs, siding or any other surface is prohibited.
7. Satellite dish antennas. See Appendix A.
8. Performing vehicle maintenance and/or restoration on the common elements is prohibited.
9. Tampering with any solar light sensor on lamp posts is prohibited. Decorations on top of lamp posts is not allowed.

SECTION III – General Grounds

1. Adding or mixing non-conforming wood chips or decorative stones to the existing shrub bed, flower bed or tree ring is prohibited unless approved by the Board of Directors.

2. Removing or altering planted flowers, shrubs, bushes or trees is prohibited without the permission of the Board of Directors.
3. Vegetables and Herbs are limited to containers, annuals and bulbs planted in existing beds must be maintained by unit owner.
4. Toys, recreational equipment, tents, bicycles, tricycles and wagons must be removed from the deck, porch or common elements when not in use.
5. The storage of baby carriages, bicycles, children's toys, wagons, playpens and/or play structures, etc. is prohibited on the deck, porch and within the common elements.
6. Items except tables, chairs and grills must be removed from deck, porch or any common element in the winter.
7. Portable athletic equipment may be temporarily placed immediately outside the unit owner's garage. Basketball hoops and similar items may not be used prior to 9 a.m. or after sunset and must be kept in the garage or unit at night.
8. Care must be taken with the use of barbeque grills. No grill should be left unattended and care must be taken to ensure that smoke and fumes **DO NOT** create a nuisance for the occupants of other units. No grill shall be ignited within 2 feet of a building. No mobile fire pit or similar items shall be allowed to cool down while emitting smoke within 2 feet of a building.
9. Use of portable fireplaces and outdoor heating units must be approved by the Board of Directors.
10. Games or other activities, which may create a nuisance, cause damage or disrupt the peace are prohibited within the common elements.
11. Bicycles, skateboards, in-line skates and scooters must be operated responsibly so as to not create a nuisance or liability problems on the common elements.
12. Operation of mini-bikes, ATV's or snowmobiles on the property is prohibited except for ATV's used for snow removal.
13. No noxious or offensive activity shall be carried on or within the condominium property and nothing shall be done on said property, willfully or negligently, which may be or become an annoyance or nuisance to unit owners or occupants of units.

SECTION IV – Parking and Traffic

1. All residents' vehicles shall be parked in the unit owner's garage or driveway. A parking permit for vehicles that will not dimensionally fit within the confines of a garage or in its approach may be obtained by a written request to the Board of Directors. Permits will **NOT** be issued for vehicles displaced from a garage because

personal items or another vehicle are stored in said garage.

2. Boats, boat and camper trailers, campers, trailers, RV's, mobile homes, semi-trailer cabs and similar vehicles are not to be parked or stored in the common elements. However, vehicles and trailers that fit in garages may be kept in garages.
3. It is illegal to park overnight on a City of Waukesha street without a permit. Permits good for a three-night, one- and three- month parking may be obtained from the Waukesha Police Department for a fee.
4. Care must be taken so as to not impede snow removal. Vehicles parked outside of garages must be moved, at least temporarily, to permit all snow to be cleared from the drives. Owners not moving their vehicles to permit snow to be removed will be responsible for any additional plowing/clean up fees charged by the snow removal contractor.

SECTION V – Signs

1. One real estate or “For Sale” sign may be temporarily placed in front of a unit. A sign may also be placed in a window or door of the unit.
2. Other signs, posters or advertising materials placed on walls, windows or patio doors are also prohibited.
3. Signs announcing a “Garage Sale,” “Rummage Sale” or “Estate Sale” are allowed only during the sale a sign may be temporarily placed at the entrance of the driveway from the street. Unit owners are responsible for ensuring visitors comply with parking regulations.

SECTION VI – Alterations

1. No alterations shall be made to air-conditioning units location without the expressed written consent of the Board of Directors.
2. No alterations of window or exterior doors are permitted without the approval of the Board of Directors.

SECTION VII – Garbage

1. All garbage and items to be recycled are to be stored in receptacles provided by the City of Waukesha or similar receptacles. It is suggested that each unit owner place their address on their receptacles to help in returning the receptacle in the event it is blown away.

2. Recyclable items should be separated and placed in the bin provided according to rules provided by the City of Waukesha. A recycling bin has been provided all residents by the city. If a bin is lost or destroyed another may be obtained from the City of Waukesha Engineering Department located in the Annex across the street from City Hall. The city charges a fee for replacement bins.
3. Excess trash that will not fit into a garbage container must be placed in a sealed container or plastic garbage bag and tied shut.
4. Garbage receptacles shall not be placed outside the garage any earlier than the night before pickup (currently Fridays or a day later if there has been a holiday).

SECTION VIII – Enforcement

1. After determining there is a violation of the Declaration, the By-Laws and/or these Rules and Regulations adopted by the Board of Directors of the Rivers Crossing Condominium Association, the Board of Directors or the management company shall notify the unit owner and resident in writing of the violation.
2. Inasmuch as liquidated damage assessments may be levied against the unit owner (**\$25 for the first violation, \$50 for the second violation and \$100 for the third and subsequent violations**) if the violation does not pose a danger, the unit owner charged will have 10 days to remedy the situation to abide by the Declaration, the By-Laws and the Rules and Regulations before liquidated damage assessments are actually levied for the initial violation only. If a dangerous violation exists, the unit owner will be ordered to remedy the situation immediately.
3. Any unit owner or resident who receives notice of a violation may within three working days after receipt of such notice, ask for an informal hearing before the Board of Directors. An informal hearing shall (1) within seven working days, (2) at a time convenient to both parties, or (3) at the next regularly scheduled board meeting. The Board of Directors shall take no action until the informal hearing has been held and notice of the final decision of the Board of Directors has been delivered to the unit owner and resident. The decision of the Board of Directors will be rendered within three working days after the hearing. Decisions will be final and binding.
4. Should no request for an informal hearing be received by the Board of Directors or management company within three working days after the unit owner and/or resident is notified of the violation, the unit owner or resident acknowledges that the violation is justified and the liquidated damage assessments are to be submitted to the association or management agent within 30 days. If there is no response to the violation charge and the violation has not been corrected as in the case of a first offense, subsequent liquidated damage assessments will be levied and legal action will be instigated. In addition to Liquidated Damage Assessments the unit owner will also be responsible for any costs for repairs or damages. As a final measure a lien may be placed against the unit owners property until the matter is resolved.

5. There will be no grace period regarding liquidated damage assessments levied for a similar subsequent offense once it has been determined that a resident is guilty of an offense.

6. In addition to a liquidated damage assessment levied against the unit owner, any expenses incurred by the Board of Directors or the management company in connection with the enforcement of the Rivers Crossing Condominium Declaration, its By-Laws and the Association's rules and regulations, including amendments to the rules and regulations that may have been adopted by the Board of Directors shall be charged to the offending unit owner or resident.

APPENDIX A
RIVERS CROSSING CONDOMINIUMS
Satellite Dish Guidelines

1. All satellite dish requests must be made in writing to the Board of Directors or the Management Company.
2. All requests must include a diagram of where the dish will be placed and specifications on how it will be installed.
3. All installers must provide a copy of an insurance certificate.
4. All owners must sign an agreement with the Association. Hold harmless.
5. Satellite dishes may not be installed on the roof or any siding on the building. Violation of this paragraph will result in a \$300.00 assessment.
6. No dish may exceed 18 inches in diameter.
7. Installation of wiring feeds may not exceed the height of two feet when penetrating through the building exterior.
8. Any wiring runs on the exterior of the building may not exceed 15 feet in length.
9. No dish height shall exceed the height of the window sill.
10. Violation of any these guidelines will result in a \$50.00 assessments except for #5.