

Transportation District Condominium Association

THE TRANSPORTATION DISTRICT CONDO ASSOCIATION RULES AND REGULATIONS

INTRODUCTION

Living in a condominium community means sharing space and respecting one another. These Rules and Regulations are designed to help ensure that all residents can enjoy their homes comfortably while being mindful of their neighbors.

This document outlines the Rules and Regulations for **The Transportation District Condominium Association** (the “Association”), as adopted by the Board of Directors (the “Board”). These guidelines apply to all Unit Owners, as well as their families, tenants, guests, and vendors. Some of these rules are based on the Association’s Declaration of Condominium Ownership (the “Declaration”), which all owners agree to when they purchase a unit.

From time to time, the Board may update these Rules and Regulations to address the needs of the community. Forms and procedures may also be updated periodically by the Association or its management company.

This document was updated and approved by the Board of Directors on April 6, 2026.

RESPONSIBILITY OF UNIT OWNERS

Unit Owners are asked to acknowledge receipt of these Rules and Regulations by returning the required acknowledgment form to the Association’s management representative.

Owners are also responsible for keeping their contact and occupancy information current and must notify the Board or management of any changes.

Finally, Unit Owners are responsible for ensuring that their tenants, guests, and vendors follow these Rules and Regulations so that everyone in the community can enjoy a positive living environment.

BALCONIES

Lighting, flowerpots, and flowerpot hangers are allowed; however, nothing can be permanently affixed to the balcony, ledge and/or wall. Pots that rest on balconies must be safely secured and are at the liability of the unit owner and not the Association.

General noise abatement associated with balcony use is expected at all times

Charcoal grills, fire pits and fireworks are prohibited.

Balconies may not be used for storage.

Nothing can be thrown from the balconies. Snow or items blown off a balcony are the owner's responsibility. No hoisting of any materials such as furniture is allowed.

Hanging, drying, or airing of clothes, rugs, blankets, or other household items is prohibited.

COMMON AREAS

No unit owner/resident, or any guests, contractor or vendor may store any items outside the unit doors in the common area hallways, except for doormats and a hanging door decoration.

Any unauthorized items stored in the common area hallways may be removed and disposed of.

SMOKING

Smoking is not allowed in any of the common areas of the building. Smoking is only allowed in a private owner's unit. Odors must be confined within owner's unit. If smoking in a private unit is transferred to another unit the unit with the smoker must control the smoke with a device.

**See "Noxious Odors" for more information.

NOISE

Please be respectful of your neighbors and always keep noise and disturbances to a minimum.

We encourage all owners to speak directly with one another to resolve any noise issues. If the situation does not get resolved between owners the matter may be brought before the Board where a warning will be issued if warranted.

At the discretion of the Board of Directors a \$50.00 fine may be assessed to the unit owner in violation for each occurrence.

ROOFTOP

The rooftop deck is available for all owners/occupants and their guests to enjoy. To make the rooftop accessible to all please abide by these guidelines:

- Rooftop Hours – 7:00 AM – 11:00 PM
 - Occupancy on the rooftop is limited to 25 people
 - Furniture and a grill are available for all to use. After use, please clean up after yourself and properly dispose of your trash.
 - Fire pits and fireworks are prohibited
 - Pets are not allowed
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- Smoking is not allowed

SIGNS

No sign of any kind shall be displayed to the public view on or from any unit, common element or limited common element

DECORATIONS

Temporary holiday decorations are permitted on a unit door or balcony 30 days prior and up to 30 days after the holiday. Unit owners are responsible for any damage caused by the hanging of decorations and shall repair such damage, or the cost of the repair will be charged to the unit owner by the Association. No decorations that create a safety hazard will be permitted

PETS

An owner/occupant may have up to two dogs and/or cats.

No pets may be left unattended in common areas at any time and shall always be leashed and within the immediate control of a person when outside a unit.

All pet droppings must be picked up and disposed of by the person in control of the pet. Clean-up is applicable to both inside the building and the surrounding areas (alley, parking areas, front sidewalk, etc.) Cat litter may not be disposed of in toilets. No pet waste may be dropped down trash chutes unless securely double-bagged. Pet waste is only to be disposed of in the trash bins located in the garbage room. No pet waste in any other trash cans in common areas throughout the building.

Owners of pets shall take responsible precautions and efforts to prevent their pets from being nuisances or annoyances to other unit owners or occupants. Pet owners are legally liable for any accidents or injuries caused by their pet. Any owner keeping a pet as a guest in his/her unit is responsible for the actions of that animal.

Pet Problem Resolution

The Board of Directors has the authority to assess and collect fines of up to \$50.00 per incident for violations of the Association rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

PARKING AND PARKING SPOTS

Garage and surface parking stalls are deeded to the unit owners per the Association plat. The limits of garage spaces are outlined in the Condominium Declaration (they do not extend beyond the limits of the "vertical posts" into the driving lane). Vehicles extending into the driving lane make it difficult for others to safely navigate the narrow aisles and turning radii.

The Association does not have guest parking. Outdoor parking in the paid lot or on the street is at car owners' risk and responsibility to abide by city or private lot rules.

Except for bicycles, parking units shall not be used for storage of any kind. Bicycle storage is permitted within the confines of the space. Bike racks, hooks, or other hardware are not allowed to be affixed to the garage walls or wood posts.

ASSOCIATION BIKE RACK

The Association has installed a bike rack located in the Southwest corner of the garage. The rack is first come, first serve. There are no assigned spots on the rack. The rack is limited in space and is not meant for long-term storage of bikes not in use. Owners with a bike kept on the rack that is found to be non-functioning will be asked to have the bike removed.

LOADING DOCK

Use of the loading dock is intended for trash pick-up and short-term loading and unloading. Unattended/unauthorized vehicles parked there may be towed at owner expense.

To ensure loading dock access for the trash service residents are strongly encouraged to check on the trash pick-up schedule before scheduling moving or delivery vehicles.

RECYCLING AND TRASH DISPOSAL

The main floor garbage room contains bins specific to trash and recycling. Only trash should be put down the trash chute and must be bagged, tied, and secured. ***Please do not place any loose trash in the trash bins!***

Recycle bin - Cardboard boxes must be broken down and placed in the recycling container in the garbage room. Any boxes placed in the bin that are not broken-down may, at the Board's discretion, incur a fine to the offending owner.

- Do not send recycling trash down the trash chute.
- If the bins are full do NOT leave trash or recycling on the garbage room floor. Either dispose of it off-site or hold until the bins are emptied

For your convenience there are trash receptacles intended for light trash use located on the first floor and in the garage by the elevator. Please do not dispose of heavy trash or over-fill these containers.

SECURITY

Residents shall make their best efforts to ensure the security and safety of the building

As an owner or renter, you are responsible for adhering to the following cautionary measures.

- Do not admit strangers into the building or allow them to enter the building behind you. People not able to present an entrance door key are to be requested to wait to be buzzed into the building by the person they are visiting.
- Residents shall verify the identity of the person buzzing to be let in before allowing them to enter.
- When entering and exiting the garage please wait for the door to close before leaving the area
- Common element doors must remain closed and always locked. These include all basement doors.
- If you find a common element lock is broken or missing, please notify the Management Company

ELECTRONIC + BLUETOOTH ENTRY SYSTEM

Transportation District Condos uses the Dorma Kaba electronic and Bluetooth key system for all unit locks and common area entrances. Each unit was assigned three (3) keys either as a FOB or a key card.

For additional cards please reach out to the Property Manager or a Board Member to arrange programming. To receive Bluetooth access unit owners must contact the Property Manager or Board of Directors for instructions and to have a key assigned.

If a key is lost or stolen the management company must be notified immediately so the key can be cancelled.

LEASING/RENTING

Any unit owner may lease his or her unit **in accordance with the Declaration of Condominium Ownership, By-Laws and Rules and Regulations**. Unit owners must seek approval from the Board a minimum of 30 days prior to the proposed move-in or lease renewal date. The following are required by the Board:

- a) A completed lease application for the Lessee
- b) A signed copy of the lease agreement at least 15 days prior to occupancy. The lease agreement must state:
 - 1. "Lessee agrees to abide by the Rules and Regulations of Transportation Condominium Association; a copy of which is attached to this lease and hereby acknowledged." and,
 - 2. "This lease is subject to the approval of the Transportation Condominium Board of Directors."
- c) Condo resident forms, which include names and contact information for each resident, emergency contact information and Rules and Regulations Receipt.

Attorney Review

The Board reserves the right, at its discretion, to have any lease application, supporting documents, or related materials **reviewed by the Association's attorney**.

All legal fees incurred for this review shall be the responsibility of the unit owner.

Communication Responsibility

It is **not** the responsibility of the Board of Directors or the Property Manager to communicate directly with renters.

All Association-related information, notices, rules, updates, violations, and communications must be relayed to the renter by the unit owner.

Owners remain the primary contact for all matters related to their tenants.

Owner Responsibilities

Unit owners are responsible for ensuring that their tenants comply with all Rules and Regulations. Owners are financially liable for:

- Any damage to common areas caused by tenants
- Any fines assessed for tenant violations

Enforcement

At the Board's discretion, **any violation of the leasing policy may result in the termination of the lease approval.**

For **unauthorized rentals** or rentals that fail to comply with this policy, the Board reserves the right to assess a fine of **up to \$1,000 per night** to the unit owner for each night the unit is rented in violation of these Rules.

NOXIOUS ODORS

Residents shall not create or permit any odors that unreasonably interfere with the use and enjoyment of other units or the common elements. This includes, but is not limited to, odors from marijuana, tobacco, vaping, pets, chemicals, or other substances that are detectable outside the unit.

Residents must take reasonable steps, including the use of ventilation, to prevent the migration of odors beyond their unit.

The Association may issue warnings, require corrective action, levy fines, or require mitigation measures for violations, in accordance with the Association's rules and enforcement policy.

HARASSMENT AND NUISANCE CONDUCT

Residents, owners, tenants, guests, and invitees shall not engage in any form of harassment, intimidation, threatening behavior, or abusive conduct directed toward other residents, Board members, management, vendors, or guests.

Prohibited conduct includes, but is not limited to:

- Verbal abuse, insults, or offensive language
- Threats of harm or violence or acts of intimidation
- Repeated unwanted contact or communication
- Discriminatory or harassing remarks
- Any conduct that creates a hostile, offensive, or unsafe environment

This rule applies to all interactions involving residents, owners, tenants, guests, Board members, property management, contractors, and vendors. Residents are responsible for the conduct of their occupants, guests, and invitees and must take reasonable steps to ensure compliance with this provision.

This rule is intended to comply with applicable Wisconsin law, including but not limited to provisions related to disorderly conduct and unlawful harassment.

Violations will result in warnings, fines, or other enforcement action as permitted under the Association's governing documents. The Association may also report serious or threatening conduct to local law enforcement when appropriate.

LATE FEES, FINES & LEGAL FEES**Late Assessments**

A late fee of \$50.00 will be assessed to any Unit Owner who has not paid the full assessment by the 15th day of the month in which the assessment is due. The late fee will be applied beginning on the 16th day of that month.

Interest at a rate of 12% per annum will be charged on all past-due balances, including any accrued fines, and will continue to accrue until the account is brought current.

For additional details regarding interest charges and collection policies, please refer to the Declaration.

Fines

After a written warning, the Board of Directors may issue fines of **\$50 to \$250 per violation** for continued or repeated violations of the Rules & Regulations.

- The fine amount is at the Board's discretion and will not exceed **\$250 per occurrence**, unless a higher amount is specifically authorized elsewhere in these Rules or the governing documents.
- Each day a violation continues may be treated as a **separate violation**, subject to additional fines.

Legal Fees

Any member of the association whose actions require the Association to engage legal counsel for enforcement of the governing documents, the Rules & Regulations or the municipal laws will be responsible for all legal fees associated with such enforcement.

Fines, late fees, and association dues, which are ninety (90) days in arrears, may result in collection through court action and/or filing a lien(s) against the owner's unit for the arrearage. The owner of the unit in violation shall pay all costs of collection, including reasonable attorney fees.
