

Northshore Homeowners Association Rules & Regulations

1. No part of the Condominium area shall be used for other than **housing** and the related common purpose for which the property was designed. Each unit shall be used as a **residence** for a single family only.
2. The Condominium **owner is responsible for the proper conduct** of members of his family, his guests and servants, and for seeing that they understand and observe all rules and regulations adopted by the Board of Directors.
3. No owner, his family or guests shall play, or allow to be played, any TV, radio, stereo, organ, piano or other musical instruments at a **sound** level which may annoy or disturb the occupants of other condominium units. Particular care must be exercised in this respect between the hours of 10:00 p.m. and 9:00 a.m.
4. No owner shall make or permit any disturbing **noises** in the garages or adjacent grounds, nor permit anything that will interfere with the rights, comfort or convenience of other owners.
5. The installation of aerials or **antennas** of any kind is not permitted outside the owner's unit except as approved by the architectural control committee.
6. **Balconies and patios** shall not be used for hanging garments. No clothes, sheets, blankets or laundry of any kind, or other articles, shall be hung out or exposed on any part of the Common Elements.
7. **The Common Elements shall be kept clear** of rubbish, debris, and other unsightly materials. No articles belonging to owners shall be kept in such areas.
8. Owners shall not sweep or throw, or permit anyone to sweep or throw, from units, **balconies or patios**, any dirt, dust, cigarettes, cigars, ashes, water, papers or other material.
9. Each Condominium owner is responsible for **damage** caused by objects blown from his/her balcony during severe weather. It is recommended that all movable objects be removed.

10. No **"For Sale"** or **"For Rent"** signs, advertising or other displays shall be permitted or maintained on any part of the property except during advertised open house.
11. Subject to the Condominium Declaration, **domesticated cats** may be kept, provided they are not vicious or destructive, do not disturb or annoy residents of other units, and are maintained in accordance with the Rules and Regulations set forth.
- Pets are required **always** to be kept on a leash when outside the owner's Condominium unit.
 - Each pet owner is responsible for the **immediate** removal of any excrement deposited by his/her pet on the common grounds.
 - The owner of each pet shall reimburse the Association for any damage and hold it harmless against any loss of liability of any kind or character whatsoever arising from or growing out of the presence of the pet on the property.
 - All owners shall conform to Chapter 7 of the Municipal Code Reference Pets.
 - Domesticated Pets: The provisions set forth in the Declaration regarding pets shall prevail. Upon receipt of the second Notice of Violation issued by the Board of Directors to any resident, the Board will serve written notice to the resident, indicating that at the next regular or special meeting, a ballot vote will be cast by the members of the Board to exclude the pet from the premises. An affirmative vote will constitute the Board's request of the owner to remove the pet.
12. All residents are required to put **all garbage and refuse** securely into bags before placing them at the curb. Large, bulky refuse should be put alongside the bags as neatly as possible on **Monday, the day of refuse pickup**, only. Residents must comply with current City of Sheboygan Recycling Collection Guidelines. High Cliff Circle residents must place garbage as close as practical to the street to prevent the garbage truck from driving onto the lawn and putting deep ruts in the grass. Garbage should be on the north side of the street sign between the street and the signpost. Where there are snowbanks, Willow Circle residents should put the garbage in the street, not in the snow bank.
13. No **solicitors** of any type will be permitted on the grounds at any time, except by individual appointment by the owner.
14. **No industry, business, trade**, shall be conducted, maintained or permitted in any unit that brings commercial traffic into the property. This does not preclude anyone from working from home or having a web-based business where the majority of business is conducted remotely via phone or internet.

15. **To prevent water** damage to your own or adjoining units, secure your doors and windows when leaving. Residents should also use caution in the operation of dish and clothes washers. A malfunction could result in flooding of your unit or adjoining units.
16. Owners shall not store anything, whether in his/her unit, Common Elements, or garages, which can be a **fire hazard** or increase the rate of insurance on the building or contents thereof. No flammable material is permitted at any time.
17. **Awnings** of any kind are not permitted.
18. **Flower pots:** Hanging flower pots and potted plants are allowed as long as they are contained within the perimeter line of the concrete patio and behind the roof fascia above balconies (but not attached to the facias.)
19. **Lawn Furniture:** Typical lawn furniture is permitted in the sodded areas. Whenever not in use for the purposes of sunbathing, dinner entertainment and the like, all lawn furniture must be contained within the patio or balcony areas, or stored within the condominium unit of each respective owner.
20. No energy-using appliance (such as freezers, refrigerators, heaters, etc.) may be connected to any **common area hookup**.
21. No alterations of any Common elements or any additions or improvements thereto shall be made by any unit owner without the prior written approval of the Board of Directors. (Common Elements include but are not limited to the exterior of the building, balconies and patios, garages, storage areas, landscaping, driveways, and roofs.)
22. **Balcony and Patio Screens.** Screening balcony or patio areas, whether permanently or seasonally, will not be permitted for any reason, under any circumstances.

Vehicle Regulations

1. No vehicle belonging to a members or a member's family, guest or employee shall be parked in such a manner as to impede passage or prevent access to parking spaces or garages in designated areas assigned to other residents.
2. The outdoor parking spaces shall be used only for automobile parking and such other purposes as may be approved in writing by the Board.
3. Boat, trailers, trucks, busses, vans, recreational, commercial or other non-passenger type vehicles shall not be permitted to be parked in the Common Area parking spaces except on an emergency basis.

4. No motorized vehicle of any nature, including snowmobiles, motorcycles and minibikes shall be permitted on the grassy area without the written approval of the Board.
5. Snow removal. It is imperative that we have our parking lot clear of vehicles for efficient snow removal.
6. There is no assigned parking. Any unit owner with a two car garage who does not use it for parking vehicles must use the street for long term parking. This allows parking spaces for guests and short term unit owner parking. Any unit owner with less than a 2 car garage can use a common area parking spot for longer term parking, assuming that the car is moved for the purpose of snow plowing. Any unit owner that does not move their car for snow plowing, and does not remove accumulated snow, may be assessed a fee to remove any snow that has accumulated around their car.

Fire Protection and Prevention

1. No one shall light a **bonfire** on the property.
2. **Cooking grills** are allowed provided they are used in accordance with city regulations. At no time shall the smoke or heat created by such burning be an annoyance or discomfort to the neighborhood or the traveling public.
3. Wood or other nonexplosive **fuel may be burned for the purpose of cooking or preparing foods**, only under constant supervision, not nearer than ten (10) feet to any building, in a substantial burner built of metal, concrete or brick, as approved by the chief inspector of the bureau, or his designee. Propane fueled burners shall not be used above the first floor level of any porch or deck attached to a building. (Code 1965; 6.07(26)© Gen. Ord. No. (Subs.) 34-8283, 1, 8-16-82.)

Shared Sump Pumps

1. An owner shall permit representatives of the association entry into the unit for purposes of inspecting or evaluating shared sump pumps. The association will give, with the exception of an emergency, 24 hours notice prior to entry. The condo owner with the sump pump and crock is responsible for ensuring the pump is in good working order. Unit owners with shared sump pumps should share the cost of any repair and maintenance needed.