

UNANIMOUS CONSENT OF THE BOARD OF DIRECTORS
OF
THE HIDDEN RESERVE CONDOMINIUMS OWNERS ASSOCIATION, INC.

The undersigned, being of all the directors of the board of directors (the "Board") of **THE HIDDEN RESERVE CONDOMINIUMS OWNERS ASSOCIATION, INC.**, a Wisconsin non-stock corporation (the "Corporation"), acting pursuant to, without limitation, Chapter 181 of the Wisconsin Statutes, the Declaration of Condominium of The Hidden Reserve Condominiums, as amended (the "Declaration"), and the By-Laws of the Hidden Reserve Condominiums Owners Association, Inc., as amended (the "Bylaws"), hereby waive notice of meeting and unanimously consent in writing to the adoption of the following resolution as if such action were taken at a regularly scheduled meeting:

WHEREAS, Article V, Section 3, of the Bylaws authorizes the Board to make and enforce Rules and Regulations, and amendments thereto, respecting the operation, use, and occupancy of The Hidden Reserve Condominiums property (the "Condominium Property"); and

WHEREAS, Article XIII, Section 3, of the Declaration provides that the Board shall establish Rules and Regulations relating to the keeping of pets; and

WHEREAS, the Board, recognizing the unique ownership structure of a condominium development and the potential beneficial and deleterious effects of enclosing portions of the limited common elements and common elements using an underground electronic pet containment device, commonly known as (without regard to the manufacturer) an "invisible fence," may have on the use and enjoyment of the Condominium Property, desires to adopt rules, regulations, and procedures providing for the Board's review and consideration for approval of the installation and operation of an "Invisible Fence" on portions of the limited common elements and common elements of the Condominium Property adjacent to a Unit Owner's Unit, as more fully set forth herein.

NOW, THEREFORE, THE BOARD HEREBY RESOLVES, that the Board adopts the following rules and regulations for the review and consideration of the approval of an Invisible Fence as follows:

I. SCOPE.

A. All Invisible Fences and any other pet containment systems are prohibited unless first approved by the Board in accordance with this Resolution.

B. All Invisible Fence and any similar pet containment systems existing as of the effective date of this Resolution shall have thirty (30) days after the effective date of this Resolution to submit an application to the Board for consideration for approval in accordance with this Resolution. Any Invisible Fence or any similar pet containment system existing as of

the effective date of this Resolution for which the Board has not received an application for approval within thirty (30) days after the effective date of this Resolution, or which the Board has denied after receiving an application for approval, shall be prohibited, and the Unit Owner shall be required to immediately cease operation and use of such system and commence restraining any pets in accordance with the Declaration, the Bylaws, the Rules and Regulations, and all other condominium instruments including, but not limited to, The Hidden Reserve Condominium Pet Regulations.

II. APPLICATION AND SUBMITTALS.

A. The application for an Invisible Fence shall be made by the Unit Owner and submitted to the Board President on forms adopted by the Board from time to time and shall include the following information:

1. Name and address of Unit and Unit Owner.
2. Copy of current Pet License(s) approved by the Board (the Pet License can be applied for simultaneously with the Invisible Fence application).
3. Description of the type/breed, age, and number of pets to be contained using the Invisible Fence.
4. Sketch and narrative description of proposed location, type, and manufacturer of the Invisible Fence.
5. Name and address of adjacent Unit Owners affected by the Invisible Fence including, but not limited to, the common wall Unit Owner.
6. Written statement certifying the Unit Owner discussed the Invisible Fence location with the common wall Unit Owner.
7. Description of the Unit Owner's intent and methods of training the pet to remain inside the limits of the Invisible Fence.
8. Any other information reasonably requested by any member of the Board.

B. The Board shall forward a completed application to the common wall Unit Owner not later than fourteen (14) days prior to the site review meeting set forth below.

III. BOARD REVIEW AND ACTION.

A. The Board shall review the contents of the application, and the Board President shall contact the Unit Owner to schedule a meeting on-site with a quorum of the Board in attendance, and, if possible, the common wall Unit Owner. The site meeting shall occur not earlier than fourteen (14) days after the date on which completed application and supporting materials have been mailed, electronically or by U.S. mail, to the common wall Unit Owner.

B. The Board shall take into consideration the following standards in conducting its review of the application:

1. The area enclosed by the Invisible Fence causes a minimal impact on the limited common elements and common elements and does not adversely interfere with other Unit Owners use and enjoyment of the common elements.

2. The area enclosed by the Invisible Fence will cause the least amount of impact as reasonably possible on adjacent Unit Owners, including, but not limited to, the common wall Unit Owner, while providing reasonably sufficient space for the containment of the pet.

3. The Invisible Fence will be at such a distance from the public right-of-way to provide a safe, secure, and clearly recognizable distance between the pet and pedestrians, bicyclists, and other users of the public right-of-way.

4. The Invisible Fence and use thereof will not be hazardous, harmful, offensive, or otherwise have an adverse impact on other Unit Owners, including, but not limited to, the common wall Unit Owner, or the Condominium Property, including, without limitation, the wetlands and preservation areas.

5. The Invisible Fence is compatible with the site, existing structures, neighboring uses, common areas, driveway location, wetlands, and natural preservation areas.

The Unit Owner shall have the burden to prove the application meets the standards set forth above. Notwithstanding the foregoing, the Board retains full discretion to approve or deny any application.

C. The Board's decision on the application shall be issued, in writing, within ten (10) days after the site review, subject to any extensions granted to, or by, the Unit Owner. The Board shall approve, disapprove, or require the submittal of a modified application, and the Board's decision shall include the general reasons for such decision. The Board may also place any conditions on an approval that the Board decides will reasonably further the intent of these Rules and Regulations.

D. Any Unit Owner adversely affected by the Board's decision shall have one (1) opportunity within five (5) business days after the date of the Board's decision to submit to the Board President a written request to reconsider the Board's decision and the reasons therefor. The Board shall have the discretion to grant or reject a request to reconsider its decision. If the Board grants a request to reconsider its decision, all affected parties, such as the Unit Owner and the common wall Unit Owner, shall be provided notice of the same and of the reconsideration process to be followed, and shall have an opportunity to be heard and provide materials to the Board as part of the reconsideration process. The Board shall issue a decision on the

reconsideration not later than thirty (30) days after the date on which the Board granted the request for reconsideration, subject to any extensions granted to, or by, the Unit Owner.

E. Any Unit Owner who receives an Invisible Fence approval hereby agrees and accepts that as part of such approval it shall indemnify and hold the Association harmless from and against any and all claims, actions, and liabilities whatsoever, including, but not limited to, injury to person or damage to property, relating to the Invisible Fence approval, including the Association's reasonable attorneys' fees and costs.

IV. COMPLIANCE; AMENDMENTS.

A. The Unit Owner, upon completion of the installation of the Invisible Fence, shall provide the Board with a written certification from the Unit Owner and the contractor who installs the Invisible Fence that the Invisible Fence was installed in substantial compliance with the Board's decision and approval.

B. The Board's decision is personal to the Unit Owner and does not and shall not constitute a covenant running with the land. Any subsequent owner of the Unit shall be required to submit a new application for consideration for approval in accordance with the original application approval process.

C. The Unit Owner is at all times responsible for the installation, operation, and use of the Invisible Fence by the Unit Owner, its agents, guests, and invitees.

D. Any changes, modifications, or alterations to the approved Invisible Fence location shall require the prior written approval of the Board, which such approval may be withheld in the Board's sole discretion, after first following the procedures required to approve the original Invisible Fence.

E. The Unit Owner shall comply with the Board's written approval and any and all conditions thereto, the Declaration, the Bylaws, the Rules and Regulations, and all other condominium instruments of the Condominium.

V. REVOCATION.

Each Invisible Fence approval is a revocable license and may be revoked by the Board following a notice to the Unit Owner and a hearing thereon conducted by the Board, at the option and in the sole discretion of the Board, for any reason whatsoever including, but not limited to, a violation of the terms set forth in the written approval, the Declaration, the Bylaws, the Rules and Regulations, or any and all other condominium instruments, including, but not limited to, The Hidden Reserve Condominium Pet Regulations. Upon a revocation of the approval, the Unit Owner shall immediately cease the use and operation of the Invisible Fence and shall restrain its pet using other approved means as set forth in the Declaration, the Bylaws, the Rules and Regulations, and all other condominium instruments including, but not limited to, The Hidden Reserve Condominium Pet Regulations. A Unit Owner shall be responsible for any fees, fines, forfeitures, and penalties the Board deems appropriate for the Unit Owner's

violations and for all costs of compliance and enforcement, including, but not limited to, the reasonable attorneys' fees and costs incurred by the Association in enforcing its rights hereunder, and the same may be added as a special assessment against the Unit and all amounts due shall be subject to a condominium lien as set forth in the Declaration and in Chapter 703 of the Wisconsin Statutes (the "Condominium Act").

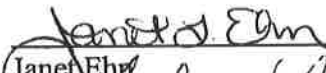
VI. EFFECT.

The effective date of this Resolution shall be April 10, 2009. This Resolution may be referred to as the "The Hidden Reserve Condominiums Invisible Fence Regulation." This Resolution may be amended from time to time without prior notice or hearing to Invisible Fence permit holders, but a copy of any amendment shall be mailed to each permit holder at his or her Unit before the permit holder shall be subject to compliance with such amendments.

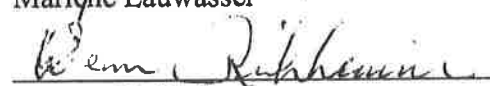
VII. DEFINITIONS.

As used in this Resolution, the capitalized terms shall have the same meaning as those terms are defined in the Declaration, Bylaws, and the Condominium Act, except as otherwise expressly defined in this Resolution.

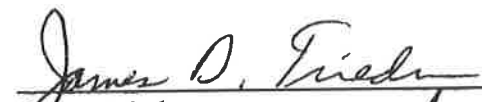
IN WITNESS WHEREOF, the undersigned have executed this Unanimous Consent of the Board of Directors of **THE HIDDEN RESERVE CONDOMINIUMS OWNERS ASSOCIATION, INC.**, to be filed as part of the minutes of the Corporation as of the 7th day of April, 2009.



Janet Ehr


Marlene Lauwasser


Werner Richheimer



James Friedman


Art Moglowsky