

August 2018

MARINER II CONDOMINIUM HOMES ASSOCIATION, INC. RULES AND REGULATIONS

In an effort to keep the condominium complex looking its best, the Board of Directors of Mariner II Condominium Homes Association, Inc. (the "Association") has passed these Rules and Regulations governing the day-to-day use of the condominium property. The authorization to make these Rules and Regulations is specified under Article V, Section 15 of the By-Laws for the Association. All residents are subject to all provisions of these Rules and Regulations and the Declaration and By-Laws for the Association. For detailed information regarding the Association, please refer to Wisconsin Condominium Law, as set forth in Chapter 703 of the Wisconsin Statutes, and the Declaration, By-Laws, and Rules and Regulations for the Association.

1. Burning

Burning is not allowed in the buildings, garages, or any common or limited common areas within the condominium complex.

2. Use of Common and Limited Common Elements; Decorations

Except as otherwise provided in the Declaration, By-Laws, and these Rules and Regulations, unit owners shall not make any changes in, nor affix anything to, the exterior of the building containing the unit or any portion of the condominium complex.

A unit owner shall not place any furniture, packages, or objects in the common elements without Board approval. A unit owner shall place only those items on the patio, balcony, or parking space assigned to the unit owner as approved by the Board of Directors.

A unit owner may decorate the unit owner's limited common area; provided, however, that the Board of Directors reserves the right to maintain community standards.

3. Emergency Contact Forms

The Association has an Emergency Contact form which contains your contact information (work phone / cell phone / home phone), and the names and addresses of all parties who have access to your unit. Washington Properties retains the Emergency Contact forms to be used in case of an emergency.

4. Fines

Fines for violations of the Wisconsin Condominium Ownership Act or the Declaration, By-Laws, or Rules and Regulations for the Association shall be assessed pursuant to the Grievance Procedure set forth in Article V, Section 10 of the By-Laws.

5. Plantings and Planting Areas

Other than as provided in these Rules and Regulations, a unit owner may not place pots in the common or limited common areas. At the unit owner's expense, a unit owner may place pots in the stone areas, patios, or balconies which are limited common elements to the unit owner's unit, provided that the pot does not penetrate the underlying weed barrier. For safety reasons, the Board of Directors has the right to remove any pots impeding the walkway or driveway. Stones may not be removed from the planting areas.

6. Garage Doors and Storm Doors

Unit owners are responsible for maintenance of garage door(s) and storm door(s). Unit owners may install replacement garage door(s) and storm door(s) only with the prior approval of the Board of Directors. A unit owner wishing to install replacement garage door(s) or storm door(s) must follow the following procedures:

- A. The unit owner shall submit a written request to the Board of Directors requesting permission to install replacement garage door(s) or storm door(s). The request shall include the location where the unit owner wishes to install the replacement garage door(s) or storm door(s) and the type of door to be installed. This written request must be submitted at least 7 days before a meeting of the Board of Directors to be reviewed at the meeting.
- B. The Board of Directors will review the request and issue its decision.
- C. Washington Properties will provide a written response to the unit owner informing the unit owner of the decision of the Board of Directors.
- D. No work for the installation of replacement garage door(s) or storm door(s) may begin until approved by the Board of Directors.

7. Garbage

- A. All residents shall store trash in their garage in a closed container.
- B. For garbage pickup, trash shall be kept in provided bins. Place bins 3 feet apart and 5 feet from a fire hydrant or parked car. **All items must be placed in the provided bins.**
- C. Trash and recyclables may **NOT** be put out before 4 p.m. on Tuesday, for **pickup on Wednesday**. Recyclables are picked up every other week on Wednesday. On Holidays, please check the local newspaper for changes in garbage pickup that week.
- D. Residents should call GFL Environmental (800-232-0860) or visit their website www.gflenv.com for pickup of an oversized item (mattress, chair, appliance, etc.). The unit owner should put a note on the oversized item indicating when GFL Environmental is anticipated to pick up the item.

8. Grilling

- A. No grilling is allowed on decks or patios at any time. Grilling may only be done on the unit owner's driveway at least 15 feet away from any building.
- B. Storage of propane tanks in multi-family units is prohibited.
- C. Unit owners are put on notice that state and local laws strictly regulate grilling for fire safety, government fines for violation of these laws can reach **\$500.00** per occurrence.

9. Noise

Noisy tasks should be conducted during daytime hours (8 a.m. to 10 p.m.); unit owners should limit vacuuming, use of the washer, dryer, and dishwasher to those daytime hours. Loud voices, stereos, radios, and TVs annoy others and will not be tolerated.

10. Parking

- A. Unit owners are put on notice that the Ordinances for the Village of Mount Pleasant govern street parking.
- B. Guests shall park in the designated area(s) for each unit, or the visitor parking spaces.
- C. Parking is not allowed on the roadways in the condominium complex.
- D. Covering vehicles in the common parking areas is not allowed.
- E. The following may not be parked within the common or limited common elements of the condominium complex: trailers, mobile homes, commercial vehicles with advertising, semi-trucks, or boats.

11. Pets

- A. All unit owners must provide the Association with written information regarding their pet(s) including, but not limited to, type, weight, name, and age of the pet(s).
- B. A unit owner is permitted no more than one (1) dog or two (2) cats. Each pet must weigh no more than fifteen (15) pounds.
- C. All pets must be kept on a leash or carried at all times when not in the unit.
- D. No pet(s) shall be permitted to cause a nuisance or disturbance (such as loud or constant barking, digging, running loose, climbing, or scratching). Pets causing a nuisance or disturbance can be removed from the complex by order of the Board of Directors.
- E. Unit owners must clean up after their pet(s); failure of a unit owner to clean up after their pet(s) may result in a special assessment against the unit owner for repair and/or

maintenance costs due to excrement, urine, or other damage on the common and limited common areas and other units.

12. Rental Units

A unit owner may rent out a unit on condition that: (a) the unit owner provides the renter with a copy of the Declaration, By-Laws, and Rules and Regulations for the Association before the renter occupies the unit, and (b) the unit owner provides the Board of Directors with a copy of the rental agreement and contact number(s) for the unit owner and the renter within 5 days after entering into or renewing the rental agreement. Unit owners are responsible that their tenants are compliant with these rules. Unit owners are subject to a fine if tenants violate the Association Rules or By-Laws.

13. Shrubs and trees

Shrubs and trees are maintained per the Association's grounds and trees contracts. Unit owners are not to trim the shrubs or trees. Nor are they allowed to remove or plant any shrubs or trees.

14. Signs

No signs including, but not limited to, signs advertising the sale or rental of a unit shall be allowed in the common or limited common areas. Notwithstanding the foregoing, temporary realtor direction signs are permitted in the common or limited common areas during an open house and must be removed immediately after the open house ends.

15. Windows

Unit owners are responsible for maintenance of window(s) within the unit. Unit owners may install replacement window(s) only with the prior approval of the Board of Directors. A unit owner wishing to install replacement window(s) must follow the following procedures:

- A) The unit owner shall submit a written request to the Board of Directors requesting permission to install replacement window(s). The request shall include the location where the unit owner wishes to install the replacement window(s) and the type of window(s) to be installed. This written request must be submitted at least 7 days before a meeting of the Board of Directors to be reviewed at the meeting.
- B) The Board of Directors will review the request and issue its decision.
- C) Washington Properties will provide a written response to the unit owner informing the unit owner of the decision of the Board of Directors.
- D) No work on installation of replacement window(s) may begin until approved by the Board of Directors.