

MISSION LAKES CONDOMINIUM

FLORENCE LAKE RULES AND REGULATIONS

In order to foster and maintain the peaceful enjoyment of Florence Lake by condominium owners and their guests, the following rules and restrictions shall apply to owners and their guests in their use of Florence Lake (hereinafter "the Lake"):

1. No gasoline powered engines shall be permitted on the Lake; electric "trolling motors" may be used.
2. Florence Lake is a "no wake" lake.
3. Watercraft which may be used on the Lake shall be limited to the following:
 - a. One (1) pontoon boat.
 - b. Two (2) row boats.
 - c. Two (2) paddle boats.
4. Watercraft must be securely attached to anchors or posts on shore, or on the wharf, when not in use.
5. Watercraft shall be locked and secured when not in use.
6. Watercraft may be brought on shore only in designated areas, and disruption of vegetation on shore, or at the waters edge, shall be minimized by the user of the watercraft.
7. Watercraft shall be used on a first-come, first served basis.
8. Any watercraft owned by the Association may be operated only by a Unit Owner or, if the Unit Owner is physically unable to operate the watercraft, a guest may do so in the presence of the Unit Owner.
9. Owners and their guests shall avoid walking off designated walkways in the vicinity of the steep shoreline to limit the risk of erosion.
10. Fishing limits on Florence Lake shall be those imposed by the Wisconsin Department of Natural Resources and/or any Lake Association of Florence Lake owners.
11. Use of the shore area, wharf and watercraft shall be limited to owners and their guests. An owner must be present during any usage of the shore area, wharf and watercraft, and shall be responsible for the actions of his or her guests, including, but not limited to, and damage caused by a guest.

MISSION LAKES CONDOMINIUM

ACTIVITY CENTER RULES AND REGULATIONS

In order to foster and maintain the peaceful enjoyment of the Condominium by all condominium owners and their guests, the following rules and restrictions shall apply to owners and their guests in their use of the Activity Center Building ("Activity Center"):

1. Use of the Activity Center shall be limited to owners and their guests. An Owner must be present during any function in the Activity Center, and shall be responsible for the actions of his or her guests, including, but not limited to, any damage caused by a guest.
2. The Board of Directors shall establish a rental fee schedule for private use of the Activity Center by guests.
3. Reservation of the Activity Center shall be on a first-come, first-served basis.
4. Owners using the Activity Center shall be responsible for clean-up and removal of trash after any function. The cost of cleanup shall be assessed against the unit of the Owner(s) who fails to do so.
5. The Board of Directors reserves the right to deny the use of the Activity Center for private functions to any owner who has repeatedly failed to abide by the rules for its use.
6. Owners who use the Activity Center for a private function shall take reasonable steps to assure that others in the Condominium are not disturbed by sounds or odors emanating from the Activity Center.

MISSION LAKES CONDOMINIUM

GENERAL RULES AND REGULATIONS

In order to foster and maintain the peaceful enjoyment of the Condominium by all condominium owners and their guests, the following rules and restrictions shall apply to owners and their guests in the use of their units, the common areas and limited common areas of the Condominium:

1. No personal property (such as chairs, sports equipment, etc.) shall be left unattended in the common areas.
2. While owners may decorate their limited common area with seasonal decorations, the same shall be subject to control by the Board of Directors, which shall have sole discretion to order the removal of the same. In the case of Christmas decorations, the same may not be placed in the limited common areas or in windows of a unit until the Friday after Thanksgiving, and must be removed no later than January 5th of the following year. Any lights shall be of the non-flashing variety.
3. Use of Community Center is controlled by separately stated Rules.
4. All draperies, curtains and blinds shall either be of a neutral color, or shall have a neutral backing on the side exposed to the exterior of the building.
5. No music which could be heard outside a unit shall be played between the hours of 9:00 p.m. and 8:00 a.m. This restriction shall apply to playing of recorded music (CD's, tapes), or musical instruments.
6. Television volume shall be adjusted to a level at which it cannot be heard outside the unit.
7. No clothing, towels or other articles may be hung for drying outside of Units.
8. No charcoal or gas grills may be used on decks, patios or elsewhere on Condominium property.

MISSION LAKES CONDOMINIUM

BOATHOUSE RULES AND REGULATIONS

In order to foster and maintain the peaceful enjoyment of the Boathouse at Mission Lakes Condominium by condominium owners and their guests, the following rules and restrictions shall apply to owners and their guests in their use of the Boathouse:

1. The Association does not provide any lifeguard at Florence Lake or on the Condominium property. Use of the wharf, Boathouse and lakefront of the Condominium is at the risk of the owners and their guests.
2. The deck of the Boathouse may be used by owners and their guests at any time, unless its use has been reserved by a particular owner. Reservations for exclusive use of the Boathouse deck shall be for a stated date and for a stated period of time. The Association reserves the right to equitably distribute reserved times so that all owners wishing to reserve the Boathouse deck shall have an opportunity to do so, and so that sufficient "open time" is left for all owners.
3. Owners using the Boathouse deck must clean up the deck and dispose of any trash after use.
4. No furniture on the deck is permitted except that which is provided by the Association. No grills are permitted on the Boathouse deck.
5. All watercraft shall be returned to the Boathouse, and the Boathouse locked, at the end of every day. The last person using a watercraft before sundown shall be responsible for returning the watercraft to the Boathouse and locking the Boathouse.
6. After use of the electric trolling motor on the fishing boat, the owner using the same shall recharge the battery by plugging it into the electrical service in the Boathouse.
7. The combination for the Boathouse is not to be released to non-owners.
8. Owners are responsible for the actions of their guests. If an owner, or the owner's guests fail to adhere to the Rules of the Condominium, such failure may result in the Association declining a request of the owner to reserve the Boathouse deck or Watercraft until such time as the owner gives adequate assurances that the Rules will be followed by the owner and the owner's guests in the future.
9. Owners and their guests must respect the rights of others in the Condominium when outside the Condominium, especially at the Boathouse and lakefront. Owners and their guests are to be mindful of the level of noise, especially after sundown.
10. Owners and their guests are reminded to abide by all fishing regulations of the State of Wisconsin, and are encouraged (although not required) to practice "catch and release" when fishing on Florence Lake.

RELEASE

The undersigned, for and in consideration of being granted permission to use the watercraft specified below ("the Watercraft"), owned by Mission Lakes Condominium Association, Inc., for myself and my heirs, estate, Personal Representatives, successors and assigns, hereby release Mission Lakes Condominium Association, Inc., Mission Lakes LLC, and their officers, directors, members, agents and employees, from any and all claims, actions, causes of action, rights, damages, costs, expenses and compensation whatsoever in any way arising out of use by the undersigned of the Watercraft.

I warrant and represent that I have received general instruction of how to operate the Watercraft and further acknowledge that the instruction was general in nature, and that I am familiar with the operation of watercraft generally, and the Watercraft in particular. I understand and acknowledge that use of watercraft involves various risks of injury and even death, as well as the risk of damage to property. I warrant and represent that I am fully aware of these risks and with knowledge of the risks, I hereby release Mission Lakes Condominium Association, Inc., and Mission Lakes LLC, and their officers, directors, members, agents and employees, from any claims arising out of my use of the Watercraft, and agree to indemnify and hold them harmless from claims arising out of my use of the Watercraft by any other persons or entities.

I understand and agree that permission to use the Watercraft is limited to the undersigned alone and that I may not permit any other person to operate the Watercraft. I agree not to operate the Watercraft if impaired by the use of drugs or alcohol. I agree to carry adequate flotation devices on the Watercraft at all times.

I agree to return the Watercraft to the boathouse or mooring from which it was received no later than the time stated, in the same condition and state it was when received by me. I understand that I am responsible for any damage to the Watercraft which occurs during my usage of the same, whether caused by me or others.

The undersigned has read the foregoing release and fully understands it.

Dated: _____.

Watercraft (describe): _____

Date of usage: _____

Time of usage: From _____, ____m. to _____, ____m.

(signature of user of Watercraft)

RECEIVED
FEB 13 2008

JOSEPH P. TRAPP
STEPHEN A. HARTMAN
--
ESTABLISHED 1973

LAW OFFICES OF
TRAPP & HARTMAN S.C.

14380 W. CAPITOL DRIVE
SUITE ONE

BROOKFIELD, WISCONSIN 53005-2392
TELEPHONE 262-783-2700
FACSIMILE 262-783-2710

MARK C. YOUNG
DAVID A. WANTA
KATHERINE M. MENACHER

Assistant to Attorney Young:

Elisabeth A. Zylka

February 7, 2008

Mr. Dale Maas
Real Estate Specialists, Inc.
Suite 205
131 East Wisconsin Avenue
Pewaukee, WI 53072

By facsimile and first-class mail

**RE: Mission Lakes Condominium;
Dues Allocation**

Dear Mr. Maas:

You have requested that I provide further information regarding the assessment of dues for units within Mission Lakes Condominium.

I understand that a question has arisen due to the fact that each unit was assigned a percentage interest in the Condominium in the Declaration which established the Condominium. Paragraph 7 of the original Declaration, which was recorded on August 8, 2005, provided that each Owner holds a specified percentage interest in the common elements and the limited common elements of the Condominium, as listed in Exhibit B which was attached to the Declaration. This provision has not been changed, although the percentages were modified when the Condominium was expanded in 2006.

The purpose of the percentage ownership assignment for the Common Elements and the Limited Common Elements is simply to provide for percentage ownership interests in the unlikely event the Condominium should ever be abandoned by the Owners, or in the event of the destruction of the Condominium by a casualty such as fire or tornado. If such a disaster were to occur and insurance proceeds were paid to the Owners, or if the Owners decided to sell the entire property (highly unlikely, of course), the share of each Owner in the proceeds paid for the entire project would be equal to the Owner's percentage interest as reflected in the Condominium Declaration and Exhibit B (as modified at the time of expansion).

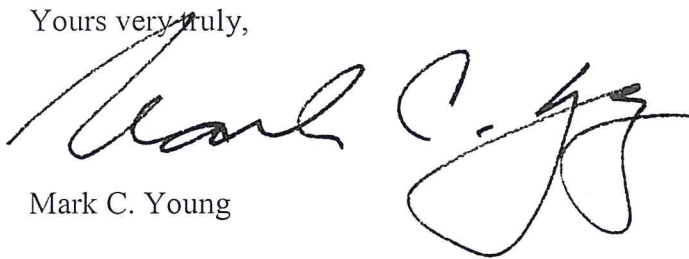
Mr. Dale Maas
Real Estate Specialists, Inc.
February 7, 2008
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The payment of dues to the Condominium Association is separately addressed in Paragraph 17.7 of the Declaration. While Paragraph 17.7 initially provided that the monthly assessments would be charged on the basis of the percentage ownership interests in the common elements, it was amended in the Second Amendment to the Declaration, dated March 16, 2006, to provide that each Unit would pay an equal monthly assessment.

I have enclosed relevant pages from the initial Declaration, as well as from the Second Amendment to the Declaration, with the pertinent language highlighted.

Should you or any of the owners have any further questions regarding the matter of payment of dues, please do not hesitate to contact me.

Yours very truly,

A handwritten signature in black ink, appearing to read "Mark C. Young", with a large, stylized flourish at the end.

Mark C. Young

MCY/eaz

PLEASE KEEP THIS DOCUMENT WITH YOUR CONDO DOCUMENTS AS HIGH PRIORITY RULES & REGULATIONS
FOR YOU AND FOR ANY POTENTIAL BUYERS OR LEASEES

HIGH PRIORITY RULES MANDATORY AT MISSION LAKES CONDOMINIUMS

1. Mandatory Rules regarding Unit Owner/Occupant ages (page 1 & 11, Declaration)
 - a. Board has authority to obtain age information for any Unit Owner
 - b. Unit owners who intend to sell must notify Real Estate Specialists prior to the listing
 - c. Board will notify the owner's Broker regarding Mission Lakes age requirements
 - d. Unit owners selling to a buyer under the age of 55 need advance Board Approval
2. Rules for Accepting Tenants (page 11,12, Declaration)
 - a. Lease term must be 6 months, but not greater than 12 months (page 12 - Bylaws)
 - b. Lease must be reviewed & approved by the Board prior to occupancy (page 12)
 - c. Lease agreement is allowable only for tenants 55 years or older.
 - d. Tenants must obey all existing condo rules.
 - e. Tenants are prohibited from using amenities (boats, docks, and/or clubhouse)
3. Rules for Late HOA fees
 - a. HOA fees are due on the 1st day of each month.
 - b. HOA fees NOT paid by the 10th will receive an RES notice with a \$25 late fee
 - c. HOA fees 60 days overdue receive late fees and an attorney-initiated, Property Lien; the attorney fees are the responsibility of the condo owner.
 - d. HOA fees 120 days overdue will begin the attorney-initiated Foreclosure process; the attorney fees are the responsibility of the condo owner.
 - e. Any owner who does NOT have a \$0 (zero) HOA balance cannot use the Mission Lakes amenities: (boats, docks, or clubhouse) until such time that their balance is zero.
4. Mandatory Rules for Dogs at Mission Lakes
 - a. All dogs must be registered with RES with maximum height of 26" and maximum weight of 30 lbs. prior to registration being approved.
 - b. An unregistered dog will result in RES notice giving (7) days to avoid a \$25 penalty.
 - c. All dogs must remain on-leash inside buildings (and) outside on all Mission Lakes common grounds.
 - d. A resident's failure to leash inside or outside will result in an RES notice. All subsequent violations will result in a \$25 penalty.
 - e. All dog waste must be picked up 'immediately' on site and 'properly disposed of.' Failure to do so will result in an RES notice. All subsequent violations will result in a \$25 penalty.
5. State Fire Code Law for Grills on Mission Lakes Balconies
 - a. Electric grills are 'thee' only grills allowed on our balconies. Any gas or charcoal grill reported will be assessed \$25.00/day after June 23rd with an immediate penalty if used after today.

Mission Lakes Board of Directors

May 17, 2013

MISSION LAKES CONDOMINIUM ASSOCIATION, INC
AMENDED BY-LAWS

Pursuant to article 8.1 of the Mission Lakes Condominium By-Laws, the following section has been amended with the affirmative vote consisting of more than 2/3rds of the eligible membership at the Annual Meeting held on November 13, 2012:

3.1 – Number and Qualifications of Directors. *The initial Board of Directors shall consist of three (3) persons appointed by Declarant, who need not be members of the Association, to serve as hereinafter set forth. Prior to the conveyance of twenty-five percent (25%) of the Common Element interest to purchasers, the Association shall hold a meeting and the Unit Owners other than the Declarant shall elect at least twenty-five percent (25%) of the members of the Board of Directors. Prior to the conveyance of fifty percent (50%) of the Common Element interest to purchasers, the Association shall hold a meeting and the Unit Owners other than the Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the members of the Board of Directors. The remaining members of the Board of Directors shall serve until Class B membership ceases and is converted to Class A membership as provided in Article II herein, or a date not exceeding three (3) years (or ten (10) years in the event of expansion of the Condominium) from the first conveyance of a Unit by a Declarant to any person other than Declarant, whichever shall occur first. Thereafter, the Board of Directors shall consist of a minimum of three (3) and a maximum of five (5) persons, to be classified with respect to the terms for which they severally hold office as set forth in Paragraph 3.3 below. Each member of the Board of Directors shall be a member of the Association or, in the event that such member of the Association is not a natural person, the appointee of such member of the Association.*

THIS AMENDMENT SHOULD BE KEPT WITH
YOUR ORIGINAL CONDO DOCUMENTS AND
PASSED ON TO ANY FUTURE OWNERS
UPON SALE OF YOUR UNIT.

MISSION LAKES CONDOMINIUM ASSOCIATION, INC
AMENDED BY-LAWS

Pursuant to article 8.1 of the Mission Lakes Condominium By-Laws, the following section has been amended with the affirmative vote consisting of more than 2/3rds of the eligible membership at the Annual Meeting held on November 13, 2012:

3.4 – Election and Term of Directors. *At the first annual meeting of the Association after the termination of Class B membership, the members shall elect a maximum of 5 Directors to be classified with respect to the terms for which they hold office by dividing them into 2 classes as follows:*

- (a) Two Directors whose term will expire after 1 year, at the next annual meeting of the Association.*
- (b) Three Directors whose term will expire after 2 years, at the second annual meeting of the Association after the director's election.*

The successors to the class of directors whose terms expire, as set forth above, shall be elected to hold office for a term of 2 years, or until their successors are duly elected and qualified, or until any of said directors shall have been removed in the manner hereinafter provided, so that at least 1/3 of the Directors' terms shall expire in each year.

THIS AMENDMENT SHOULD BE KEPT WITH
YOUR ORIGINAL CONDO DOCUMENTS AND
PASSED ON TO ANY FUTURE OWNERS
UPON SALE OF YOUR UNIT.

Mission Lakes Condominiums

Move In *and* Move Out Procedures For Owners

Adopted April 10, 2014

The Following are "Move In and Move Out Procedures" that were adopted by the Board on April 10, 2014. This applies to all renters and owners who are moving in or out. **Owners are ultimately responsible for the action of their renters. Failure to abide by this Move In/Move out procedure will result in a \$200.00 fine issued by the Condominium Association.**

1. Contact Real Estate Specialists (262-695-8844) 72 hours prior to move-in/move-out. You will then be contacted by a Board member representative who will inspect hallway condition before and after your move.
2. Mail security deposit check (prior to the move) made out to Mission Lakes Condominiums in the amount of \$200.00 to:

Real Estate Specialists
P.O. Box 438
Pewaukee, WI 53072

Make sure to indicate "security deposit" and your unit # in the memo section of your check.

3. The security deposit will be fully refunded if no damage is done to the common areas after your move. You must provide Real Estate Specialists with your forwarding address if you are moving out.
4. You must use the elevator covers to protect the elevator from any damage. The elevator covers are provided to you by the Condominium Association.
5. You are responsible for the cost of the damage to the common area should it exceed the \$200.00 deposit.
6. Be sure to contact the homeowner representative that is in charge of inspection as soon as you have completed your move so the common areas can be inspected for damage.
7. All questions should be directed to Wayne Grabowska, Property Management at 262-695-8844.

Please be sure to add this document to your Governing Documents for your Association.