HONEY MEADOW CONDOMINIUM OWNERS' ASSOCIATION, INC.

RULES,

REGULATIONS

&

ENFORCEMENT PROCEDURES

TABLE OF CONTENTS

I. INTRODUCTION	Page	3
II. CONDOMINIUM DOCUMENTS	Page	3
III. RULES AND REGULATIONS		
A. DEFINITIONS	Pages	3-4
B. VEHICLES		
B.1 OUTDOOR PARKING	Pages	4-5
B.2 GENERAL	Pages	5-6
C. ANIMALS/PETS	Page	6
D. NOISE LEVELS	Page	6-7
E. KEYS	Page	7
F. RESIDENTS	Page	7
G. COMMON AND LIMITED COMMON ELEMENTS		
G.1 COMMON ELEMENTS	Pages	7-8
G.2 LIMITED COMMON ELEMENTS	Pages	8-9
H. SNOW REMOVAL	Page	9
I. GARBAGE	Page	9
J. MAINTENANCE, REPAIRS AND REPLACEMENTS	Page	9
K. ALTERATIONS, ADDITIONS AND IMPROVEMENTS	Pages	9-10
L. SIGNS	Page	10
M. WINDOW DRESSINGS	Page	10
N. RUMMAGE SALES	Page	10
O. LANDSCAPING	Page	10-11
P. OCCUPANCY	Pages	11-12
Q. SOLICITATION	Page	12
R. STORAGE AREAS	Page	12
S. LIABILITY	Page	12
IV. INFORMATIONAL MATTERS		
A. ASSESSMENTS	Page	12
V. ENFORCEMENT AND VIOLATION PENALTIES		
A. VIOLATIONS MAY BY A UNIT OWNER OR RESIDENT	Page	12-13
B. VIOLATIONS REPORTED TO ASSOCIATION - FORMAT	Pages	13
C. BOARD PROCESS AFTER RECEIVING A COMPLAINT	Page	13
D. PROCESS IF RESOLUTION (SECTION C) NOT OBTAINED	Pages	13-14
E. PENALTIES	Page	14-15
F. INTEREST AFFECTED	Page	15
G. REMEDIES NON-EXCLUSIVE	Pages	15

I. INTRODUCTION

The Board of Directors and Association would like to welcome you to HONEY MEADOW CONDOMINIUM OWNERS' ASSOCIATION, INC. We are pleased that you have chosen to reside at THE CONDOMINIUM and hope that you will enjoy your home.

Condominium living is very different than living in a private residence and the changes may require adjustment for some individuals. Rules, governing the day-to-day use of the property, have been adopted by the Board of Directors, as detailed in this booklet. All residents are subject to all provisions of the Condominium Declaration, Articles of Incorporation of HONEY MEADOW CONDOMINIUM OWNERS' ASSOCIATION, INC., Bylaws, and these Rules. At times, these documents or actions taken by the board might not be in direct accord with actions that an Owner might take for a private residence. However, as in any group enterprise, condominium living requires a degree of compromise for the benefit of all. It is essential for all Residents to demonstrate an attitude of courtesy, responsibility and community involvement.

Owners at HONEY MEADOW CONDOMINIUM OWNERS' ASSOCIATION, INC. pay a monthly assessment to cover the expense of major functions that are performed for the benefit of all Owners and Residents. The fee includes such things as lawn care, snow removal, exterior building maintenance, storm water retention basin maintenance and professional Association services. Whenever volunteers do work, the Association and Residents save money. HONEY MEADOW CONDOMINIUM OWNERS' ASSOCIATION, INC. thrives on the help of volunteers. Members of the Board of Directors and committees all work without compensation. Their reward is the satisfaction of helping to maintain an attractive, pleasant place to live. All Owners should be aware of their responsibility to volunteer some of their time and talent to the Association.

If you have questions, concerns or want to volunteer to help in some way, please contact
Mary Norton.
(262) 650-3623

II. CONDOMINIUM DOCUMENTS

Each Owner should receive a copy of the Condominium documents from, as applicable, the Declarant or a previous Owner. There is a $25 charge for replacement documents.

III. RULES AND REGULATIONS

A. DEFINITIONS

"Association" means the association which: (i) all Unit Owners are members; (ii) is known as **HONEY MEADOW CONDOMINIUM OWNERS' ASSOCIATION, INC.; and (iii)** is responsible for carrying out the purposes of this Declaration, including the exclusive Association and control of the Common Elements and Limited Common Elements.

"Common Elements" means, as designated on the Plat, that portion of the Condominium that excludes all Units and Limited Common Elements.

"Condominium" means The Condominium.

"Declarant" means Community Housing Initiative, Inc.

"Declaration" means the Declaration of Condominium of Honey Meadow Condominiums.

"Limited Common Elements" means that portion of the Common Elements and facilities are designated as "Limited Common Elements," as shown on the Plat. Such Limited Common Elements shall be reserved for the exclusive and permanent use of the Owners or occupants of the Unit or Units to which they are appurtenant, to the exclusion of all other Units in the Condominium. Such Limited Common Elements consist of the: (i) patios; and (ii) garage, adjacent and appurtenant to each Unit and designated on the Plat as being assigned to such Unit, the driveway immediately adjacent to the garage door to each Unit, and such other Limited Common Elements as may be identified on the Plat.

"Owner" means that Person(s) who own a fee simple interest in a Unit.

"Person" means an individual, corporation, partnership, trust or other entity.

"Resident" includes the Owner of a Unit as well as all of the Owner's children, guests, invitees and representatives.

"Unit" means a residential condominium Unit located on the Condominium.

"Vehicle" shall include airplanes, jets, helicopters, automobiles, motorcycles, bicycles, trucks, trailers, boats, campers, scooters, mopeds, snowmobiles, recreational vehicles and the like.

B. VEHICLES

B.1 OUTDOOR PARKING:

a. Outdoor parking by Residents is restricted for use by invitees of Owners.

b. No vehicle may remain parked, continuously, in the outdoor parking area for more than two weeks.

c. A Resident may not utilize the outdoor parking area to park such Resident's vehicles.

d. Residents are permitted to park their vehicles in the driveway of the Unit, which, as applicable, such Resident owns or is visiting.

B.2 GENERAL

a. Cooking or sleeping in vehicles on THE CONDOMINIUM property is prohibited.

b. All Residents must register their vehicles with Association within 7 days of residency. Failure to register will result in a warning notice being issued. If after 7 days from the issuance of the notice the Resident has not registered his or her vehicles, the Association will issue a fine of ten dollars ($10.00) for each day of the continuance of the violation..

c. Motorcycle parking may be permitted in an outdoor parking space. A protective plate must be placed under the motorcycle rest stand at all times to prevent damage to the asphalt surface.

d. Boats, trailers, or recreational vehicles may not be continuously parked in outside parking spaces for longer than twelve (12) hours.

e. Limited vehicle maintenance, including, but not limited to, changing oil, oil filter, air cleaner, and spark plugs is permitted on driveways and outside parking spaces.. Residents performing such maintenance must clear and clean the area after performing such work, including absorbing and disposing of any oil spills, grease, and any and all other debris. The debris, including used oil, must be taken to a recycling location.

f. The use of moving vans on the Condominium property shall be in a manner so as not to impede the lawful and smooth flow of traffic.

g. No vehicles or trailers may be driven or parked upon any surface area other than the parking areas and roadways.

h. The maximum speed limit on HONEY MEADOW CONDOMINIUM OWNERS' ASSOCIATION, INC. property is 10 miles per hour!

i. TOWING POLICY:

The Association may tow or transport to a storage facility the vehicle of any Resident who violates any parking restriction of the Association. In such event, the towing charges and storage expenses incurred by the Association shall constitute an assessment or charge against any Unit owned by the offending Owner, even if the vehicle belonged to a guest or tenant of the Owner.

C. ANIMALS/PETS

C.1 A Unit Owner will not permit animals of any kind, other than a dog, cat, domesticated bird, freshwater or tropical aquarium fish to be raised, bred or kept in the Owner's Unit or in the Limited Common Elements appurtenant thereto.

C.2 Pets kept by any Unit Owner may not exceed thirty-five (35) pounds in mature weight.

C.3 The pets referenced in C.1 may be kept in any Unit, but not more than two (2) of the combination of the following pets: cats, dogs, or birds.

C.4 Pet Owners must clean up after their pet.

C.5 Owners of animals must notify Association of the presence of an animal(s) on the property. Such notification must include:

Type and name of animal(s)
Address of Unit maintaining animal(s)
Name(s) of resident(s) owning animal(s)
License number of animal(s)

C.6 All Owners of dogs and cats must have on file with Association, proof of compliance with licensing requirements and proof of certificate from a licensed veterinarian of distemper and rabies shots. All dogs and cats must be licensed.

C.7 The Unit Owner, as well as the animal Owner, is responsible and liable for any damage to property or injury caused by a pet.

C.8 Pet Owners shall immediately cleanup any excrement and shall carry an implement for pickup at all times when walking their pets.

C.9 All pets outside the confines of the Unit shall be restricted on a leash by a person capable of controlling the animal.

D. NOISE LEVELS

D.1 All residents have a right to quiet and privacy without disturbance by loud noise, obnoxious behavior or harassment from neighboring Units or common areas, **especially at night (after 9:00 P.M.) and weekend mornings (before 8:00 A.M.).**

D.2 Noise levels above normal tones, at such levels as to be disturbing, shall not be permitted on the property or within a Unit. The time of day will be taken into consideration.

D.3 Radios, televisions and other speaker systems used either indoors or outdoors should be kept at a level that will not disturb neighbors.

E. KEYS

It is not the obligation of the Association or Association to provide service to residents who are locked out of their residence.

F. RESIDENTS

F.1 Residents are responsible and liable for the conduct of all persons living with them and their guests.

F.2 No vehicle, bicycle or toy with wheels shall be allowed on the grassy common areas.

F.3 The batting of hard balls is not permitted on the property.

F.4 The use of big wheels and roller skates shall not be allowed anywhere on the property during the hours from 7:00 P.M. to 9:00 A.M.

F.5 Marking of sidewalks and roadways with paint or permanent substances is not permitted.

F.6 No motorized toy vehicles (e.g. go-cart or mini bikes) are allowed on the property.

F.7 Rowdy behavior will not be tolerated in any area of the complex.

G. COMMON AND LIMITED COMMON ELEMENTS

G.1 **COMMON ELEMENTS** - The common area consists of the outdoor parking and all property owned in common, as defined in the By-laws of HONEY MEADOW CONDOMINIUM OWNERS' ASSOCIATION, INC. and as shown in the attached Exhibit XX, Plat of Condominium.

a. There shall be no obstruction of the common areas and facilities and nothing shall be stored therein without the prior written consent of the Board of Directors.

b. Common area decorations shall be limited to live plants and flowers as approved by the Association. Silk flowers are also permitted.

c. Unobtrusive birdbaths and bird feeders may be placed immediately outside the Unit of the Owner erecting such birdbath or feeder.

d. All unplanted containers in the common areas must be removed and stored out of sight.

e. Minor plantings may be made by a Unit Owner immediately outside such person's Unit. All other landscaping must be approved by the Board of Directors and conducted under the direction and control of the Board of Directors.

f. Electrical or battery powered lights shall not be installed on or in the Common Elements without prior written consent of the Board of Directors.

g. Use or storage of recreational equipment is prohibited in common areas.

h. Residents are permitted to make pedestrian use of the walking path in the Common Elements west of Building X. Use of mechanical or motorized devices on this path is prohibited. The remainder of the Common Elements west of Building X is designed to serve as part of the storm-water management system, and Residents are prohibited from using or traversing any portion of this Common Element.

G.2 LIMITED COMMON ELEMENTS

a. Every Unit Owner and Resident must maintain the limited common areas appurtenant to his or her Unit clean. No objects or structures, other than movable patio furniture or decorative pieces, shall be placed thereon without the prior written consent of the Board of Directors. Every Unit Owner shall have the right to decorate the limited common area appurtenant to his Unit in an unobtrusive, non-structural manner.

b. Residents are prohibited from storing bicycles in the common area or limited common area, outside Units, on lawns, or patios. Bicycles must be stored in the storage locker, garage areas or in the Owner's or Resident's Unit.

c. Hanging or shaking out items such as wash, clothing, other apparel or rugs on patios or patio balconies is prohibited.

d. Major alterations, such as the installation of awnings, sunshades, canopies, or screens are prohibited without the prior written consent of the Board of Directors.

e. Visible appliances and items other than movable patio furniture and barbecue grills on patios and balconies are prohibited.

f. Wading pools and yard-designed playthings are prohibited from use on all common and limited common areas.

g. Decorations such as oriental lanterns, wind chimes, and banners are prohibited, except for flags, which may be displayed for twenty (20) consecutive calendar days.

h. Appropriate seasonal decorations may be placed on Unit entry doors.

i. Electrical or battery-powered lights shall not be installed in the Limited Common Elements without the prior written consent of the Board of Directors.

H. SNOW REMOVAL

H.1 All Residents and Owners shall cooperate with snow removal procedures on the property, e.g., vehicles will be moved to accommodate snowplows upon request or as otherwise directed.

H.2 Snow and ice removal shall be provided on roads comprising the Common Elements, as well as up to the garage door of each Unit. There shall be no snow and/or ice removal on rear decks and/or patios.

I. GARBAGE

I.1 All garbage must be bagged and securely sealed and placed in receptacles designated by the garbage company provides garbage removal services to the Condominium..

I.2 Residents must make arrangements for disposal of large items that the garbage removal company is unable to transport off the Condominium. Contact the Association for clarification.

I.3 Garbage must not be stored or left on patios or on front door steps.

I.4 When placing the garbage receptacles outside a Unit for pick-up by the garbage collector, no garbage may be left alongside the receptacles. Garbage receptacles must be returned no greater than twenty four (24) hours after a scheduled garbage pickup by the garbage collector.

J. MAINTENANCE, REPAIRS AND REPLACEMENTS.

J.1 Interior Maintenance: Each Unit Owner, at his own expense, shall furnish and be responsible for all maintenance of, repairs to and replacements within his own Unit.

J.2 Utilities: It is the responsibility of Unit Owners to maintain gas and electric service in their Unit(s). Owners are responsible for any damage to contents or loss caused by failure to maintain utility service, including damage to the common or limited common areas.

K. ALTERATIONS, ADDITIONS, IMPROVEMENTS.

K.1 No alteration of any Common Elements, or any additions or improvements thereto, shall be made by any Unit Owner without the prior written consent of the Board of Directors. Unit Owners wishing to make exterior changes shall contact Association.

K.2 The following is a partial list of items requiring approval of Association prior to installation:

Window Well Bubbles	Fireplaces
Front Storm Door	Air Conditioners
Newspaper Box	Patio Door/Storm Door
Window Replacements	Glass Block Windows
Awnings	

K.3 Wind chimes are not permitted.

K.4 Any damages to Common Elements, resulting from the additions or improvements by a Unit Owner, are the responsibility of the Unit Owner and, if necessary, will be remediated by the Association and charged to the applicable Unit.

L. SIGNS

No Unit Owner shall display, hang, store or use any sign outside his Unit, which may be visible from the outside of his Unit without prior written permission of the Board of Directors or the written permission of Association, acting in accord with the Board's direction. "For Sale" signs, and "Open for Inspection" signs may be displayed temporarily during an open house.

M. WINDOW DRESSINGS

M.1 Excepting satellite dishes, no Unit Owner or Resident shall display, hang, store or use any clothing, sheets, blankets, laundry or other articles outside his Unit, or which may be visible from outside his Unit (other than draperies, curtains or shades of a customary nature and appearance subject to the rules and regulations of the Board of Directors), or paint or decorate or adorn the outside of his Unit, or install outside his Unit any canopy or awning, or outside radio or television antenna, or other equipment, fixtures or items of any kind, without the prior written permission of the Board of Directors or the written permission of Association, acting in accord with the Board's direction.

M.2 Satellite dishes may not installed on the anterior portion of any building.

M.3 Holiday decorations are permitted twenty (20) consecutive calendar days before or after a recognized holiday or season.

N. RUMMAGE SALES

Rummage sales are not permitted.

O. LANDSCAPING

O.1 No picking of any flowers, shrubs, bushes or trees is allowed anywhere on the property.

O.2 Foundation planting of annuals, and/or perennial flowers is permitted.

P. OCCUPANCY

P.1 Home Occupations: Permitted home occupations in all residence Units are any business or occupation carried on by a person residing within the dwelling in connection with which:

a. The occupation is incidental and secondary to the use of the dwelling for dwelling purposes, and does not occupy more than one-fourth of the floor area of a Unit or storage area.

b. No signs, display or activity is permitted that will indicate from the exterior that the building is being used, in part, for any purpose other than that of a dwelling.

c. There are no commodities sold, or services rendered that require receipt or delivery of merchandise, goods or equipment by other than a passenger motor vehicle or by U.S. letter carrier mail service.

d. There is no person other than an additional resident of that Unit employed or otherwise engaged in the home occupation.

e. All activity, including storage, is conducted completely within the dwelling Unit.

f. No special structural alterations, construction features, or installation of special equipment other than satellite dishes is permitted on any Unit or building comprising the Condominium, without the prior written consent of the Board of Directors.

g. There is no perceptible noise, odor, smoke, electrical interference or vibration emanating from the structure.

h. There is no more than one customer or client on the premises at the same time.

i. There is no activity between the hours of 10 P.M. and 8 A.M.

P.2 All required smoke detectors are the responsibility of the Unit Owner and shall comply with the provisions of state law.

P.3 When residents cook on the patio or balcony, it is their responsibility to have a U.L. approved fire extinguisher available and to control the flames so as not to create a fire hazard.

a. Charcoal grills are prohibited on all wood balconies.

b. Charcoal and gas grilling will be permitted on concrete patios.

P.4 No resident shall keep in any Unit or on THE CONDOMINIUM property any combustible substance except for normal household use as designated by manufacturer.

Q. SOLICITATION

No solicitation is allowed on the property without the prior written consent of Association.

R. STORAGE AREAS

S. LIABILITY

Unit Owners are responsible for their guests, tenants and tenants' guests.

IV. INFORMATIONAL MATTERS

A. ASSESSMENTS

A.1 Each Owner is assessed a monthly fee based on the percentage of Ownership. The Association depends on timely receipt of these assessments to function properly. Late payments or non-payment of assessments can be a serious problem for the Association.

A.2 All assessment fees are due on the first of each month. This includes regular and supplemental assessments. A $20 late fee will be charged to Owners who make payments after the tenth (10th) of the month.

A.3 To minimize cash flow problems and encourage compliance, liens will be filed against Units that become 30 days delinquent in assessment payments. In addition, the responsible Owner will be charged interest at three (3%) over the prevailing prime rate of interest as specified in the Wall Street Journal, Midwest Edition (or a comparable publication if the Wall Street Journal is no longer published).

V. ENFORCEMENT AND VIOLATION PENALTIES

A. VIOLATIONS MAY BE REPORTED BY AN UNIT OWNER OR RESIDENT TO:

A.1 The Village of Mukwonago Police Department, if the violation is an infraction of a Village ordinance or any other law.

A.2 Association.

B. A VIOLATION REPORTED TO ASSOCIATION MUST BE IN WRITING AND MUST CONTAIN THE FOLLOWING:

B.1 Name of offender and address, if known.

B.2 Violation observed and brief description thereof.

B.3 Time and place of occurrence or, if a continuing violation, the time or times of observance of the occurrence.

B.4 Name, address and telephone number of the reporting Unit Owner or Resident.

C. UPON RECEIPT OF A COMPLAINT THE BOARD OF DIRECTORS SHALL ATTEMPT TO RESOLVE THE MATTER BY:

C.1 Obtaining voluntary payment of an appropriate fine as per the Penalties Section of these rules, and/or

C.2 Obtaining voluntary correction of the violation, and/or

C.3 Any other solution to which the complainant, the alleged offender and/or Association agree.

D. IN THE EVENT THAT A RESOLUTION IS NOT OBTAINED USING THE PROCEDURE DESCRIBED IN SECTION (C) HEREOF, THE BOARD OF

DIRECTORS SHALL PROCEED IN THE MANNER DESCRIBED BELOW:

a. A letter shall be sent by certified mail, return receipt requested, informing all parties:

(i) Of the time, place and date of a hearing before the Board of Directors.

(ii) Of the right to counsel.

(iii) That evidence shall be received and a record made whether or not the party complained against attends.

(iv) That, if found in violation, a fine may be imposed in accordance with the Penalties Section, plus costs and actual attorney fees incurred by the Association.

(v) That any such fine imposed may be secured by filing a lien against the subject Unit, as prescribed by law.

b. The hearing shall be divided into two (2) sections:

(i) The hearing.

(ii) The determination and decision.

The Hearing Section shall be open to only the Board of Directors, the parties involved, their attorneys and witnesses.

The Determination and Decision Section of the meeting shall be open only to the Board of Directors. The decision will be rendered in writing to concerned parties within five (5) business days of the hearing.

c. If the complainant, or their representative, fails to appear at the hearing without a valid excuse acceptable by a majority of the Board of Directors, the grievance shall be dismissed without prejudice and reasonable and necessary costs incurred by the responding party assessed against the complaining party.

d. If the alleged offender fails to appear, the complainant must prove his grievance and no presumption can be made against the alleged offender for non-appearance.

e. The burden of proof shall be on the complainant to prove the grievance by a preponderance of the evidence.

f. The decision of the Board of Directors is final.

E. PENALTIES

Each violation of the Rules and Regulations, By-laws or the Condominium Declaration shall be punishable by all means set forth in the By-laws, Condominium Declaration or any law and/or by one or more of the following:

E.1 A written warning.

E.2 A fine in an amount not to exceed $250, plus administrative costs of $20, plus $15 per day that the violative conduct persists, plus reasonable attorney fees.

E.3 By the Association removing or correcting the violation, the cost of which, including reasonable attorney fees, shall be born by the Owner.

In the event the fines and costs, or the costs incurred by removal or correction, shall not be paid within 30 days, the payment may be secured by filing a lien against the Unit of the offender, as prescribed by law.

F. INTEREST AFFECTED

All Unit Owners shall be responsible for all actions of their children and/or guests.

G. REMEDIES NON-EXCLUSIVE

The provisions of these rules and regulations shall in no way limit or restrict any other remedies or rights as set forth in the Condominium Declaration or the Condominium Act of the laws of the State of Wisconsin (Chapter 703) and shall not be exclusive, but shall be in addition to all other remedies provided by the Condominium Declaration and the laws of the State of Wisconsin.