

RULES AND REGULATIONS

1. **PETS.** No pets, animals, livestock, poultry or birds of any kind shall be kept in any unit or on the common areas except for birds which are kept in household cages and fish and other aquatic creatures which are kept in a household aquarium except for units within a designated pet building. Such designated unit owner may keep up to two dogs or two neutered cats, or one cat and one dog so long as the combined weight of the two animals does not exceed 35 lbs. An owner is the only person who may keep a pet in any unit. All buildings, except 724 are currently pet buildings. 724 may become a pet building if 4 out of 4 owners agree to the change in writing. Owners must pick up after their pets immediately.
 - a. Penalty for violation and time frames are as follows: \$10.00 per week, with a 30 day time frame to comply.

2. **PARKING.** It is the intent of the Association that unit owner and occupant motor vehicles should be parked within garages. Motor vehicles shall not be parked outside of garages, except that temporary parking (not to exceed two hours) is permitted outside of a two stall garage, within 18 feet of the garage door, for vehicle cleaning and unloading. However vehicles owned by the unit owner and not used in business, designed to be handicap accessible which don't fit into the garage, may be parked on the driveway. In any event, motorcycles and mopeds must be parked in a garage at all times.

Parking for guests is available on Wood River Court in designated stalls only (subject to City of West Bend parking rules), or on the approach to the garage of the unit owner they are visiting or parking on Country Creek Circle (subject to City of West Bend parking rules).

In no event shall an owner, occupant or guest park a vehicle in a manner which will block vehicular access ways within the condominium or which will block access to the refuse and garbage receptacle by the company hired to remove garbage and refuse.

3. **GARBAGE AND REFUSE.** All garbage and refuse is to be in clear plastic bags and to be placed in the proper receptacle provided by the Association for pickup by the disposal company. Unit owners and occupants are responsible to remove from the property any material which the disposal company will not pick up.
4. **LAUNDRY.** Owners and occupants are not permitted to place laundry poles or lines of any type, whether temporary or permanent, outside of the exterior walls of the building. In addition, porches and patios shall not be used for drying laundry.
5. **STORM DOORS.** Unit owners may not install storm doors to the exterior doorways of their units unless the color and style of the door has been approved by the Declarant (during the period of Declarant control) or the Association. Storm doors will not be permitted unless all unit owners having doors on the same elevation agree to install the same style and color door. It is understood that such doors become a part of the common elements of the condominium, but the cost of installation, repair

and replacement s to be borne by the respective unit owners.

6. **"FOR SALE" SIGNS.** Signs offering a unit for resale shall be limited to one window sign not larger than 24" x 30".
7. **MOPEDS.** The owners or occupants of a unit shall not keep more than two mopeds on the condominium property and shall keep them in their garages when not in use.
8. **NOISE.** Being thoughtful of one's neighbor is essential in a multi-family community. Everyone is asked to use common sense and be cognizant of interior and exterior noise that can disturb your neighbors, particularly during warm weather months when windows are open. This includes, but is not limited to, use of such items as: vehicles, motorcycles, mopeds, electric ars, scooters, basketball hoops, radios, televisions. Stereos, musical instruments, and wind chimes. Owners are eccouraged to use the Gonring Athletic Park for some outdoor activities. Noise should especially be kept to a minimum between the hours of 10:00 p.m. to 8:00 a.m.
9. **CONDO DUES.** Association Dues are due by the 1st of each month. The dues will be considered late if received after the 10th of the month. The late fee will be \$25 and can be changed by the Board of Directors at their discretion. NSF fees will be \$25.

CONCLUSION: Residents of Wood River are requested to cooperate by adhering to the rules and regulations. These rules were not established in an arbitrary fashion, nor were they created to work a hardship on anyone. Their purpose is to ensure the safety and comfort of residents and their guests.