HUNTERS RUN CONDOMINIUM ASSOCIATION, LTD.

DISCLOSURE MATERIALS

SECTION G

RULES & REGULATIONS

Date: 04/05/2023
Subject: Hunters Run - Adopted Rules & Regulation - Effective 4.5.2023

Dear Hunters Run Owners,

Please see the attached documents and adopted Rules that go into effective immediately. A hard copy has been mailed to everyone via USPS.

There have been adjustments made to the following Rules & Regulations:

- Section 5.2
- Section 8.10
- Section 12.1 (b)
- Section 12.1 (c)
- No longer a Hunters Run checklist of Owner vs. Association responsibility.

Respectfully,

Angie Rosploch, CMCA

Portfolio Manager

Hunt Management Incorporated, AAMC

10520 N. Baehr Road, Suite Q

Mequon, WI 53092

Phone: 262-238-1480

Please note our office hours:

Monday through Thursday 7:30 AM to 5:00 PM

Friday 8:30 AM to 12:00 PM

Emergency Service is available by telephone #262-238-1480

2023 CAI-WI BUSINESS PARTNER OF THE YEAR

Rules and Regulations
Hunters Run

HUNTERS RUN CONDOMINIUMS
RULES AND REGULATIONS

ARTICLE I
VARIANCES TO RULES AND REGULATIONS

1.1 A variance of any Rule or Regulation or special dispensation due to special or extraordinary circumstances may be granted by the Board upon the Unit owner supplying the Board a written request detailing the need for a special dispensation. A majority vote of the Board will be required to grant such a variance or special dispensation. Any variance or special dispensation granted by the Board shall be subject to revocation by a majority of all Unit owners, at a meeting duly called for such purpose.

1.2 All provisions of the Declarations and By-Laws shall remain unchanged. If there is any conflict between any provision of the Declaration and any provision of the Rules and Regulations, the provision of the Declaration shall control. If there is any conflict between any provision of the By-Laws and any provision of the Rules and Regulations, the provision of the By-Laws shall control, specifically Article VIII.

ARTICLE II
USE OF PREMISES

2.1 The Units shall be used for residential purposes only. The Common Elements and Units shall be used only for the purposes for which they are reasonably suited and which are incidental to the use and occupancy of residential units.

2.2 No nuisance shall be allowed on the Common Elements or Units, nor shall any use or practice be allowed which is a source of persistent and meaningful annoyance to the Unit Owners or Unit Owners' occupants, or which interferes with the peaceful possession or proper use of said property by the Unit Owners or Unit Owners' occupants.

2.3 No improper or unlawful use shall be made of the Common Elements or Units or any part thereof, and all valid laws, ordinances and regulations of all governmental bodies having jurisdiction thereof shall be complied with.

2.4 No rule or regulation shall be adopted by the Board which shall deprive any Unit Owner of substantial property or occupancy rights, or which shall operate in a discriminatory manner.

2.5 Unit Owners and Unit Owners' occupants shall not make or allow any noises or odors which in any way or at any time might be objectionable to other Unit Owners or Unit Owners' occupants. Unit Owners and Unit Owners' occupants shall not cause or allow voices, musical instruments, televisions, radios or other such sound producing devices to in any way or at any time become objectionable to other Unit Owners or Unit Owners' occupants.

2.6 No Unit Owner shall decorate or alter the exterior of a Unit or the Common Elements without the prior written consent of the Board of Directors. This provision shall not be construed as to deny Unit Owners the right to temporarily decorate their units for an appropriate holiday provided that such decorations are displayed only two weeks prior to the holiday and removed two weeks after the holiday. For the holiday season including Thanksgiving through New Years, decorations may be displayed the weekend prior to Thanksgiving until the second weekend after New Years. No decorations may be placed on any common areas using permanent fasteners or making holes in any common area. No owner of a Unit may erect, post

or display posters, signs or advertising material on the Common Elements or at locations within a Unit which are visible from the Common Elements without the prior written consent of the Board of Directors except the following:

1. A 2x2 foot "For Sale" sign affixed to the window while the unit is for sale.

2. A temporary sign of customary and reasonable dimension on the day of and relating to the open house of a Unit for sale or lease (not a **"FOR SALE"** sign).

2.7 Unit Owners are allowed to have one (1) birdfeeder by their patio or balcony. It must be in a landscape bed so that the lawnmower may navigate around it. No items may be attached to the building. Homeowners must clean up the area underneath and around the feeder. The Board of Directors reserves the authority to require the homeowners to remove this one (1) birdfeeder if it causes issues such as excess rodents or other animals in the area, and/or debris or waste from the birds.

ARTICLE III
SECURITY

3.1 No soliciting or selling, including door to door soliciting of any type, shall be permitted on any part of the Common Elements without the prior written approval of the Board.

3.2 All Unit Owners or occupants of Unit Owners' units shall notify the property management company of the Unit Owner's or occupant's intention to be absent from the unit for a period of two (2) weeks or longer. No Unit Owner or occupant shall allow newspapers or other items to accumulate which will indicate the Unit Owner's or occupant's absence from the unit.

3.3 Each Unit owner shall be responsible for maintaining not less than one (1) fully operational smoke detector on each floor of their unit at all times.

ARTICLE IV
LEASING OF UNIT

4.1 Notwithstanding any provisions regarding leasing in the Declaration and/or By-Laws any Unit Owner leasing his/her unit is responsible for the actions of his her tenant(s). These rules are in addition to Article VIII, Section 8.1, Items (b) and (c) of the By-Laws.

4.3 A Unit Owner who is renting their unit shall within 24 hours (excluding weekends and holidays) of having received a notice from the Association of their tenant(s) or their tenant(s) guest having violated a provision(s) of the Declaration, By-Laws and/or these Rules and Regulations shall serve a *"5-Day Correct or Vacate Notice"* to their tenant as allowed by Chapter 704 of the Wisconsin Statutes. This notice to the tenant must be sent ***Certified Mail***, *return receipt requested.* A copy of this notice must also be sent to the Association ***Certified Mail***, *return receipt requested.*

4.4 A Unit Owner who is renting their unit shall within 24 hours of having received a second notice from the Association of their tenant(s) or their tenant(s) guest having violated a similar provision(s) of the Declaration, By-Laws and/or these Rules and Regulations shall, as allowed by Chapter 704 of the Wisconsin Statutes, serve a *"14-Day Notice to Vacate"* to their tenant(s). This notice to the tenant(s) must be sent ***Certified Mail***, *return receipt requested.* A copy of this notice must be also be sent to the Association ***Certified Mail***, *return receipt requested.*

4.5 A Unit Owner who is renting their unit shall be obligated for enforcing this *"14 Day Notice to Vacate"* as provided by law. A Unit Owner who is renting their unit shall be assessed a fee of $100.00 per day for each day that they have not complied with the provisions of this section. Provided that the Unit Owner has taken other immediate legal action to evict the tenant(s) having caused the violation, a Unit Owner who is renting their unit shall not be assessed this fee if the Unit Owner has followed the provisions of this section and the tenant(s) having caused the violations do not vacate the unit as required. The Unit Owner shall be liable for all costs incurred by the Association including but not limited to damages, fines and/or legal fees to effectively correct the violations and/or evict the violating tenant(s).

ARTICLE V
SANITATION

5.1 The Common Elements shall not be obstructed, littered, defaced, damaged or misused in any manner.

5.2 All Unit Owners or occupant of a Unit Owner's unit shall adhere to any laws, ordinances, and/or rules pertaining to recycling as dictated by any Governmental, Quasi-Governmental and/or Association authority. Trash receptacles must be stored inside of the garage, except during the time frame ranging from the night before trash pickup and through the following morning after pickup. Trash must be placed in the proper receptacles when placed outside for pick up. This means no plastic trash bags can be placed outside unless they are in a trash container.Unit Owners can only use the Waste Management company that the Association has a signed contract with, or that is currently being used by the Association.

ARTICLE VI
MANAGEMENT

6.1 No Unit Owner or occupant of a Unit Owner's unit shall or attempt to direct, supervise, or in any manner assert control over any Association contracted worker(s). Poor workmanship or performance of such individuals should be reported to the Board or to the property management company immediately.

6.2 In the event the Association utilizes the services of a professional management company, all notices and/or requests to the Association, the Board or any officer(s) referenced herein shall be sent to the management company. All notices and/or requests from the Association, the Board or any officer(s) referenced herein shall be sent by the management company.

ARTICLE VII
PATIOS/DECKS/WALKWAYS

7.1 A Unit Owner or occupant of a Unit Owner's unit shall control all barbecue fires, smoke and/or offensive odors so as to not disturb or be dangerous to the neighboring Unit Owners, neighboring units or the Common Elements. All Unit Owners must follow the local and state ordinances for grilling or barbequing.

7.2 Every Unit Owner who and every Unit Owner who has an occupant who barbecues on or near a deck shall have a qualified, fully operational fire extinguisher readily available during any time the barbecue is in use.

7.3 No boxes, bicycles, carriages or other similar items shall be stored on the patio/deck.

7.4 No clothes, sheets, blankets, rugs, laundry or other similar unsightly items shall be hung and/or displayed from the patio/deck. In addition, no such items shall be placed in any unit or on the common Elements so

as to display same to or from any Common Elements or Limited Common Elements. No clothesline of any fashion or material shall be placed on the patio/deck.

7.5 No antenna shall be placed on any portion of the Common Elements or the patio/deck without prior approval from the Board of Directors. A written request must be submitted to the Board of Directors for approval prior to installation of a satellite dish or other over-the-air reception devices. Installation approval will conform to the FCC Regulations.

(a) All costs associated with the installation, maintenance and removal of satellite dishes and other over-the-air reception devices are the responsibility of the owner.

(b) Satellite Dish Policy Regarding Common Areas; Satellite dishes or other over-the-air-reception devices may be placed on a pole mount in a common landscape bed area. The satellite dish can be placed pole mount no higher than four (4) feet in the air and no more than three (3) feet from the building.

(c) The owner shall install all wiring and other connections in as unnoticeable manner as possible and at the owner's expense. Installation of the wires and dish cannot damage the exterior of the building. Wires must be painted to match the exterior of the building. Any damage done to the common areas, as the result of installing or maintaining a satellite dish, is the responsibility of the owner.

(d) The size of the satellite dish or other over-the-air reception devices must not detract from the aesthetics of the buildings or endanger the integrity of the building or the safety of the residents and cannot be any larger than 36 inches in diameter.

(e) If service is discontinued or the unit is sold, the satellite dish or other over-the-air reception devices must be removed at the owner's expense. Any damage left from the removed device must be repaired at the owner's expense.

7.6 No Unit Owner shall plant, re-landscape, and/or decorate any bedding area(s) without the prior written permission of the Board. Unit Owners may, however, place removable planters, flowers, and/or flowering plants along their limited-common sidewalk, patio, deck and bedding areas.

ARTICLE VIII
VEHICLES, PARKING AND GARAGE

8.1 The following rules and regulations are in addition to or in conjunction with the provisions of Article VIII, Section 8.1, Item (d) of the By-Laws.

8.2 All unit owners and tenants must supply the Board with vehicle information for all vehicles that will be kept on the property. This includes the make, model, color and license plate number. This information should be updated as needed.

8.3 Due to the potential for fire and/or personal injury, unreasonable amounts of newspapers, empty boxes, or flammable materials and the like shall not be kept for any unreasonable length of time in the garage and/or unit of the condominium. Due to the hazardous nature of such items, any such item(s) found in violation of this provision may be confiscated by the Board. In addition, there shall be no use of any gas or charcoal

grill, barbecue, cooking stove or the like in the garage area. Garage doors should remain down when not in use.

8.4 No garage or rummage sales are permitted on any area of the condominium.

8.5 Cooking, sleeping and/or residing in any vehicle, whether temporary in nature or otherwise, is prohibited in all areas of the condominium.

8.6 Each Unit is only allowed two (2) vehicles per unit to be parked on the premises. One (1) vehicle must be parked in the garage and one (1) vehicle must be parked in the driveway approach. This does not include periodic guests.

8.7 Due to required periodic maintenance of and snow removal from the condominium parking areas, no vehicle of any type, which cannot be moved on a daily basis, shall be parked in any of the condominium parking areas. Any Unit Owner or occupant of a Unit Owner's unit who requires a parking space to park a vehicle, which vehicle cannot be moved on a daily basis, must obtain prior written authorization from the Board. No vehicle of any type shall be stored in any parking area of the condominium. No inoperable vehicle of any type shall be parked in any parking area of the condominium. No repair and/or maintenance of a vehicle(s), except car washing, shall be allowed on any Common or Limited-Common area(s) of the condominium. Such repair and/or maintenance may only be done in a Unit Owner's garage.

8.8 A Unit Owner or occupant of a Unit Owner's unit shall not park any vehicle in the Limited-Common assigned parking area of another Unit Owner without the prior permission of the other Unit Owner. A Unit Owner who discovers an unauthorized vehicle parked in his or her parking area shall be responsible for contacting the Oak Creek Police Department to have the offending vehicle ticketed and/or towed.

8.9 No vehicle shall travel at a rate of speed in excess of fifteen (15) miles per hour in any parking or drive area of the condominium.

8.10 Guests are to park in areas designated as guest parking areas. No vehicle should park along the roadway in an area not designated as a guest parking area. Unit Owners are responsible for making sure their guests are parking in a designated area. Due to the limited number of guest parking spots, Unit Owners/ Occupants and frequent guests are not allowed to park in guest parking unless they have purchased a guest parking pass for $65.00 a month, in which three months must be purchased at a time. The Board has the discretion on the determination of frequent guests. If a parking pass has been approved by the Board and is purchased, the Board will designate where the guest parking pass can be used. Payment for parking pass must be sent in advance to Hunters Run Condominium property management company. Failure to submit payment will result in immediate forfeiture of the parking pass.

8.11 Condominium By-Laws prohibit the extended parking of a vehicle on condominium property. Any vehicle

8.12 that is parked in the guest parking area for a period in **excess of two (2) days** may be ticketed and/or towed at the owner's expense. If a homeowner has a guest that will be parking a vehicle in the guest parking area for more than two (2) days; they must notify the Board.

The Board reserves the right to ticket and/or tow any vehicle that is illegally parked. This includes; vehicles parked in a non-designated parking area, Unit Owner/Occupant vehicles parked in the guest parking area, or if there is a vehicle that is parked for more than two (2) days in the guest parking area and does not have approval from the Board.

ARTICLE IX
PET POLICY

9.1 As stated in Article VIII, Section 8.1, Item (e) of the Association By-Laws each unit is allowed to have one (1) dog and one (1) cat or two (2) cats.

9.2 An application for a pet permit may be made orally on in writing to the Property Manager of the Association and must be accompanied by a picture of the animal. Such applications and/or permits are not assignable except to co-residents of the Unit in which the original applicant resides. Each permit shall be signed by the Property Manager and shall contain the following information:

(a) Name and Unit number of the permit holder;

(b) A description of the pet being licensed thereunder;

(c) The date of issuance;

(d) A statement that the permit is a revocable license; and

(e) An agreement (to be executed by the permit holder) to be bound by the terms of all pet policies.

A permit shall be effective when signed by an appropriate officer and a copy signed by the permit holder is placed on file with the Association. The President may designate a standard form of permit.

9.3 Dogs: The Board will issue a dog permit for any dog certified to the Board as an "animal assisting the handicapped" under section 101.22(2p), Wisconsin Statutes. The keeping of any such animal assisting the handicapped shall neither affect nor be affected by the priority rules herein, except that no additional dog shall be permitted in the same unit.

(a) The weight of the dog may not exceed 100 pounds.

9.4 Cats: All cats must domestic and must be spayed or neutered.

9.5 Rules and Regulations:

(a) The terms of the Declaration and By-Laws are incorporated herein.

(b) No permitted pet shall be permitted on the Common Elements unless on a leash and within the control of a person. Other animals shall not be permitted on the Common Elements.

(c) Permit holders shall be responsible for the proper disposal of the pet's waste without regard to their control over the pet at the time or location of the waste. Waste must be picked up immediately.

(d) Permit holders are responsible for the behavior of their pet and any handler thereof.

(e) Pets shall be housed exclusively within Units in which such pets are permitted under this Declaration, By-laws and Rules and Regulations.

(f) Pets shall be licensed by the City if required and a copy of such license shall be furnished to the Association upon permit application.

(g) All pets shall be maintained in a manner as to keep any noise at a minimum level which in any event must not be an unreasonable annoyance to the other condominium residents.

(h) No pets are allowed in the pool area.

9.6 Each permit is a revocable license and may be revoked following notice and hearing, at the option of the Board, for any reason set forth in the Declaration or for any breach of the Rules and Regulations set forth above or as may be promulgated in the future by the Board of Directors. Upon revocation a permit holder shall dispose of the pet within a reasonable period of time. A permit holder shall be responsible for any costs of the Association in enforcing its rights hereunder which may be added as a special assessment against the Unit for which the permit was issued.

ARTICLE X
POOL RULES

10.1 The Association pool is tentatively set to be open from the weekend before Memorial Day through the weekend of Labor Day. Weather conditions may shorten or extend this time frame. Pool hours are from 8:00 a.m. until dusk.

10.2 Pool Rules

a) No Glass is allowed in the pool area.

b) No more than two (2) guests per unit. Guests must be accompanied by a Unit Owner/Occupant.

c) Children under 12 must be supervised by an adult.

d) No running, diving or horseplay.

e) Swim at your own risk. There is no lifeguard on duty.

f) To ensure healthy water quality, people must shower before they enter the pool. Children who aren't potty-trained must wear swim diapers. Proper swim attire is required.

g) The Association or Board of Directors are not liable for accidents and/or injury.

h) Pool gate must be closed and locked each time a person enters and leaves the pool area. Do not open the gate for anyone you do not know.

i) The pool phone is to be used to dial 9-1-1 and emergency purposes only.

j) Any Unit Owner who is more than 30 days delinquent or violates the pool regulations may be prohibited from using the pool.

k) No pets are allowed at any time in the pool area.

l) No smoking in the Pool Area

ARTICLE XI
RULE VIOLATIONS

11.1 Each Unit Owner shall be responsible for the violations of and/or noncompliance with the Declaration, By-Laws, rules, regulations, covenants, conditions or restrictions committed by the Unit Owner, any individual of the Unit Owner's household, any occupant of the Unit Owner's unit, any tenant or sub-tenant of the Unit Owner's guest or visitor or the Unit Owner's occupant's guest or visitor.

11.2 All Unit Owners and occupants of Unit Owners' units shall report, in writing, any alleged violation of or non-compliance with the By-Laws, rules, regulations, covenants, conditions or restrictions as required hereunder.

11.3 Upon the Board's receipt of information regarding an alleged violation of or non-compliance with the Declaration, any By-Laws, rules, regulations, covenants, conditions or restrictions, by any Unit Owner, the Board shall furnish written notice to the Unit Owner by personal delivery or by regular mail to the Unit Owner's last known mailing address informing the Unit Owner of the alleged violation or non-compliance and of the possible imposition of a fine. If the Unit Owner, within seven (7) days after receipt of said notice, fails to demand a hearing on the alleged violation by written notice delivered upon the President, the Board shall assess the fine specified in the publication of the rules and regulations. This fine and any costs, including but not limited to attorney fees, incurred by the Association in collecting same shall constitute an assessment as said term is utilized in sub-sections 3 through and including 9 of section 703.16 Wis. Stats. Unpaid fines shall incur interest at the rate of interest provided in Article VI, Section 6.7 of these By-Laws.

11.4 Any Unit Owner who shall consider that he or she is unfairly accused of violation of or non-compliance with any rule or is justified otherwise, shall be entitled to a hearing before the Board which shall designate an impartial referee for the hearing of evidence, all to the end that Unit Owners enjoy due process and the right of hearing in respect of any claim of violation. In the case of any such proceedings, the costs thereof, if any, shall be borne by the Unit Owner requesting the hearing, unless it is found by the impartial referee that the Board preceded in bad faith or without just cause.

11.5 The notice furnished by the Board informing the Unit Owner of the alleged violation or non-compliance shall contain sufficient information as to assure that a reasonable Unit Owner may understand the violation(s) and the step(s) needed to correct the violation(s). Those may substantially include the following:

(a) the name of the Unit Owner;
(b) the date of delivery of the notice upon the Unit Owner;
(c) the date(s) of the alleged violation;
(d) a description of the rule(s) or regulation(s) allegedly violated;
(e) the amount of the fine(s) that can result;
(f) a description of what procedure the Unit Owner must take, if any, to cure the violation(s) and state the requirement of written intent to cure be made upon the president via the management (if applicable) within seven (7) days;
(g) information regarding the Unit Owners' right to demand a hearing;

(1) the Unit Owner has seven (7) days in which to make his demand;
(2) such demand must be in writing;
(3) such demand must be made upon the president via the management (if applicable);

(4) failure to make such demand within the required period shall constitute a waiver of the right and consequently the stated fine, if any, will be assessed against the Unit Owner, together with any cost and reasonable attorney fees incurred, and shall constitute an assessment upon the Unit Owner's unit.

(5) the costs of the hearing will be borne by the Unit Owner unless the impartial referee determines that the board proceeded in bad faith or without just cause.

(h) The signature of the president as president of the Association and the signature of at least one other Unit Owner of the Board in such capacity.

11.6 Upon a Unit Owner's failure to demand a hearing and after the required period of time given the Unit Owner to make such a demand, or upon a finding, by the impartial referee, of actual violation if the Unit Owner has timely demanded a hearing, the Board shall notify the Unit Owner in writing, by regular mail, of the imposition of the fine. The notice shall inform the Unit Owner that failure to pay the fine within seven (7) days shall cause the fine and any costs of collection related thereto to constitute an assessment upon the Unit Owner's unit. The fine, together with any collection costs, shall incur interest at the rate of interest provided in Article VI, Section 6.7 of these By-Laws commencing eight (8) days after delivery of the notice until said amount is paid in full.

ARTICLE XII
AVAILABLE REMEDIES AND FINES

12.1 The following is a schedule of the fines that will be imposed under these rules and regulations, pursuant to the provisions hereof, as a result of a Unit Owner's violation of or non-compliance with the Declaration, the By-Laws, rules, regulations, covenants, conditions or restrictions:

(a) **A WRITTEN WARNING for a Unit Owner's first violation** of or non-compliance with a specific By-Law, rule, regulation, covenant, condition or restriction.

(b) **THIRTY -FIVE ($35.00) for a second violation** of or noncompliance with a specific By-Law, rule, regulation, covenant, condition or restriction for which the Unit Owner received a written warning pursuant to paragraph (a) immediately above.

(c) **ONE HUNDRED TWENTY-FIVE DOLLARS ($125.00) for each successive violation** of or noncompliance with a specific By-Law, rule, regulation, covenant, condition or restriction for which the Unit Owner received a written warning pursuant to paragraph (a) immediately above, and incurred the imposition of the fine prescribed in paragraph (b) immediately above.

(d) Notwithstanding paragraphs (a-c) immediately above, **FIVE HUNDRED DOLLARS ($500.00) for each violation** of or noncompliance with a specific provision of the Declaration, By-Laws, rules, regulations, covenants, conditions or restrictions, when in the opinion of the Board of Directors the violation meets one or more of the following criteria:

1. The violation is in direct defiance of a previous mandate from the Board of Directors.
2. The violation was malicious in it's intent.
3. The violation is evidence of a pattern of the Unit Owner's non-compliance with more than one provision of the Declaration, By-Laws, rules, regulations, covenants, conditions or restrictions.
4. The violation is of such a nature that the violation can not be corrected and/or that direct monetary restitution can not be determined. *(i.e. if*

alterations are made by the Unit Owner that can not be restored to their original state.)

12.2 In addition to the provisions of Section 12.1 hereof, all remedy provisions of the Declaration, By-Laws and these Rules and Regulations shall remain available to the Association.

ARTICLE XIII
GENERAL PRINCIPALS

13.1 The Board of Directors shall adopt rules and regulations governing the use of the common Elements and Units, as same are defined in the Declaration, and the personal conduct of the Unit Owners and the Unit Owner's family, tenants and guests thereon. Such rules and regulations will be so adopted in light of the duties and rights established in the Declaration. The Board shall publish and furnish to each Unit Owner the specific rules and regulations as adopted or revised from time to time.

13.2 The Board of Directors shall retain the right to make reasonable decisions based on a solely "subjective" basis as they may deem to be in the best interest of the Association.

IMPORTANT INFORMATION

Please keep this information with your governing documents

Hunters Run Condominium Association, Ltd.

RESOLUTION TO ADOPT RULE ON HARASSING AND EXCESSIVE CONTACT

WHEREAS, Section 6.2 of the Association's Bylaws provide that "The Association through its Board of Directors shall designate such means of enforcement thereof as it deems necessary and appropriate. The rules and regulations may be adopted, altered, and amended or repealed by either the members of the Association or the Board of Directors, in each case by an affirmative vote of 67% or more of the votes present or represented at a meeting at which a quorum is in attendance, provided such action has been included in the notice of meeting, and provided that no rule or regulation adopted by the members shall be amended or repealed by the Board of Directors if the rule or regulation so adopted so provides;"

WHEREAS, this Board has chosen to have the rule voted on at a special meeting of the Board of Directors in which a quorum of the Board of Directors is present and with 67% or more of the Board in favor of such rule, with the rule being included on the notice of the meeting to the Board Members, all in accordance with Section 6.2 of the Bylaws;

THEREFORE, BE IT RESOLVED that the Association adopt the following Rule:

Excessive Contact.

Residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other condominium members, residents, guests, occupants, invitees; or, directed at management, its agents, its employees, or vendors.

Harassing behavior will include any unwelcome contact, and excessive contact (email, texts, phone calls, mail, or visits to a home or place of service) to management, its agents, its employees or vendors; the Board, or other Association residents. Harassing behavior will also include physical and/or abusive actions, including defamation, threats, insults, profanity, and obscenities, as well as cyber actions (spreading malicious content and accusations on the internet).

Excessive is defined as more than one (1) contact; either email, text, phone call, mail, or visit to place of service, per week about the same subject or concern.

If a question has been asked and answered and is still being asked, that will be construed as excessive.

If a Unit Owner has more than one concern, they should be addressed in one communication. Those concerns may be acted on individually or as a group by the Board or management company, dependent upon the concerns or situations. The Unit

Owner will be notified by the Board or management company what determination was made about their concern by email, if possible, or mail.

In addition, no Unit Owner may interfere with any contracted vendor performing work at the direction of the Board or the Management Company. That will be deemed as harassment and may be subject to possible fines.

Finally, any disruptive or harassing behavior by a Unit Owner or his or her proxy holder at an owners' meeting may result in fines being assessed to the Unit Owner.

Violations of any of the above-stated Rules will be subject to fines above and beyond the regular fine structure within the Association's Enforcement policy. Specifically, violators are subject to fines of up to $1,000 per violation.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known addresses.

The Board of Directors adopted this resolution on 5/6, 2025, with the Rule to take effect on _____ 1, 202__ with the Rule to take effect on 6/6, 2025.

President Margaret McLeod

Secretary Edna R. Dean