

Brookfield Lake Condominium Association, Inc.

The board has updated the Rules that govern us all and assembled them for your convenience. Please place these Rules with your Condominium Documents.

If/when new rules are created or existing rules updated/revised a complete set will be re-issued so it remains easy to keep your documents current.

Also enclosed is the detail of the Fines policy for BLCA; this information is straight out of the Bylaws - Article XII, Compliance and Default, Section 4, Fines.

03/08/2015

07/08/2018

08/29/2021

11/29/2021

02/26/2022

01/11/2023

BROOKFIELD LAKE CONDOMINIUM ASSOCIATION, INC.
RULES DOCUMENT

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Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 1 Second Floor Limitations

Weight

No owner of unit (or person occupying a unit) located in whole or in part on the second floor of a building in Brookfield Lake Condominiums shall keep, place or maintain on any portion of the second floor any single appliance, furnishing, or other item (i) having a weight in excess of 1,000 pounds or (ii) to exceed 40 pounds per square foot of horizontal area (Wisconsin state code for all residential units).

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 06/25/92

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 2 Front Storm/Screen Door Specifications

Unit owners may install a storm/screen door on the front door of their unit. Following are the specifications to be met:

- a) A full view wood or aluminum frame screen or combination screen/storm door.
- b) Wood frames must be primed before painting.
- c) For wood frame paint color-unit owner must contact the Association's Managing Agent to obtain the specified color details.
- d) Acceptable colors for aluminum doors are Hunter Green or Forest Green applied by the door manufacturer.
- e) Hardware must have a brass finish.

Note: Acceptable full view combination storm/screen doors may be purchased at Menards, Home Depot and other home improvement establishments; Larson and Anderson are the most common ones found.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 08/25/98

Revised 06/07/14

Revised 03/08/15

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 3 Common Area Decorations

Brookfield Lake Condominium has a Design Review Committee; be sure to submit your requests in writing prior to any installation of decorations.

- a) Unit owners (or persons occupying a unit) shall not cause anything to be affixed or attached to, displayed or placed on exterior walls, doors, balconies, or windows of the building. (Article VI, Section 4, subsection (o).
- b) Exception: A single planter or wind chime may be attached on the underside of the balcony.
- c) Flowers/plants in pots or on Shepard's hooks are allowed. Please use discretion in your placement.
- d) No flowers or plants are allowed to be planted in the beds due to placement of material under the stone to deter weed growth.
- e) No flower pots, statues or other ornaments are to be placed on a driveway, between the garages or on the sidewalk.
- f) No holes or modifications to the mailbox structures.
- g) No lattice of any kind is allowed on the building, balcony or patio.
- h) Flags may be mounted to the building with written permission from the Design Review Committee.
- i) Christmas decorations must be down by the end of January.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 06/25/1992
Revised 09/27/2003
Revised 03/08/2015
Revised 4/22/2022

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 4 Parking

Each unit has its own parking spaces in the garage and on the unit's driveway.

- a) Unit owners (or persons occupying a unit) located in Brookfield Lake Condominium are not allowed to park in any area designated as Fire Lane (painted on the street), No Parking, or Car Parking Only. No parking on the grass- this includes any guests or visitors.
- b) Overnight parking on the street is not allowed.
- c) Temporary street parking is allowed during the daytime.
- d) Trailers, campers, recreational vehicles, all-terrain vehicles, snowmobiles, motorcycles, boats, trailers, and other large vehicles may be parked on the Property only if parked completely within the garage appurtenant to the unit owner's garage or driveway.
- e) Winter parking: unit owners (or persons occupying a unit) must move their vehicles from their driveway or parking pad within 24 hours following each snowfall to allow plowing of driveways and parking pads.
- f) All vehicles must display current registration.
- g) Parking pads are not to be used for storing vehicles; vehicles should be moved every 7 days.
- h) Vehicles parked in the driveway of a unit must not protrude into the street.
- i) Each unit is limited to a maximum of three vehicles.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 04/05/1997
Revised 06/23/1998
Revised 03/08/2015
Revised 08/12/2016
Revised 08/09/2021

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 5 Speed Limit

No unit owner or persons occupying a unit, or guests to a unit located in Brookfield Lake Condominium shall exceed **15 MPH** on any and all private roads within the boundaries of the Brookfield Lake Condominium complex.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 10/24/00
Revised 03/08/15

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 6 Garage Doors

No unit owner, or persons occupying a unit located in Brookfield Lake Condominiums is allowed to leave their garage door open for any period of time unless said person is in the near vicinity while washing a vehicle, grilling, cleaning, etc. Any and all damage expenses due to a garage door remaining open, excluding the above reasons, are the responsibility of the unit owner. (i.e., plumbing, interior/exterior damage, rodent infestation.)

Replacement specifications

- a) Colonial Design – 4 rows and 4 columns of rectangles. Exception is building 13 – 4 rows and 8 columns
- b) White
- c) No windows
- d) If replacing a section of the door due to damage the replacement panels must be an exact match (they must match in terms of color, design, rectangle size). If exact panels are not available the entire door must be replaced.
- e) Garage doors are the responsibility of the unit owner and must be maintained and free of rust.

Note: suggested door Wayne Dalton 8000 Series available at Joe Wilde or Lowes.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 10/24/00

Revised 02/06/13

Revised 03/08/15

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 7 Water Heaters

- a) No owner of a unit (or person occupying a unit) located in Brookfield Lake Condominiums, shall hold the Association liable for any damages caused by or related to failure of a water heater, pursuant to the requirements. This rule is based upon the general powers given to the Board as well as the provisions set forth in Declaration Article II, Section 2.2 (b) (iii) (E) and Bylaw Article BI, Section 1 (b) By the Unit Owner, and to Article VIII, Section 2 Physical Damage Insurance.
- b) No owner of a unit (or person occupying a unit), which is located in Brookfield Lakes Condominiums, shall replace their electric water heater, without the addition of a tray/pan underneath the unit. The tray is required to assist in preventing water damage to the owner's unit or any other unit, should the water heater malfunction or have a leakage problem.
- c) Owners of a unit (or persons occupying a unit), located in Brookfield Lakes Condominiums, is required to use a water alarm to alert them if moisture is detected in the water heater pan. This alarm is required to assist in preventing water damage to the owner's unit or any other unit, should the water heater malfunction or have a leakage problem. The water alarm needs to be in good operating condition with a current battery.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 11/28/00
Revised 04/30/02
Revised 11/30/11
Revised 03/08/15

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 8 Pets

Note: This rule is additional to the Bylaws concerning pets found in Article VI, Section 5, Subsection (d) and (e).

- a) When outside owners of a unit (or persons occupying a unit), located in Brookfield Lakes Condominiums, shall not permit dogs or cats or any pets to run at large. Dogs and cats must be secured by a leash or other restraining device (no longer than six feet in length) and must be attended by a responsible person.
- b) Unit owners (or persons occupying a unit), located in Brookfield Lakes Condominiums, must take responsibility for immediate cleanup of any waste created by a dog or cat. The person responsible for the animal while on BLC property must carry a bag into which solid waste will be immediately collected and disposed of in a suitable trash receptacle.
- c) No dog is allowed to stay on Brookfield Lake Condominium property at any time, unless the dog is licensed with the Town of Brookfield and is current with all shots and vaccines as required by the Town. Proof of such documentation shall be provided to the officers of the Association whenever requested by the Officers of the Association (including weight of the animal).
- d) Unit owners (or persons occupying a unit) are limited to no more than twenty-five (25) pounds per pet/dog.
- e) Any custodian of a pet on the Brookfield Lake Condominium property must abide by all bylaws and rules, regardless of whether the pet is permanently residing or only temporary/visiting.

Please cleanup your neighbor's patio area if your pet(s) caused any debris to fall from your balcony.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 11/30/2011
Revised 03/08/2015
Revised 01/16/2022

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 9 Use of Patio or Balcony

No property of any kind is to be stored or left on the patio area or balcony with the exception of planters, patio furniture, and grills. Grills may be stored on the patio or in the garage; grills may not be used or stored on balconies per Town of Brookfield fire code. When in use all grills must be 10 or more feet or more from any building.

Balconies must be cleared of snow during the winter months.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 06/07/14

Revised 03/08/15

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 10 Fire Pits

No fire pit of any kind is to be used or stored on the patio area, balcony or grounds. Use of fire pits in the common areas is not allowed.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 06/07/14

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 11 Birdfeeders

Be sure to submit your requests in writing to the Brookfield Lake Condominium Design Review Committee the prior to any installation of a birdfeeder.

- a) One hanging birdfeeder is allowed; it must be approved by the Design Review Committee, and it must be hung in the back of your unit.
- b) No free-standing birdfeeders are allowed anywhere on the grounds including patios and balconies. No free-standing birdfeeders may be placed in the wooded areas, beds or anywhere on the common grounds.
- c) The ground around and under the feeder must be kept free of seeds at all times to avoid a rodent problem; if this is not done the feeder will be removed immediately.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Revised 09/27/03

Revised 03/08/15

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 12 Window/Door Specifications

An approval form is required when replacement windows/doors are desired. The form must be presented to the Design Review Committee along with details verifying the new windows/doors meet the following specifications.

- (a) Grid count/pattern per door or window must match the original windows/patio door for your style building.
- (b) Oak is the standard 'color' of the window grids and unit owners are to match that color when making replacements. Several owners reported that various window companies do not have an oak or wood color option, therefore, a tan or beige grid may be used in replacements windows and doors.

Clarification of building styles:

There are 4 different styles of buildings making up Brookfield Lake Condominiums. **See attached spreadsheets detailing the windows grid patterns per building style.**

Buildings 8 and 10 are townhouse style, building 9 is a ranch style 8-family but has different floor plans than the other ranch style 8-family buildings; there is one duplex which is building 13.

Buildings 8, 9 and 10 (the first 3 on the right as you enter the complex) have white metal/vinyl wrapped window frames and grids.

Both window and door frames must match in size and color per these specifications.

The remaining buildings (11, 12, 13-duplex, 14, 15, 16, 17, 18, 19 and 20) have windows with wooden grids. Originally all windows had oak wood grid inserts that had to be removed to clean the windows.

Some owners in the aforementioned buildings have replaced windows/patio doors and now have the grids between the glass panes which is acceptable.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 03/08/15

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 13 Satellite Dishes/Antennas

- a) Antennas are not allowed on the exterior of any building.
- b) Prior to installation of a satellite dish the owner must submit a Satellite Dish Install Approval Request from to the Design Review Committee.
- c) Satellite dishes may only be located on the patio floor or balcony floor of the owner's unit.
- d) Satellite dishes cannot be larger than 24 inches in diameter.
- e) The top of the dish must be 42 inches or less from the ground.
- f) Wire entry into the building must be hidden from view; it cannot be run up or across the sides of any building.
- g) When a satellite dish is no longer in use, it must be removed and any damages to the common elements must be repaired.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 03/08/15

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 14 – Providing a Copy of a Lease Agreement

Article VIII of the Declaration states in part:

Section 8.2 Unit Owner's Right to Lease

A Unit owner may lease or sublease his Unit (but not less than his entire Unit) at any time and from time to time provided that:

- (b) No Unit may be leased or subleased without a written lease or sublease;
- (c) A copy of such lease or sublease shall be furnished to the Board of Directors or the Secretary of the Association within seven (7) days after the execution thereof;

If a copy of the lease is not received within 7 days a fine will be levied against the Unit owner's account. Fines will continue every 7 days until a copy of the lease is received.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 04/19/17

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 15: Displaying the American Flag

- a) Only the United States of American flag may be displayed.
- b) Mounting: due to the differences in the BLCA buildings owners must request permission (via email or in writing) before mounting a flag/flag holder; the Board and/or Design Review Committee will review each request and determine where the flag/flag holder may be mounted. When the unit owner moves the mount must be removed and the site repaired and painted to match original location.
- c) Size: the flag should not block or interfere with any windows, walkway, passageway or driveway. Maximum size allowed is 3x5 – use a smaller size if the flag interferes with any windows or passageways.
- d) Managing the flag: traditional guidelines call for displaying the flag in public only from sunrise to sunset. However, the flag may be displayed at all times if it illuminated during darkness. The flag should not be subject to weather damage, so it should not be displayed during rain, snow and windstorms unless it is an all-weather flag. It should be displayed often, but especially on national and state holidays and special occasions. The United States Code, Title 36, Chapter 10 states: "The **flag** should not be displayed on days when the weather in inclement, except when an all-weather **flag** is displayed."

- e)  When the flag is displayed in a manner other than by being flown from a staff, it should be displayed flat, whether indoors or out. When displayed either horizontally or vertically against a wall the union should be uppermost and to the flag's own right, that is, to the observer's left. When displayed in a window, it should be displayed in the same way; that is, with the union or blue field to the left of the observers in the street.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 07/18/2018

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 16 Refuse Collection

- a) Trash and recycling containers may be placed out no earlier than 24 hours prior to collection. Town of Brookfield Ordinance 9.20 (4)
- b) Trash and recycling containers must be returned to the unit's garage within 12 hours after collection. Town of Brookfield Ordinance 9.20 (4)
- c) Containers must be kept out of the traveled portion of the street or alley and care must be taken to prevent the contents from spilling. Town of Brookfield Ordinance 9.20 (4)
- d) Advanced Disposal's policy is that no vehicles be in the driveway for pick up. Should you require a vehicle in the driveway you must take your containers to the curb.
- e) Brookfield Lake Condominium collection day is Wednesday except when a holiday falls on Monday, Tuesday or Wednesday. In that case the collection day is Thursday.
- f) All garbage and recyclables must be in their respective containers with lids.
- g) All garbage and recyclable containers must have respective condo numbers on the container and lid.

Additional information on refuse collection can be found on the Town of Brookfield website: <http://www.townofbrookfield.com/waste.html>

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 07/18/18
02/26/2022

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 17 Bounce House and Trampoline Use

The use of a Bounce House and or a Trampoline in the common element or limited common element of Brookfield Lake Condominium is prohibited.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted 04/19/2020

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 18 Floor Coverings on the Second Floor Condos

Each Unit Owner shall be required to keep all floor areas of each Unit covered with wall-to-wall carpeting, including separate padding beneath said carpeting, except for the floor of the kitchen, utility rooms, bathroom(s), and foyer. No owner of a unit located on the second floor shall install or be permitted to install tile, ceramic, wood, laminate (engineered wood), vinyl plank, or other similar hard surface floor coverings in a unit unless the owner obtains prior written approval of the Board of Directors and installs a soundproof underlayment of approved by the Board of Directors. Owner, Builder or Contractor must use underlayment meeting or exceeding STC and IIC rating between 68-72. Any hard surface coverings that predate the recording of this resolution are grandfathered and do not have to comply with this restriction; however, upon replacement, the owner shall comply with the amended Rule and Regulation.

Prior to approval, the owner will be required to provide a copy of the contract with the vendor showing a detailed list of material being used. If the owner is installing their own flooring, a receipt must be provided to the Board of Directors for the purchase of the *sound underlayment* and a picture of the underlayment must be provided to the Board of Directors prior to installing the hard surface floor covering.

Exceptions: Townhouse condos located at 18775 Brookfield Lake Drive, 18725 Brookfield Lake Drive, and the side by condo at 18400 Brookfield Lake Dr.

Adopted 04/11/2022

Pursuant to the authority granted by Article VI, Section 6, Rules and Regulations, and by Article VII, Section 7.2, Rules and Regulations, of the Declaration of Condominium for Brookfield Lake Condominium Association, the following rule has been adopted by the board of directors of Brookfield Lake Condominium Association, Inc.:

Rule 19 Quiet Time

To provide a community-wide quality of life, the following requirements must be followed:

(a) Quiet hours will be in effect during the following periods:

Sunday evening through Thursday evening: 10:00 PM to 7:00 AM

Friday & Saturday evenings and the evening before a holiday: Midnight to 8:00 AM

(b) All occupants shall exercise extreme care about making noises and in the use of musical instruments, radios, stereos, & televisions that may disturb other occupants.

(c) During quiet hours there shall be no noise audible outside one's unit.

The officers of the Association shall have authority to do that which is necessary and appropriate to enforce the foregoing rule as provided in Article III, Board of Directors, Section 5, Subsection (o) and Article XII, Compliance and Default.

Adopted:

01/11/2023

Brookfield Lake Condo Association

Brookfield, WI 53045

Date: _____

Satellite Dish Install Request

Unit Owner _____

Phone: _____

Address: _____ Unit#: _____

I/WE hereby apply to have a satellite dish installed on my/our deck or balcony for TV reception. Attached is a schematic which describes what we intend to do if our request is approved.

I/WE hold harmless the Brookfield Lake Condominium Association and accept the financial responsibility/liabilities for any and all damages/maintenance to the unit caused by the results of the installation.

I/WE also understand if the person performing the work is not bonded or insured I/we assume all legal and financial responsibilities/liabilities for the installation and/or use of the changes or modifications listed above.

Unit owner signature: _____ Date: _____

Contractor/vendor

Name: _____ Insured: _____ Bonded: _____

Address _____ Phone _____

Start Date _____ Completion Date _____

Note: If any permits are required, the unit owner must comply. If in doubt, please contact Town of Brookfield Town Hall.

Contractors Signature: _____ Date: _____

Approval of Brookfield Lake Condominium Association Design Review Committee

Name: _____ Date: _____

If declined reasons why: _____

Brookfield Lake Condo Association

Brookfield, WI 53045

Date: _____

Window/patio door Install Request

Unit Owner: _____ Phone: _____

Address: _____ Unit#: _____

I/WE hereby apply to have new windows/new patio door installed on my/our unit. Attached is a schematic which describes what we intend to do if our request is approved.

I/WE hold harmless the Brookfield Lake Condominium Association and accept the financial responsibility/liabilities for any and all damages/maintenance to the unit caused by the results of the installation.

I/WE also understand if the person performing the work is not bonded or insured I/we assume all legal and financial responsibilities/liabilities for the installation and/or use of the changes or modifications listed above.

Signature of unit owner: _____ Date: _____

Contractor/vendor

Name: _____ Insured: _____

Bonded _____

Address: _____ Phone: _____

Start Date: _____ Completion Date: _____

Note: If City permits are required, unit owner must comply. If in doubt please contact City Hall.

Contractors Signature: _____

Approval of Brookfield Lake Condominium Association Design Review Committee

Name: _____ Date: _____

If declined reasons why:

Window Grid Patterns for Buildings Listed

Building 8 - 18775 Brookfield Lake Drive

Building 10 - 18725 Brookfield Lake Drive

Front Foyer 3 w 5 h = 15 grids
 Front Foyer 4 w 4 h = 16 grids
 Patio Door 6 w 6 h = 36 grids
 Bdrm upstairs back 6 w 4 h = 24 grids
 Bdrm upstairs front 6 w 4 h = 24 grids
 Bdrm upstairs back side 2 w 4 h = 8 grids
 Bdrm downstairs 4 w 5 h = 20 grids
 Bdrm upstairs front 4 w 3 h = 12 grids
 Bdrm upstairs small front 6w 3h = 18 grids
 Living rm small side 2w 5h= 10 grids
 Living rm side 4w 5h = 20 grids
 Dining rm front 6w 5h = 30 grids
 Dining rm side 4w 5h = 20 grids
 Kitchen side 4w 3h = 12

Unit Numbers

1&17	2&18	3&19	4&20	5&21	6&22	7&23	8&24
	x	x	x	x	x	x	
x							x
x	x	x	x	x	x	x	x
x	x	x	x	x	x	x	x
		x	x	x	x		
x							x
x							x
	x					x	
x							x
x	x						
x							x
x							x
x							x

Window Grid Patterns for Building 9 - 18755 Brookfield Lake Drive

Upper

Foyer 4w 3h = 12 grids

Top of stairs 4w 3h = 12 grids

Patio door 6w 6h = 36 grids

Living room upstairs 6w 4h = 24 grids

Dining room upstairs 6w 4h = 24 grids

Master bedroom upstairs 6w 4h = 24 grids

2nd bedroom upstairs 6w 4h = 24 grids

Lower

Foyer 3w 4h = 12 grids

Patio door 6w 6h = 36 grids

Dining room downstairs 6w 5h = 30 grids

Living room downstairs 6w 5h = 30 grids

Master bedroom downstairs 6w 5h = 30 grids

2nd bedroom downstairs 6w 5h = 30 grids

Center unit - upper

Foyer upper 3w 4h = 12 grids

Top of stairs 3w 4h = 12 grids

Patio door 6w 5h = 30 grids

Master bedroom upstairs 6w 4h = 24 grids

2nd bedroom upstairs 4w 4h = 16 grids

3rd bedroom upstairs 4h 3w = 12 grids

1 is 15

Center unit - lower

Foyer 1 pane as tall as door

Patio door 6w 5h = 30 grids

Living room downstairs 6w 5h = 30 grids

Master bedroom downstairs 6w 5h = 30 grids

2nd bedroom down stairs 6w 5h = 30 grids

3rd bedroom downstairs 4w 4h = 16 grids

Window Grid Patterns for Buildings Listed

Upper

Foyer 4w 3h = 12 grids
Top of stairs 4w 3h = 12 grids
Patio door 6w 5h = 30 grids
Living room upstairs 6w 3h = 18 grids
Dining room upstairs 6w 3h = 18 grids
Master bedroom upstairs 6w 3h = 18 grids
2nd bedroom upstairs 6w 3h = 18 grids

Lower

Foyer 2w 4h = 8 grids
Dining room downstairs 6w 4h = 24 grids
Living room downstairs 6w 4h = 24 grids
Patio door 6w 5h = 30 grids
Master bedroom downstairs 6w 4h = 24 grids
2nd bedroom downstairs 6w 4h = 24 grids

Center unit - upper

Foyer upper 4w 3h = 12 grids
Top of stairs, 2 windows 6w 4h = 12 grids
Patio door 6w 5h = 30 grids
Master bedroom upstairs 6w 3h = 18 grids
2nd bedroom upstairs 6w 3h = 18 grids
Den upstairs 4w 3h

Center unit - lower

Foyer 5 x 1 = 5 single panes
Patio door 6w 5h = 30 grids
Master bedroom downstairs 6w 4h = 24 grids
2nd bedroom downstairs 6w 4h = 24 grids

Building number and street address

Building 11 - 18750 Brookfield Lake Drive
Building 12 - 18695 Brookfield Lake Court
Building 14 - 18675 Brookfield Lake Drive
Building 15 - 18600 Brookfield Lake Drive
Building 16 - 18575 Brookfield Lake Drive
Building 17 - 18500 Brookfield Lake Drive
Building 18 - 18475 Brookfield Lake Drive
Building 19 - 18375 Brookfield Lake Drive
Building 20 - 18275 Brookfield Lake Drive

Building 13 - 18400 Brookfield Lake Drive

Garage 6w 4 h = 24 grids

Foyer 3w 3h = 9 grids

Patio door 6w 5h = 30 grids

Kitchen 6w 4h = 24 grids

Dining room 6w 4h = 24 grids

Living room 6w 4h = 24 grids

Master bedroom 6w 4h = 24 grids

2nd bedroom 6w 4h = 24 grids

Pursuant to the authority granted by Bylaw Article XII, Compliance and Default, Section 4, **Fines**:

The board may levy reasonable fines against unit owners for violations of the Rules and Regulations, the Condominium Documents or the Act by the Unit Owner, his or her family members, guests, invitees, employees and/or agents.

No fine may be levied for more than one percent (1%) of such unit owner's annual assessment for any one violation; but each day a violation continues, after notice is given to the unit owner, is a separate violation.

If a unit owner requests, in writing, a hearing before the fine is imposed, the imposition of the fine shall be suspended until a hearing before the Board is held.

Fines are special assessments and shall be collectible as such.

Standard operating practice: All unpaid fees or fines are turned over for collection when they reach 90 days.

Example: current monthly fees for 2022 are \$335.00 creating an annual assessment of \$4,020.00, one percent of that is \$40.00. Unless corrected or notified, fines may be reassessed.