Current Rules
Effective April 15, 2007

This document will be used by the Board of Directors as a resource to complete the Executive Summary and may be updated from time to time.

The Declaration, Bylaws, and Current Rules are a binding contract between all unit owners and board members who are the make-up of the Association ***See Vol. 1961 Page 448 Section 5.04***

All unit owners are fully responsible for their guests' compliance with our documents and rules.

Wisconsin Statutes allow the Board of Directors to create the means to assess fines and create liens for violations of rules by chronic offenders.

RULES

To 'ALL' unit owners or their assigns:

'Your' Board of Directors has approved the following rules covering our Association ***(Reference Article V – Operation of the Property-Vol 1961 Page 448 Section 5.05 RULES:***

I. EXTERIOR/INTERIOR ADDITIONS OR MODIFICATIONS

A. **Building Exteriors** - There shall be no additions, changes or alterations made to or on the building exteriors, or free standing items placed upon the common or limited common areas such as portable basketball hoops, sand boxes, pools, common area landscaping, or any item that is not part of the original property until the plans and specifications showing the nature, kind, shape, height, materials, color and location thereof have been submitted to and approved by the Board of Directors of the Association. The Board of Directors will normally respond to your request in writing within 30 days.

Damage to the areas or items as described in *Vol. 1961 page 438 paragraph 4) a, b, c, and d* caused by contractors hired by the association, unit owners guests, or unit owners themselves or any other party shall be held financially responsible to the association for replacement, repair or payment for those damages plus any applicable charges for time spent to arrange for such repairs, and including legal costs to recover monetary damages on the association's behalf.

B. **Building Interiors** - The Association is **never responsible** for the tear down or rebuilding of spaces such as finished basements created by the unit owner that interfere with the Association's maintenance responsibility as described **in *Vol. 1961 on pages 440 paragraph 11, page 438 paragraph 4) b, c, and d. and page 439 paragraph 10.*** Such spaces should never be made inaccessible to the Association or its contractors, and it will be considered negligence by the owner who creates such a situation. It is the unit owner's responsibility to maintain proper insurance and take out proper building permits. The foundation plan in our documents does not recognize any finished areas in the allocated basement area.

C. **Height of Objects/Shrubs** – Objects or any plantings in Limited Common garden areas must be kept trimmed so as not to exceed the height of the porch railing. Exception: Shepard hooks may exceed railing height. Any unit owner who is unwilling or unable to maintain their garden areas will be assessed the actual cost of such work to have our landscape contractor make it neat and orderly.

D. **Siding** - The use of nails/screws or anything that penetrates the siding surface is prohibited.

E. **Front Porch Soffit** - Any nails/screws, etc. that are used to hold items hanging from the front porch soffit must be placed in the wooden cross bars above that soffit.

F. **Gutters** - Five pounds is the maximum weight that can be hung from the gutters.

G. **Deck or Porch** - Any proposed attachments to the deck or porch must be approved in advance by the Board of Directors.

H. **Hanging of laundry** is not allowed in limited common areas or common areas, except within the confines of 'your' personal area (i.e. garage).

II. EXISTING DEVIATIONS

A. There are many deviations from the above rules that have taken place prior to the establishment of these rules such as:

1. American flag poles in common areas.

2. Nails and/or screws that have been placed in the siding of the condos to hold various objects.

3. Satellite dishes that have been installed on the properties.

B. The Board of Directors has decided that all existing deviations may continue to exist as long as the current owner owns the condo. **Damage will have to be repaired back to its original condition before the condo is sold. (Note: This could possibly delay the sale of your property with financial consequences if you do not comply). The Association is not responsible to find contractors to make the compliance repairs to expedite the sale of your unit.** All other existing conditions will be handled on an individual basis.

III. NUISANCES (*See Vol. 1961 Page 439 No. 7 - "No nuisance shall be allowed on the property nor shall any use or practice be allowed which is a source of annoyance to its residents or interferes with the peaceful possession or proper use of the property by its residents."*)

A. **Some examples of nuisances are:**

1. Excessive noise from any source.
2. Domestic quarrels
3. Loud parties or music.
4. Fireworks.
5. Parking in non-designated areas.
6. Committing a crime or general poor behavior that wastes the good reputation of the Homes of Mapledale Village IV.
7. Both owners and guests that have no regard for our property or the rights of other unit owners.
8. There should never be unsupervised children on the common or limited common areas without the presence of the owners or the child's parents.

IV. BURNING

A. No unit owner, tenant or guest shall burn within the boundaries of Homes of Mapledale Village IV as described in Exhibit 'A' of the Declaration. (weeds, brush and trash of any kind). This shall include the creating of fire pits that are homemade and/or manufactured for recreational burning.

B. No unit owner, tenant or guest shall ignite fireworks of any kind within the boundaries of Homes of Mapledale Village IV.

C. All owners are reminded that damage can occur from gas and charcoal grills. A unit owner will be held fully responsible for any and all damages caused from use of outdoor cooking devices.

V. PARKING

A. 1. No unit owner or their guest shall park cars blocking the mailboxes. Upon delivery of the mail and/or newspaper, parking is permitted.

2. ALL owners are responsible to see that their guests do not block the road and make it impassable to other unit owners or emergency vehicles or their equipment.

3. Guests shall be instructed by the unit owner to park only on the North side of Kirkwood Court and the South side of Glenwood Court.

4. Parking is limited to the south and west sides of Mapledale Court.

5. Parking is never allowed in the back-out points on the west ends of Kirkwood and Glenwood Courts, or north end of Mapledale Ct. Parking is never allowed on the east end curve of Kirkwood Court.

6. Parking is never allowed on the lawn areas winter or summer.

B. No unit owner or their guest shall park cars, boats, trailers, campers, or do anything to block the ability of any owner to enter and/or exit their driveway. (See page 439 Paragraph 7 for additional 48 hour recreational vehicle rules).

C. Any unit owner operating a business and/or using an employer owned vehicle for his employment shall not keep that vehicle in his driveway or private roadway. Vehicles that depict any signage of any kind, ladder racks, toolboxes, trailers and or any other physical or visible amenity that would make it appear as a 'commercial vehicle' are not allowed

D. Cars permanently parked in driveways for periods of time exceeding fourteen consecutive days will be considered storage of a vehicle. If it is necessary to have a vehicle in the driveway longer than fourteen days written consent should be obtained from The Board of Directors. (The Board of Directors retains the right to make this determination on an individual basis).

VI. **PETS *(See Declaration, Vol. 1961 page 439 paragraph 7 – "Unit owners shall be allowed to keep one dog, one cat, and small household pets.")***

A. Small household pets are defined as fish, birds and hamsters. No exotic pets are allowed.

B. The Board of Directors of Mapledale IV shall adopt the Town of Sheboygan Pet Ordinance as its official rule. It reads as follows:

Town Ordinance provides that a dog is considered to be running at large if it is off the premises of its owner and not under control of the owner or some other person. A dog running at large is considered a Public Nuisance and will be reported to the constable. A dog owner is responsible to clean up after their pets when walking off the premises of the owner. The keeping or harboring of any animal which by frequent howling, yelping or barking, which shall greatly annoy or disturb a neighborhood or a considerable number of persons within the town is considered a Public Nuisance and subject to a fine. A fine of not less than $25.00 nor more than $100.00 for the first offence and not less than $50.00 nor more than $200.00 for subsequent offences will be imposed upon the owner of the dog.

Note: Remember no one owner controls the property therefore the common area can be considered off the premises. Your pet should always be on a leash.

VII. **Special Note:** Pursuant to Wis. Stat. § 703.165 "Statutory Reserve Account," the majority of unit owners voted to opt out of maintaining a "Statuary Reserve Account." The document numbered 1808757 and signed by Russell E. Wiverstad, President of The Homes of Mapledale Village IV was recorded on September 20, 2006 in Sheboygan County.

These rules were adopted by your Board of Directors

R E Wiverstad _____ **President**

Pam J Lo _____ **Treasurer**

Gertrude Bundlesch **Secretary**

Board Members at Large

Richard R. DeSombre

Eugene Lueckel