C.E.C.A. RULES & REGULATIONS

"Without limiting the general powers which may be provided by law, this Declaration, and the Act, the Board shall have the following general powers and duties...(d) to formulate policies for the administration, management and operation of the Property and the Common Elements thereof. (e) To adopt administrative rules and regulations governing the administration, management, operation and use of the Property and the Common Elements, and to amend such rules and regulations from time to time".

Article VI, §6.07, ¶ d & e,
Declaration of Condominium Ownership,
Country Estates Community Association

These provisions are the rules and regulations currently in effect and supersede all previous rules and regulations.

A. Resident Information: Each Unit Owner will identify themselves with contact number and address, as well as contact information for any tenant or other resident on a form approved by the Board which information shall include, but not be limited to, information required by the state, county, town, law or ordinances and rules and regulations established by the Board for C.E.C.A. That at the time of placing an offer on any property in the Association or in any way becoming a resident of the Association every party will meet with the Board or its designee for an interview, discussion on the rules of the Association and the filling out of any paperwork as designated by the Board.

B. Minimum Space Requirements Per Unit: For the health benefit and welfare of residents in Country Estates, the Board and members of Country Estates have determined it to be in the best interest to adopt rules and regulations relating to the number of occupants per unit. The number of occupants has been determined by using federal guidelines for the safe occupancy of a residential dwelling. No unit shall contain residents whose number exceeds the following minimum space requirements:
   1. Every dwelling unit must contain a minimum gross floor area not less than 150 square feet for the first occupant and 100 square feet for each additional occupant.
   2. Every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor area and at least 50 square feet of floor area for each occupant.
   3. In determining floor areas of rooms occupied for sleeping purposes, the term "floor area" shall not include halls or walkways, bathrooms, stairs, kitchens, laundry areas, closets or other storage areas.

   In no event shall any individual tenant or other person in violation of these rules occupy any Unit. Any non-related occupant who resides in a Unit for a time

E. Antennas: Radio or television antennas shall not be affixed to or placed upon the exterior walls or roof or any part thereof, with the exception of satellite dishes less than one (1) meter in size or antenna less than 12 feet in height, which are permissible upon the issuance of a permit by the Board of Directors or its designee. Any and all permitted satellite dishes or antenna must be mounted on the roof of the Unit or located in a rear yard. No permit shall be issued unless the exact location and size of the proposed antenna is shown on the permit application. No antenna shall rise more than 12 feet from the roof line of any home measured from the roof peak. No permit shall be granted if the proposed dish or antenna is an obstruction or a risk to the safety of the Association members, guests or others. Any dish or antenna placed without compliance with this section shall be removed at the Owner's expense.

F. Animals: No animals such as livestock, rabbits, fowl or poultry of any kind shall be raised, bred or kept in any Unit or in the Common Elements. Dogs, cats or other domesticated pets are acceptable as long as they do not create a health or safety hazard. Any and all pets shall require a Rabies/County license with the Owner of each animal clearly identified for liability purposes plus all pets must be registered through the main office at C.E.C.A. All pets shall remain in compliance with all rules and regulations adopted by the Board. For the health, comfort, safety and general welfare of the Owners and Occupants of Country Estates Community Association, Inc. No Owner or Occupant shall own, possess, or have on their property, dogs of a dangerous or otherwise unsafe nature. Owners will be responsible for any damages caused to person and/or community property (see Pet Policy at end of this document).

G. Rental of Units: The intent of the Board is to prevent investment ownership of Units and promote resident ownership. The Board feels this encourages pride of ownership and a high level of maintenance of individual Units and surrounding areas.

No rental of any Unit shall occur without the express written advance consent of the Board. No rental shall be approved unless the rental agreement is in writing in a form approved by the Board. No approval shall be granted unless the lease exceeds 90 days in duration. All tenants must comply with, and must be familiarized with and agree in writing to abide by all Covenants, Condominium (Association) Bylaws, Rules and Regulations.

H. Vehicle Parking:
   1. Prohibited Vehicles: No parking of recreational vehicles, motor homes, campers, or pop-up campers. Any trailers or trailered boats may be stored in the C.E.C.A. Outside Storage facility. The above vehicles and trailers, however, are allowed parking for a period of no more than seventy-two (72) hours for special events, repairs, delivery or loading and unloading, within any consecutive 7-day period. Removing one of the above vehicles for a quick drive around the block and/or streets to be parked again on the same day does not constitute nor initiate a new 72-hour time period. This does not allow parking that creates an obstruction to other unit owners, police, emergency vehicles or others' vehicles. Canoes, Kayaks, or small boats of this nature are

12. Pets must be kept within the bounds of the Individual Unit or exercised in the fields adjacent to the Condominium and not on the Common Areas.
13. Owners must "clean up" after their pets on their own yard, as well as any other area where they relieve themselves. If a pet should succeed in getting onto a neighbor's property and answer its "nature call", the pet owner is required to follow with a "clean up" call. The same is true for the Common Areas.

Administration of Policy

Members of the Association who presently own a pet will be given 30 days in which to register their pet with the Association.

If your pet is a nuisance and there are three complaints that are not corrected, the pet owner will be given written notice to get rid of the pet or the association may take action to remove the animal.

All pets shall remain in compliance with the aforementioned rules and regulations stated herein which might be amended from time to time.

E. Rental of Units: The Association has the right of first and second refusal with regard to a unit owner deciding to rent his/her unit as opposed to home ownership. The intent of the Board is to promote resident ownership. The Board feels this encourages pride of ownership and a high level of maintenance of individual Units and surrounding areas.

No rental of any Unit shall occur without the express written advance consent of the Board or its designee. No rental shall be approved unless the rental agreement is in writing in a form approved by the Board. No approval shall be granted unless the lease exceeds 90 days in duration. All tenants must comply with, and must be familiarized with and agree in writing to abide by all Covenants, Condominium (Association) Bylaws, Rules and Regulations.

F. Vehicle Parking:
   1. Permitted Vehicles: Autos and pick-up trucks are permitted to be parked on an individual's property, but in reference to ATV's, mini-bikes, snowmobiles and any motorized vehicle not licensable for public roads, they are not permitted to be driven on the Common Elements. When removed from an individual's property they are to be trailered. Electric or gasoline powered golf carts will be allowed to be driven within the Association common areas. Because these are slow-moving vehicles, Wisconsin Department of Transportation and/or Department of Motor Vehicle approved *Slow-Moving Vehicle* sign or symbol must be affixed to the rear of said cart. Cart owners are encouraged to affix orange flags with a whip-type pole to their cart. Golf Carts may not be altered to enhance or improve performance and/or speed. Permitted golf carts may be operated by persons eighteen (18) years of age or older. Owners of approved

golf carts must carry appropriate liability insurance. C.E.C.A. is not, nor will be held liable, for any personal or property damage caused by said golf carts.

2. Prohibited Vehicles: No parking of recreational vehicles, motor homes, campers, or pop-up campers. Any trailers or trailered boats may be stored in the C.E.C.A. Outside Storage facility. The above vehicles, recreational vehicles and trailers, however, are allowed parking for a period of no more than seventy-two (72) hours for special events, repairs, delivery or loading and unloading, within any consecutive 7-day period. Removing one of the above vehicles for a quick drive around the block and/or streets to be parked again on the same day does not constitute nor initiate a new 72-hour time period. This does not allow parking that creates an obstruction to other unit owners, police, emergency vehicles or others' vehicles. Canoes, Kayaks, or small boats of this nature may be allowed to be neatly stored at the back or side of the resident's property at the allowance of the Board or its Designee. No parking of semi-trailers, cab-over semi-trailers, vehicles with greater than 2 axles is permitted at any time.
3. Location for Parking: Parking is restricted to driveway space or designated parking areas only. No overnight street parking will be permitted. This is to permit adequate access to emergency and rescue vehicles. Parking on the grass: Guest parking is permitted at the house, on the lawn, for one over night period of time. Anything more needs to be at the pool building parking lot. Overflow parking should be done at the pool building.

   Do not park in front of mailboxes at any time. The post office will not deliver mail to any boxes blocked by a vehicle.

4. Non-Functioning Vehicles: In the event any unit owner, tenant, or guest dismantles or allows any other individual to dismantle or otherwise make inoperative any motorized vehicle on either the Common Elements or individual areas (except for temporary and emergency repairs) and fails to remove, or take satisfactory action, same within twelve (12) hours after receipt of written notice by the Board or its designee to immediately repair or remove said vehicle, the Board shall have the right to enter individual areas or Common Elements and remove there-from said vehicle. The cost of removal and storage of said vehicle(s) shall be assessed against the unit owner and shall become collectible as herein provided for any assessment. Common Elements refer to the Gathering Place parking and a vehicle to include RV's as well.
5. Unused Autos: Licensed autos not being used regularly shall be taken to lots provided for storage (not necessarily located in the Condominium area). Major repair or painting of motor vehicles shall not be performed within the Condominium area.
6. Recreational Vehicles and Trailers: That part of the Common Elements identified as the area designated for parking and/or storage of recreational vehicles or trailers shall be used exclusively by the unit owners in accord with the exclusive rights assigned. No travel trailers or recreational vehicles may be

parked or stored on individual areas or common elements for more than seventy-two (72) hours and then only for permitted purposes.

G. Speed Limit: No person shall drive any type of vehicle at a speed in excess of 20 M.P.H. in the Condominium area. Any violations call the Walworth County Sheriff's Department (262) 741-4400.

H. Driveway Conditions: All parking lot (driveway) expansions will require a Survey. No more than 50% of yard area can be used for parking. 33 feet of frontage space and only one car length deep may be added for further driveway changes. All driveways shall be hard surfaced (not gravel) and maintained at the expense of the Unit Owner. In the event any Unit Owner fails to maintain the surface of said driveway in a neat and proper manner, the Board shall have the right to enter on the individual areas where the driveway is located and make such repairs and/or resurfacing as required to comply with the Bylaws, Covenants, Rules and Regulations. The cost of it shall be assessed and collectible from the unit owners as herein provided for the collection of assessments from owners of individual areas. Expansion requires a permit from the Environmental Committee. Surveys and Permits may be required from the Township and County before expansion can begin.

I. Prohibited Signs: No signs for any purpose other than political campaigning, elections, or signs authorized for the purposes of sale of real property, may be displayed at any time. This includes but is not limited to persons or businesses contracted to provide painting, roofing, additions, landscaping, paving and/or cleaning. Campaign and/or Election Signs will be removed within 24 hours of poll closings. The above not withstanding, signs may be permitted as authorized by the written approval of the Board.

J. Rummage Sales, Moving and Estate Sales: There are to be no individual rummage sales. The Board does provide for and designates an annual community-wide rummage sale (usually held in June of each year). Moving sales are permissible with notification to the office and time frame for a moving sale to be 30 days within moving date.

K. Personal Property: Personal property of the Unit Owner used or kept outside of the Unit must not be allowed to create a disorderly appearance or safety hazard. Storage sheds must be located at all times at the rear or side yard of each Unit. Design and construction of detached building or shed must have prior written approval of the Association (through the designated Environmental Committee).

L. Garage and Sheds: One (1) shed and one (1) garage are allowed on a unit (where garages are allowed) or two (2) sheds. Sheds are limited to a 10 feet by 14 feet area. Sheds and garages must have a hard-surfaced foundation. Prior to construction the Unit Owner must obtain Surveys and Permits for the Township and County, and approval of the Environmental Committee. New shed and/or garage construction

must comply with Township and County zoning requirements. Not all units may be allowed new garage construction due to zoning restrictions.

M. Fences: No perimeter fences or other obstructions will be permitted without the written consent of the Board. Perimeter hedges or bushes up to three feet may be allowed with written permission from the Board or their designee.

N. Pools: On an individual resident's property, kiddy pools and such small plastic pools will be permitted. Large permanent and/or semi-permanent type above ground pools where Town, County or State statutes require a safety and/or security fence are not permitted. Any pool that would require a Town, County or State permit will not be permitted.

O. Maintenance of Premises: Each Unit must be maintained in a clean and orderly fashion. All yards must be neat and free of debris. All lawns must be mowed as needed. Upon failure to do so, the Association will mow that lawn and a reasonable charge and/or fine will be assessed. Maintenance of the in-house water shut off valve is the Unit Owner's responsibility.

P. Additions: Prior to any construction, remodeling or rehab work, homeowners need to check with township and county agencies for required permits. All building permits must be displayed during construction. No rooms, awnings, porches or any additions to the Unit shall be built without the prior written permission from the Board, Environmental Committee or their designee. Surveys are required for any work being done on a property, but not for replacements if it is the same with no changes. Any building or altering needs to have a survey or a remarking of the stakes.

Q. Digging: Be aware of underground cables and utility lines. Contact Diggers Hotline at 1-800-242-8511, before digging.

R. Skirting: The underside of all Units must be completely enclosed with approved material and kept clean and free from rubbish and refuse at all times. Skirting must be maintained and kept in a neat and orderly condition.

S. Fires: Open fires are prohibited (barbecue grills and enclosed portable fire pits are permissible, as long as allowed by local municipality. Any fire pit must have safety screening and/or grating and a working secure lid. The burning of leaves is not allowed at any time.

T. Firearms: Use of firearms is prohibited in the Condominium area.

U. Disorderly Conduct: There shall be no excessive noise, commotion, disturbance of the peace, destruction of Units or Common Elements, personal interference or harassment of any resident, guest or employee of the Condominium. For violations contact the Walworth County Sheriff's Department (262) 741-4400.

V. Radios, Stereos and Televisions: Radios, music systems, televisions and home entertainment systems must be kept to a minimum at and especially in between the hours of 10:00 p.m. and 8:00 a.m.

W. Children: The Unit Owner shall be responsible for the actions of his/her children and/or visiting children in his/her Unit. Children are not allowed to play or loiter around automobiles, in the roads and streets, upon other Units, or upon Common Buildings. The Park has a designated curfew for children under the age of 18 as 10:30 p.m. during the summer months and 9:00 p.m. during winter months.

X. Water Use: The Association reserves the right to regulate and/or limit the use of water for lawns or any other exterior uses if and when necessary.

Y. Lamppost: Unit Owner shall maintain the lamppost (street lamp) on their lot with a light bulb at all times. Unit Owner shall replace burnt out bulbs within a reasonable time after notification or the Association shall replace the same and charge the Unit Owner a reasonable fee and/or fine as determined by the Board.

Z. Clotheslines: No exterior clotheslines or other apparatus for the hanging of clothes will be left out over night.

AA. Late Fees: As it applies to the Association Maintenance Fee (Monthly Assessment), after 60 days delinquency a 1½-% late fee will be charged. After 6 months of late charges or delinquency, lien and/or foreclosure proceedings may commence. The Board or its designee can grant an exception for reasonable cause of late payment.

BB. Green Book: Each new Unit Owner is to obtain a copy of the *C.E.C.A. Declaration and Covenant* (a.k.a. Green Book) and a copy of the *Rules & Regulations*. There will be no fee for the initial copy of *The C.E.C.A. Green Book* (a.k.a. *Declaration* or *Covenant*) or the *C.E.C.A. Rules & Regulations* distributed to a Unit Owner. Additional and/or replacement copies of each will be issued for a $10.00 charge per item. Units used as rental property require two (2) copies of the Green Book and Rules & Regulations each. One copy of each for the Unit Owner and one copy each for the tenant. The $10.00 fee will be assessed for the second copies (tenant's copies).

CC. Pool and Gathering Place Rules: In addition to State, County or Town Statutes, the Board pursuant to its rule making authority as allowed in the Bylaws and Condominium Declaration may adopt rules as to the use of said buildings and/or facilities. All residents must follow state regulations for the use of public swimming pools. All individuals must shower before using either pool. This is State Health Code and for your own health and protection and helps to limit and prohibit the spread of bacteria. All residents need to completely fill out the sign-in sheet.

Unit Owners reserving either space for private functions are required to tender a returnable $50.00 cleaning/security deposit with the property manager. Additional restrictions or provisions may be adapted. Please refer to the property manager for additional information, limits and requirements.

DD. Gathering Place Storage: Vehicles in the Gathering Place Storage Garage need to be measured before being stored. Measurements are to include total length of unit (including tongue). Vehicles stored inside the building will be labeled and tagged with the following required information: Owner's names, phone number, date in, approximate date out, monthly charge amount. Proof of insurance must be on file prior to storage. Necessary information on file in the main office and access to inside storage is limited to the Board and its designees who have keys.

EE. Enforcement: The Board may enforce *Article VIII, Covenants and Restrictions as To Use and Occupancy*, and the *C.E.C.A. Rules & Regulations*, through the following:

1. Contact resident and/or Unit Owner verbally. Written documentation to be kept on file.
2. Written notice of complaint sent to resident and/or Unit Owner. Copy of notice to be kept on file.
3. If satisfactory action is not taken within 30 days of the written notification, an initial fine of $10.00-25.00 may be enforced (as determined by the Board). If the violation is still not corrected 30 days after the first fine, then said fine will be doubled and re-doubled each month thereafter until six months of fines have accrued, unless otherwise authorized herein.
4. Any other legal or permissible action or mechanism including, but not limited to:
    - A) Obtaining an injunction or other court order.
    - B) Requesting the Sheriff's Department to enforce the order.
    - C) Lien or Foreclosure.

The Board reserves the right to take immediate civil action to resolve issues.

Board Procedures:
Rules and Regulations
Promulgation and Implementation

1. Immediate notification in Newsletter.

2. Annual update. Merge accrued revisions, additions, deletions and update of the previous year. Implementation of publication to take place at the monthly meeting prior to the scheduled Annual Meeting. The office will distribute the merged revisions to all Unit Owners and Residents with instructions to add the new materials to the existing Rules book. The office will also execute any and all public notifications, if so required, as well as amending any and all future printings of the *C.E.C.A. Rules & Regulations*.

Helpful Phone Numbers and Contact Information

Walworth County Land Use & Resource Management Department
100 W. Walworth Street
PO Box 1001
Elkhorn WI 53121

Walworth County Planning, Zoning, Sanitation Department
Ph: (262) 741-4972
Fax: (262) 741-4974

Land Conservation Department
Ph: (262) 741-4972
Fax: (262) 741-4973

Animal Control / Humane Society
Ph: (262) 723-3899

Walworth County Sheriff's Department
Ph: (262) 741-4400

Diggers Hotline
Ph: 1-800-242-8511

Town of Lyons, Building Inspector
PO Box 337
6068 Water St.
Lyons WI 53148-0337
Ph: (262) 763-7745
Fax: (262) 763-1960

The following is the pet policy established for Country Estates Community Association by its Board of Directors in their regularly held meeting on August 20, 2003; The original need for a pet policy was established by the Members of the Association in the Annual Meeting held April 10, 1979 and the pet policy this follows was originally established at a regular meeting held on May 14, 1984.

PET POLICY

1. All pet owners will be required to register their pet with Walworth County at the Town of Lyons Clerk's Office.
2. All pet owners must obtain a license, as applicable, for their pet.
3. All pet owners will be required to have their pet vaccinated according to County Rules and Regulations and be able to present a rabies tag, if required.
4. Any one desiring a pet, after the initial registration period, will be required to file a request for permission in order to acquire a pet. This must be filed with the Manager of C.E.C.A. before purchasing the pet.
5. All pets must be registered at the office of C.E.C.A. with a description of the pet, the name of the pet, County registration number, Vaccination number and the age of the pet.
6. Not more than one dog and one cat per home, or may be interchanged to be two dogs or two cats.
7. The pet must be a "house" pet.
8. No outside house, kennel, kennel run or exercise yard will be permitted for any pet.
9. Pets must be kept on a leash or carried at all times when outside.
10. Pets must not be tied outside when no one is home.
11. Pets will not be allowed on the Common Elements.
12. Pets must be kept within the bounds of the Individual Unit or exercised in the fields adjacent to the Condominium and not on the Common Areas.
13. Owners must "Clean Up" after their pets on their own yard, as well as any other area they relieve themselves. If a pet should succeed in getting onto the neighbor's property and answer its nature call there, the pet owner is required to follow with a "clean up" call. The same is true for the Common Areas.

ADMINISTRATION OF POLICY

Members of the Association who presently own a pet will be given a certain period of time in which to register their pet with the Association. (This applies to 1979 residents) If your pet is a nuisance and there are three complaints that are not corrected in a timely fashion the pet owner will be notified they will need to get rid of the pet.

C.E.S.D.

2013 Proposed water rate increase per PSC - Revision

2013 Proposed sewer rate decrease to accommodate water increase

NOTIFICATION OF WATER RATE INCREASE

&

SEWER RATE DECREASE

Increase in water base fee from $21.90 to $36.80 = increase of $14.90.

Increase in water unit rate from $8.62 to $10.92 = increase of $2.30 per unit.

Decrease in sewer base fee from $57.00 to $47.00 = decrease of $10.00.

Decrease in sewer unit rate from $24.12 to $22.12 = decrease of $2.00

Current Rates	vs.	New Rates	=	overall increase in water/sewer bills
$78.90	vs.	$83.80	=	$4.90 is total inc. on base rate
$109.84	vs.	$116.84	=	$7.00 is total inc. for base plus 1 unit
$140.78	vs.	$149.88	=	$9.10 is total inc. for base plus 2 units
$171.72	vs.	$182.92	=	$11.20 is total inc. for base plus 3 units
$202.66	vs.	$215.96	=	$13.30 is total inc. for base plus 4 units

This is a revision to the previous rate notification due to the increase in the unit rate to $10.92 of the water side. The new rates for water and service combined were mis-calculated but have been revised in the above totals. If you have any questions please feel free to contact the C.E.S.D. main office at (262) 767-8690.

Please sign below in acknowledgement that you have received a copy of this rate notification and understand the rates as they are printed.

_____ _____

Owner/Occupant Date signed

Country Estates Community Association, Inc.
6978 Prairie Lane
Burlington, WI 53105
(262) 767-8690 / Fax (262) 757-0095

DATE OF INTERVIEW:_____ UNIT NO._____

NAME OF OWNER:_____ SPOUSE:_____

ADDRESS IN C.E.C.A.:_____ TEL. NO.:_____

DATE OF OCCUPANCY:_____ SS#:_____

OWNER'S BIRTH DATE:_____ SPOUSE'S BIRTH DATE:_____

NAME & BIRTH DATES OF CHILDREN: 1.)_____ _____

2.)_____ _____ 3.)_____ _____

PRESENT ADDRESS:_____ TEL. NO.:_____

OCCUPATION:_____ SPOUSE'S OCCUPATION:_____

ADDRESS:_____ ADDRESS:_____

BUS. PHONE:_____ BUS. PHONE:_____

CONTACT IN CASE OF EMERGENCY:_____

RELATIONSHIP:_____ ADDRESS:_____

PHONE NUMBER:_____ _____

REFERENCES: (FORMER EMPLOYER, BUSINESS, FRIENDS, ETC.)

NAME:_____ ADDRESS:_____ PHONE:_____

NAME:_____ ADDRESS:_____ PHONE:_____

NAME:_____ ADDRESS:_____ PHONE:_____

I/We as owner/occupant of home located at _____ agree to abide by/with condominium rules and regulations as set down in the "Greenbook" addendum of by-laws and those rules and addendums as developed by the Board of Directors and/or Annual Meeting Decisions. Dated: _____

Received copy of COUNTRY ESTATES CONDOMINIUM RULES AND REGULATIONS and any Addendums to the By-Laws.

Owner/Occupant: _____

_____

Country Estates Community Association, Inc.
6978 Prairie Lane
Burlington, WI 53105
(262) 767-8690 / Fax (262) 757-0095

I/We as owner/occupant of Unit #_____ in Country Estates Community Association, located at _____,

agree to abide by/with condominium rules and addendums as developed by the Board of Directors and/or Annual Meeting Decisions.

I/We received a copy of COUNTRY ESTATES CONDOMINIUM RULES AND REGULATIONS, "Greenbook", and addendum to the by-laws.

Owner/Occupant_____ Dated_____

_____

Veolia Recycling Application

COUNTRY ESTATES COMMUNITY ASSOCIATION, INC.
6979 PRAIRIE LANE
BURLINGTON, WI 53105

I, _____ being a resident of Country Estates and residing at _____, Lot # _____ do hereby request recycling services from Veolia. I understand that the fee for this service will be $1.84 ***per month***. This fee is due on the 5***th of each month*** and is payable to ***Country Estates Community Association.***

I agree to make each of the monthly payments in a timely manner. I prefer making my payments on a ***monthly, quarterly, yearly*** (circle one) basis.

Signed: _____

Date: _____

Country Estates Community Association, Inc.
6978 Prairie Lane
Burlington, WI 53105
(262) 767-8690 / Fax (262) 757-0095

POOL CARD REGISTRATION

I, _____ being a resident of Country Estates and residing at/or owner of property at _____ do hereby accept entry card number _____ for the pool building. I agree to abide by all of the rules of the Recreation Building and be in attendance whenever my card is being used for entrance to the building. I understand there will be a fee of $100 to replace my card, if needed. If and when I sell my property the card will be turned into the office prior to the closing date. In the case of rental property, the property ***owners*** will sign and be responsible for pool cards.

Per the Board of Directors at Country Estates Community Association

Signed: _____

Date: _____

Country Estates Community Association, Inc.
6978 Prairie Lane
Burlington, WI 53105
(262) 767-8690 / Fax (262) 757-0095

PET REGISTRATION

Date_____

Pet Owner's Name_____

Owner's Address_____

Name of Pet (s)_____

Type of Pet: Cat_____ Dog_____

(Please note: The following breeds are not allowed - Rottweilers, Doberman Pinchers, Pit-Bulls and German Shepherds (unless for medical reasons)

Breed_____ Age of Pet_____ Color of Pet_____

Weight of Pet_____ Height of Pet_____

County Registration Number_____

Immunization Number_____

I agree to abide by the policies governing pet ownership in Country Estates as established by the Board of Director's Pet Policy

Pet Owner's Signature_____

Approved_____
Country Estates Community Association
Secretary for the Board of Directors

Date_____

Country Estates Community Association, Inc.
6978 Prairie Lane
Burlington, WI 53105
(262) 767-8690 / Fax (262) 757-0095

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3. All pet owners will be required to have their pet vaccinated according to County Rules and Regulations and be able to present a rabies tag, if required.
4. Any one desiring a pet, after the initial registration period, will be required to file a request for permission in order to acquire a pet. This must be filed with the office secretary of C.E.C.A. before purchasing the pet.
5. All pets must be registered at the office of C.E.C.A. with a description of the pet, the name of the pet, County registration number, Vaccination number and the age of pet.
6. Not more than one dog and one cat per home, or may be interchanged to be two dogs or two cats.
7. The pet must be a "house" pet.
8. No outside house, kennel, kennel run or exercise yard will be permitted for any pet.
9. Pets must be kept on a leash or carried at all times when outside.
10. Pets must not be tied outside when no one is home.
11. Pets will not be allowed on the Common Elements.
12. Pets must be kept within the bounds of the Individual Unit or exercised in the fields adjacent to the Condominium and not on the Common Areas.
13. Owners must "clean up" after their pets on their own yard, as well as any other area they relieve themselves. If a pet should succeed in getting onto the neighbor's property and answer its nature call there, the pet owner is required to follow with a "clean up" call. The same is true for the Common Areas.

ADMINISTRATION OF POLICY

Members of the Association who presently own a pet will be given a certain period of time in which to register their pet with the Association. (This applies to 1979 residents). If your pet is a nuisance and there are three complaints that are not corrected in a timely fashion, the pet owner will be notified they will need to get rid of the pet.

COUNTRY ESTATES COMMUNITY ASSOCIATION, INC.

Amendment (Addition) to the Rules and Regulations

For the health, comfort, safety and general welfare of the Owners and Occupants of Country Estates Community Association, no Owner or Occupant shall own, possess, or have on their property, dogs of a dangerous or otherwise unsafe nature. The specific following dogs are examples and are specifically prohibited: Pit Bulls, other Pit Bull-types, Rottweilers, Presa Canarios, Bull Mastiffs, Great Danes, German Shepherds, Saint Bernards, any dogs mixed with any of the aforementioned breeds, wolf dog hybrids or Doberman Pinschers.

No Owner or Occupant shall breed or train their dogs to be aggressive or otherwise dangerous.

The Board shall have the right to require any Owner or Occupant to remove their dog from Country Estates if there are excessive complaints about them, if they bite anyone on the premises or otherwise create a safety problem within Country Estates.

CECA POOL RULES & REGULATIONS

1.) Be sure to sign in and out (state statute). If you are seen on the video and you are not signed in your privileges may be suspended.

2.) You must take a shower before entering either pool, only proper swim wear is allowed. No cut offs. Long hair must be tied up. (This is a safety requirement).

3.) No one under 18 years of age in the pool without an adult (18 yr. or older). This is a Wisconsin state statute. When a lifeguard is present – under aged children are allowed. CECA does not have a lifeguard on duty so any cardholder allowing an under aged child to use their card will not receive a verbal and/or written warning but will receive an immediate 30 day suspension of pool privileges.

4.) No toys such as balls, plastic noodles, rafts, etc. allowed in pool building. If the use of these toys are not closely supervised, someone could get hurt.

5.) Lock up all valuables (CECA is not responsible for losses).

6.) NO rough housing, NO pushing people in, NO throwing people in, NO swinging people around, NO running, NO chasing people around the pool, NO improper language, NO diving or jumping into the pool. REMEMBER to always respect others and their safety.

7.) Be considerate of others. The pool is to be enjoyed by all who are eligible to use it. If others are swimming, be respectful of their rights to enjoy the pool as well and DO NOT be splashing or jumping in the water around them.

8.) If you see people who are abusing the pool and violating the rules, tell them to either stop or tell them to leave. If that does not work, then use the emergency phone at the pool building to call the police. You may also try to contact a Board Member or the Manager. The homeowners of the Association are the ones who own this pool and building. They CAN enforce the rules by filling out a violation form which is available in the 3-tier holder next to the bulletin board at the main entrance to the pool building and then drop it in the drop box outside the main office.

9.) Remember you are being videotaped. If a problem is reported or it is seen when the videos are being reviewed, the parties involved will lose their pool privileges according to the penalties listed below enacted by the C.E.C.A. Board of Directors. They will be notified in writing.

10.) If you have guests at the pool, you must stay with them until they leave. **DO NOT HAND OUT YOUR POOL CARD!!!!** Anyone who is caught giving out their pool card and letting others illegally use the pool will be penalized.

11.) No gum, candy, food, soda, beer, etc. allowed except when the pool is reserved for Friday parties.

SWIMMING POOL PENALTIES

NOTE: Penalties are against the card as well as the person(s) named in the violation.

If damages are involved, they must be paid before the card is eligible for reactivation. This is exclusive of the penalty. The Board of Directors does have the right to take into consideration the severity of the violation and at that time decide if a more severe penalty should be put into effect.

PENALTIES ARE AS FOLLOWS:

FIRST VIOLATION: Warning in writing and/or verbal notice.

SECOND VIOLATION: Loss of pool privileges for thirty (30) days.

THIRD VIOLATION: Loss of privileges for ninety (90) days. At the discretion of the Board, this violation may incur the loss privileges for an indeterminate period of time.

FOURTH VIOLATION: Permanent suspension from all pool privileges.

Country Estates Community Association, Inc.

6978 Prairie Lane, Burlington, WI 53105 (262) 767-8690 / Fax – (262) 757-0095

Notification to all Residents

At the C.E.C.A. meeting held on July 17, 2013, the Board of Directors made a motion which was carried unanimously to enforce the suspension of pool privileges to any resident that does not follow the rules of the park, but not only did the Board Members approve this motion but the majority of the residents in attendance at this meeting also approved the motion. The suspension periods will be based on the number of infractions received by that resident and will be enforced by the Board of Directors. Suspension of privileges of common elements will be effective immediately, after the notification of the infraction is either received by the resident or if the certified letter is not signed for, at least an attempt to notify the resident has been made. All notifications will be mailed out certified mail from the Association.

Common elements are the parks, basketball court, gathering place, inside and outside storage and the pool.

On page 28 of the "Greenbook' – paragraph (f) – Nuisances: It states no unlawful, immoral, noxious or offensive activity shall be carried on in any Unit or in the Common Elements nor shall anything be done therein or thereon either willfully or negligently which may be or become, in the judgment of the Board, an annoyance or nuisance to the other Owners or Occupants. If necessary, the Board will report to the proper authorities.

The Board of Directors has chosen to enforce paragraph (f) by enforcing suspensions of privileges in the park such as the use of the indoor pool.

Nuisances reported to the office by Owners and Occupants are as follows:

1.) Clutter on or around the home.
2.) Residents not mowing their lawns or weeding their flowerbeds.
3.) After bar parties. The park has a 10:00 p.m. noise ordinance.
4.) Parents need to make sure that they know where their children are and that they are following the rules of the park. Children need to stop at every intersection and look both ways because it has been reported to the office that some children have almost been hit on their bikes and scooters. Children have also been reported being out in the park after midnight. Parents please be responsible for your children.
5.) All residents need to follow the rules of the pool building. There is to be no food or beverages brought into the building. No running around the pool or through the halls. You need to respect your fellow residents. Please contact the office if you will be bringing in large groups and remember the pool building can be reserved on Friday nights from 4:00 p.m. – 8:00 p.m. for private parties.
6.) Malicious acts of vandalism will enforce an immediate suspension, on the spot, of privileges during the investigation of such an act by the association or law enforcement.

Residents should already know that if you are delinquent over 90 days you will have your pool privileges suspended this is stipulated on all late notices mailed out to delinquent residents.

Over to the other side