

REGENCY VIEW CONDOMINIUMS

c/o Washington Properties, Inc.
6939 Mariner Drive
Racine, WI 53406

Dear Potential Owner,

Thank you for considering purchasing a home in Regency View Condominiums! We wanted to make you aware of certain rules or restrictions on the complex to help make your buying decision easier. Please refer to our governing documents for all details. Please make note of the following:

- No owners may rent out their unit until they have lived in the unit for a minimum of 2 years. After 2 years, you must request approval by submitting a signed lease to the board for review **before** renting your unit.
- No more than 20% of the units may be rented.
- Dues are \$320 per month. (may change annually).
- **Parking is allowed in the garage and/or directly in front of the garage.** Visitor parking is for temporary, guest parking. Temporary parking is available on the west side of Meyer court also. **Parking is not allowed on the east side of Meyer Court.**
- Occupancy forms must be filled out completely and returned within 30 days.
- Prior to closing, pet owners must submit an occupancy form for pet rider approval to have a pet(s)(one dog and one cat or up to 2 cats) living in the unit.. No dogs over 65 pounds are permitted. Aggressive dogs are not allowed. Dogs must be leashed when outside their units and fully under owners control. Pets cannot be tethered and unattended. All pet waste must be picked up by the owner and stored within their unit. No pet waste is permitted outside the owners unit. Pets must be licensed with Mount Pleasant. See Rules Article X
- Unit owners are responsible from the drywall walls into their condo (known as “within the four walls”) as well as, windows, doors, doorbells & garage doors (including the weatherstripping).
- Unit owners are to submit a Request for Action form prior to doing exterior work (or interior work that can affect others) outside your condo (except patios/balconies unless it differs from the rules reminders).
- Grilling can only be done 10 feet away from the building on your driveway and with a fire extinguisher present.
- **No video cameras etc, are allowed except per the rules. (Article IV, para. 4.9).**
- Please refer to the complete list of Rules & Regulations, as well as the governing documents for further clarification.

For info call Meredith Orth our WPI project manager at phone 262-383-3312

morth@wpiracine.com Sincerely, **REGENCY VIEW BOARD OF DIRECTORS**