LAKE PARK WEST HOMEOWNER'S ASSOCIATION, INC.
RESIDENT'S HANDBOOK

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Revised 9/03

I. THE LAKE PARK WEST HOMOWNER'S ASSOCIATION

A. THE CONDOMINIUM CONCEPT

The Lake Park West Homeowner's Association is an organization of homeowners who own a complex of twenty-four condominium buildings. The organization also owns garage buildings, a recreation lodge, a maintenance garage and other common area which include roads.

An individual who has paid a purchase price for the right of occupancy owns each unit. An owner purchases use of a unit. The exclusive use consists of the spaces inside the unit walls and the attached patio or balcony. Patiois, balconies and attics are common areas.The owner also purchases an undivided interest in the area surrounding the unit; in other words, every owner owns the common area together with all the other owners.

Since the common area is undivided, an owner does not "own" the lawn outside the unit or the sidewalk or attic space Therefore, and owner who desires to have a flower garden or box, for example, or who wishes to make changes in a planting, must obtain approval from the Association's Architectural Control Committee.

Each owner or member of the Association agrees, when taking title to the unit, to abide by the Articles of Incorporation, the Declaration, the By-Laws, and various rules and regulations of the Association.

B. *THE BOARD OF DIRECTORS' MEETINGS*

The Board of Directors meets at the Association office. All owners of Lake Park West are invited to attend Board meetings.

Notice of each monthly meeting is posted in advance on the sign in front of the Recreation Lodge and is announced in each issue of the monthly newsletter.

C. *THE ANNUAL MEETING*

The annual meeting, which takes place in September, is open to all unit owners. Notification is mailed to each homeowner thirty (30) days in advance. Owners in good standings are allowed to cast one vote per unit owned.

At this meeting the Association budget is adopted and members of the Board of Directors are elected.

D. *BUSINESS OFFICE SERVICES*

The business office is located in the Recreation Lodge at W168 N11401 Western Avenue. The phone number is 251-4106.

The office is staffed by part time employees, a bookkeeper/receptionist and a secretary/receptionist. NOTARY PUBLIC SERVICE IS AVAILABLE. The hours are 9:00 a.m. to 5:00 p.m. Monday through Friday, except legal holidays.

E. *THE RECREATION LODGE*

All owners of units in good standing in Lake Park West are automatic members of the lodge. Residents of surrounding complexes as well as residents of the Germantown area may also purchase memberships in the Recreation Lodge which permit them to use the facility.

To obtain membership, the resident of Lake Park West must register at the Lodge to receive an ***Identification Card*** and a lodge handbook. Besides the Recreation Lodge, the I.D. Card is used for all outdoor amenities as well.

Upon rental of a unit, membership is transferred from the owner to the primary tenant. All residents/members must comply with the rules of the Lodge. Violators may be asked to leave the premises, if necessary, and denied all privileges for future use of the facility.

F. *LAKE USE*

The lake is semi-private. Although it is surrounded by private property, it is a public body of water and therefore, is subject to State of Wisconsin fishing and boating rules. Licenses are required.

Non-Motorized watercraft are allowed on the lake but must be registered at the Lake Park West Association office. All registered watercraft must be kept docked at areas designated by the Lake Park West Homeowners Association Board of Directors. The convenience of lakeside docking at designated areas is allowed only during months of free-water thoroughfare. All non-motorized watercraft must then be removed and stored in the area designated for recreation vehicles as outlined.

Lake Park West will provide securely anchored steel posts with attached irremovable hooks. The owner will be required to supply his personal lock and chain to secure the watercraft to the post.

G. *THE NEWSLETTER*

The Association publishes a newsletter each month which is delivered to each resident's home. Residents are encouraged to read each issue, as it is the Board's only means of regular communication with the membership They are also urged to submit articles of news to the office for inclusion in the newsletter.

H. *MAINTENANCE*

The Association is responsible for the maintenance of all the common area of the condominium complex. Common area includes everything surrounding the outside of each building, except door hardware, windows, and air conditioning units.

All interior maintenance is the responsibility of each homeowner. The Homeowner's Association does not provide services or pay for services to repair any damages inside a unit except those caused by an external problem such as a leak in a roof.

If interior problems occur which affect two units (i.e. a plumbing problem involving an upper and lower unit), the homeowners concerned will have to share responsibility for the repairs as well as the expenses. The Association Board will not become involved.

Please notify the Association office if you are going out of town to make arrangements to access the unit in case of emergency.

To submit a request for common area maintenance, a resident should call the Association Office at 251-4106. A twenty-four (24) hour answering machine will take calls when the office is not open. Requests will be prioritized. The maintenance staff will respond as early as possible, on an "emergency first" basis. **Please do not make requests directly to the maintenance staff.**

I. *FILING REQUESTS/COMPLAINTS*

All requests, observations, or complaints about problems occurring in Lake Park West such as pets, tending plants, parking issues, etc. will be referred to the appropriate committee. All requests/complaints must be signed, or the issue will be considered void.

The committee will keep confidential all names associated with the compliant. . After a review of the concern, the committee may make a recommendation to the Board of Directors for action to resolve the problem.

COMMON COURTESY. THE BOARD OF DIRECTORS TRIES TO PROMOTE HARMONY AMONGST ITS RESIDENTS. COMMON COURTESY FOR OTHER RESIDENTS SHOULD BE CONSIDERED. WHEN USING ANY VOLUME CONTROLLED ITEMS SUCH AS TV, RADIO AND/ OR STEREO, THE VOLUME SHOULD BE KEPT AT A LEVEL SO AS NOT TO DISTURB THE QUALITY OF LIVING FOR OTHER RESIDENTS. ANY DISTURBANCES OF THE PEACE SHOULD BE REFERRED TO THE POLICE.

J. *ASSOCIATION COMMITTEES*

Recommendations and policy development often begin at an Association committee level in Lake Park West. Several committees, appointed by the Board, operate throughout the year. Vacancies are filled from time to time as needed. Any Lake Park West owner in good standing may volunteer to serve on the Architectural Control, Pet Control, Recreation Lodge, Finance, Parking, Nomination, Homeowner relations, Maintenance or personnel committees. Committee involvement is highly encouraged and interested owners should contact the Association office at 251-4106.

K. *PROPERTY DAMAGE*

The Homeowners' Association carries insurance to cover protection of the common area. However, each homeowner is responsible for having adequate insurance to protect the interior of the unit and its contents. Certificate of Proof of Insurance of each unit must be given to the Association office each year.

As the condominium declaration spells out in detail, the owner of a unit shall be responsible for all damage to any property in Lake Park West caused by the owner or their guests. Each owner is responsible for their guests as well as members of their family. Landlords of units are directly responsible for the actions of tenants.

II. RESIDENTS AND COMMON AREAS

The following regulations have been established by the Board of Directors with the goal of keeping the common areas uniformly attractive and comfortable for all residents.

A. *DOORWAYS/WINDOWS/ANTENNAS/SATELLITE DISHES*

1. New Storm/screen doors and windows must be approved by the Architectural Control Committee before installation.
2. Only black mail boxes and newspaper boxes are permitted.
3. Window air conditioners are prohibited; only central air conditioners are allowed.
4. Exterior antennas are not allowed to be permanently attached to or mounted on any common area. Balconies and patios are included in "common area."
5. External antennas and satellite dishes may be temporarily placed on patios or balconies only.

B. BALCONIES/PATIOS/ALCOVES/ATTICS/COMMON AREAS

1. Balconies and patios are considered common areas for the exclusive use of the occupants.
2. One **GAS or ELECTRIC** grill (Charcoal and wood burners ARE PROHIBITED.) and a reasonable amount of patio furniture are allowed on each patio or balcony. A doormat is allowed in front of any entrance from May 1st through October 31st. These dates are set to facilitate snow blowing. No tiki torches are allowed except in the ground outside lower units; torches **may** not be used on balconies.
3. No decorations may be hung from or mounted on or come into contact with the vinyl siding, trim, and gutter.
4. Patios and balconies must be cleared with the exception of a grill and an item smaller than a grill and/or a satellite dish from Nov. 1st to April 15th. Too many items detract from the attractiveness of a courtyard. Patios and balconies are not storage areas.

INSERT PAGE FOR RESIDENTS' HANDBOOK

To Be Inserted following II, B, #2 on page 4

The Fire Prevention Code States:

1. "No hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion within 10 feet of any structure." " Electric grills shall be permitted."

2. "Gas grills having water capacities greater than 2-1/2 lb. (1 kg) (nominal 1 lb. (0.5 kg)] LP-Gas capacity shall not be located on balconies ..."These units may be stored on balconies so long as the fuel source is removed.

No warning letters will be sent for violations of State Statutes ; We cannot afford to risk losing our common area insurance!

1st offense - $50.00
2nd offense - $100.00 and violation will be reported to the Fire Department
3rd offense - $150.00 and the violation will be reported to the Fire Department
4th offense - Report violation to the Fire Department, and fine at the Board's Discretion

Fines listed above are for breaking Statutes. Warning letters will result from related issues such as failure to remove a grill from the common area after use.

5. Clothing, rugs or bedding must not be hung or left lying outside a unit. No trash and/or garbage or other indoor items may be left on patios or balconies.
6. Toys, including bicycles or other vehicles, or skateboards are to be stored inside when not in use, never on patios, balconies, in alcoves, attics or common areas. Swings hung from balconies, tents, swimming pools, fountains and sandboxes are not allowed on balconies, patios, in alcoves or on common areas.
7. Any snow and/or ice that accumulates on a balcony must be removed within 48 hours after a snow fall, before the weight creates structural stress on the balcony or damage to the lower unit .Homeowners who wish to have the maintenance staff remove the snow may request the service at a small charge. If the owner of a balcony fails to take action, the maintenance staff will remove the snow, and the Association will bill the owner $20.00 per snowfall.
8. Bird feeders will be allowed year round. Bird feeders can be hung from trees. No bird feeder can be hung or mounted from vinyl siding or trim. A resident who hangs a bird feeder must keep the area clean. Ground feeders are prohibited. **There is to be absolutely no feeding of ducks or geese in any manner, anywhere. <u>This is a zero tolerance matter.</u>**
9. The attic spaces above each residential building are part of the common areas; the attic space is not part of the condominium unit located below. No goods shall be placed, stored, or attached in any portion of the attic space of any residential building. **Except for maintenance and service personnel authorized by the Board of Directors, no persons shall enter the attic space above any residential building.** Notwithstanding any other provisions of Lake Park West Condominiums' rules, the following provisions shall apply with respect to any violation of the rules contained in this Paragraph 9:
    a) If any unit owner or occupant of a unit is found to have placed, stored or attached goods in violation of this rule, the unit owner and occupant, if applicable, will be notified by letter from the Board of Directors to remove all such goods within ten(10) calendar days. If such goods are not removed within such period, a fine of $10.00 per day will be levied against the owner and occupant, if applicable, until all goods are removed; in addition, the Board of Directors shall have a right to enforce this rule by commencing an appropriate legal action to obtain an order for the removal of such goods and also to recover the fine plus any damages resulting from the violation plus all costs of such action, including attorney's fees. Damages resulting from placing, storing, or attaching goods in violation of this rule shall include the cost of removal of such goods.
    b) If any unit owner or occupant of a unit is found to have entered the attic or permitted another person to have entered the attic in violation of this rule, the unit owner or occupant, if applicable, will be notified by letter from the Board of Directors to cease any further violation. If any further violation occurs within a one (1) year period following such notice, a fine of $10.00 per violation will be levied against the unit owner and

occupant, if applicable; in addition, the Board of Directors shall have a right to an order enjoining any further violation and to recover the fines plus any damages resulting from the violation plus all costs of such action, including attorney's fees.

10. Any additional installation of cable/telephone wires to bedrooms must be inside the unit . No additional wiring will be allowed outside the unit.
11. Outdoor decorations put up in December must be down by January 31st, weather permitting.

C. ***PLANTS/SHRUBS/LAWN ORNAMENTS***

1. Plantings and lawn ornaments must be approved before they are kept on patios or balconies. Plans, including detailed descriptions and sketches, should be submitted to the Architectural Control Committee or Board of Directors. Approval or denial will be sent to the resident, in writing, within seven (7) working days.

   A written request does not have to be re-submitted annually once approval is given, unless changes are to be proposed on the original request. The Board reserves the right to withdraw approval should a planting become disorderly or poorly maintained. If a planting area becomes disorderly or poorly maintained, a notice will be sent to the owner of the unit requesting the area to be immediately brought to a properly maintained condition within (7) days. If after (7) days, the area remains poorly maintained, the Architectural Control Committee or Board of Directors will request the disorderly area be removed by the Maintenance Department, and the owner will be billed for the expenses.

2. Only flowers or shrubs may be grown in the common area; new plantings must be approved by the Architectural Control Committee or Board of Directors. Vegetables or fruit bushes may not be grown on common area grounds, patios or balconies, in pots, tins or other containers; this includes rhubarb, tomato plants, strawberry and raspberry bushes.
3. Plantings are not to exceed five feet from building unless approved by the Architectural Control Committee.. Plantings are not allowed alongside or down the sides of sidewalks.
4. Flower boxes are not to be installed on windows or the building.
5. If plantings are up against a building, there must be a barrier (such as plastic) between building and ground to protect the brick or vinyl siding.
6. Residents may attach hoses to the faucets at the end of each building to obtain water for plants or washing of automobiles. After each use, all garden hoses must be detached from the faucets, rewound and stored appropriately. Faucets are not to be used for any other purpose except watering of plants, grass or washing of cars.
7. New ideas for landscaping are welcomed. Please submit written requests and sketches of proposals to the Architectural Control Committee or Board of

Directors through the Association Office. Suggestions will be reviewed based on uniformity and budgetary constraints.

D. *LAWNS, SIDEWALKS, ROADS & PARKING LOTS*

1. Cars, trucks, motorcycles or other vehicles are never to be driven onto sidewalks or lawns under any circumstances.
2. Bicycles are not to be ridden on sidewalks or lawns at any time.
3. Roller skating/in-line skating and skateboarding are not permitted in Lake Park West.
4. Frisbees, bats or hard balls of any kind will not be permitted in the courtyard areas.
5. No game playing, (i.e., hockey or sport activities) is allowed in parking lots, roads, or common areas
6. Small children may ride their tricycles or big wheels on courtyard walks between the hours of 9:00a.m. and 8:00 p.m.
7. Children may play with large, soft rubber balls (8" or larger) between the hours of 9:00 a.m. to 8:00 p.m.
8. The Board of Directors strongly recommends that small children be supervised when at play..

E. **SIGNS/ FLAGS**

1. No signs of any kind are allowed on Lake Park West grounds except those installed by the Associations' staff for informational and safety purposes.
2. One temporary "for sale" or "for lease" sign may be displayed from within an owner's unit.
3. Signs advertising a Realtor's or owner's open house are permitted only during the hours that the viewing is taking place.
4. Residents are allowed to display the American Flag.

F. *GARAGES*

Although homeowners may purchase the right to use one garage per residential unit, the garage buildings are, in fact, common property. Electricity, as well as maintenance of the garage building exteriors, garage doors, garage door tracking, is provided by the Association.

THE FOLLOWING RULES APPLY TO USE OF GARAGES:

1. Small electric appliances, such as drills, saws, door openers and vacuum cleaners are permitted.
2. Appliances like refrigerators, freezers or electric heaters are forbidden.
3. Gas, kerosene, alcohol, or diesel powered equipment is not to be operated unattended in a garage.
4. Power tools and equipment may be used within the garage to carry on activities

such as hobby work or repairs on personal vehicles. Traffic flow for other residents past a garage must never be hindered during such activity.

5. Garages may not be used to house the operation of any kind of business
6. No feeding of any animals.

G. *OUTDOOR POOL USE*

Swimming is at the the resident's own personal risk. The following rules have been established for the operation of pools. Each resident wishing to use the facilities must apply at the Lodge for an Identification card.

1. The pool is open to Lake Park West Residents and guests only.
2. I.D. Cards **must** be presented for admittance. **All** persons entering pool area must sign the log book.
3. Children under twelve (12) years old must be accompanied by an adult. Minors may bring only **one** (1) guest.
4. A daily guest fee, determined by the Board of Directors, will be charged for **all** guests entering the pool area whether they are swimming or not swimming
5. All persons with hair **over six (6) inches** in length must wear a swim cap or their hair must be secured with a rubber band.
6. No running, pushing, or any form of rough play can be permitted in the pool or pool area.
7. Glass or other breakable items may not be taken into the pool areas.
8. Only proper swim wear may be worn. Cut-offs are not permitted.
9. All personal items brought in must be removed.
10. Persons with infections are banned from the pool until recovered
11. Food may not be taken into the pool area.
12. Small inflatable toys are permitted at the discretion of the pool attendant based on the number of residents using the facilities. Hard balls and frisbees are not allowed.
13. Infants and children not toilet trained must wear water proof pants.
14. Smoking and unbreakable beverage containers are allowed at the outdoor pool only. Ash trays must be used and trash disposed of in proper containers.
15. The outdoor pool closes when local temperature drops below 70 degrees or during rain showers.

Infractions of these rules may result in loss of pool privileges. Fines assessed for repeated infractions shall be at the discretion of the Board of Directors upon notification of infraction by the pool attendants.

Anyone caught in the pool outside of regular pool hours will forfeit his or her use of the pool for a (30) day period.

H. VEHICLE/PARKING RULES

All Lake Park West units are assigned two reserved, exclusive parking spaces. These parking privileges are subject to the following rules:

1. All Vehicles of Lake Park West residents must be registered with the Association office. Failure to register may result in loss of amenities until compliance .
2. A maximum of four (4) parking stickers (2 stickers per vehicle) for each unit will be issued by the Association office. Parking stickers must always be attached to the back of the rear view mirror of the registered vehicle and/or on the rear bumper or inside the right rear window.
3. Two outdoor private parking spaces are assigned to owners who do not have a garage. If a garage is assigned to a unit by the Board, only one private outside parking space will be assigned for use per unit. Resident vehicles must be parked within the outlined markings of the assigned space/spaces. Vehicles must be maintained so as not to leak fluids.
4. All vehicles not moved within 24 hours after a snowstorm are subject to a fine and/or to being towed off the street. Please let the office know if you are going to be out of town during the snow season.
5. There shall be no "piggyback" parking of any motorized vehicles in any outdoor parking spaces.
6. As of November 29, 1990, each unit may have only one garage and one outdoor private parking space. All unit owners, who prior to November 29, 1990 have two (2) garages and one outdoor private space may keep this arrangement as long as the current owner has ownership of the unit. Should the owner decide to sell their unit, only one garage and one outdoor private parking space may be assigned to the new owner. The second garage may be sold by the owner to any unit at Lake Park West which does not at that time have a garage.
7. Visitor parking spaces are for visitors only, **NOT FOR RESIDENT USE**. Use of Visitor Parking spaces beyond three (3) days by a visitor requires a special temporary permit from the Association Business Office. Consistent day or overnight parking by visitors may, at the discretion of the Board of Directors, require purchase of a parking permit for the Recreational vehicle parking lot.
8. No vehicle will be allowed to stand on jacks, blocks, or supports of any kind while unattended. Inoperable, improperly parked, unlicensed or abandoned vehicles will be ticketed by the Germantown Police. Costs for towing such vehicles away will be charged to the owners.
9. Only passenger cars, pickups and vans owned by residents of Lake Park West, and having a parking sticker, are allowed to park in Lake Park West. Temporary parking of commercial or rental vehicles for the delivery and pickup of household belongings is allowed.
10. Exceeding the speed limit of ten (10) miles per hour on any Lake Park West street will result in disciplinary action by the Board of Directors. Pedestrians always have the right of way.
11. Snowmobiles are allowed only on the roadway and only to enter and exit the complex. No cruising or riding is allowed. Speed is limited to five (5) miles per hour.
12. No vehicle is to be driven into a courtyard, across lawns or sidewalks, except Association maintenance staff vehicles.

13. Commercial vehicles and recreational vehicles such as boats, campers, large trucks and travel trailers, must be registered at the office and parked in the area designated for such vehicles, for a monthly fee. This location is the paved area near the intersection of the North entrance of Armada Drive and Main Street extension, and bordered on the east by the entrance of Biscayne Drive.

I. *PET REGULATIONS*

Lake Park West appreciates the fact that many owners have pets which they love and care for. With pet ownership comes the responsibility of being considerate of our neighbors as well as the safety and health of our pets. The following pet rules have these considerations in mind and apply to all owners and their guests. Please be mindful of the seriousness of ignored rules.

1. Tenants of Lake Park West may not have pets in their units.
2. Except as provided in Rule 4 below, no pet is permitted in any unit at Lake Park West unless said unit is the residence of a person who has an ownership interest in the unit
3. Any occupant of a unit other than an owner who has lived at Lake Park West prior to December 15, 1998 may keep the pet he had at that time, but may not replace the pet if it should die.
4. If a tenant or occupant is reported to be keeping a pet in violation of Rule 1, 2,and 3 above, the owner of the unit will be asked to see that the pet is removed: failure to remove the pet will result in a fine of $5.00 per day against the owner.
5. Owner occupied units are limited to two 4-legged pets, consisting of no more than one dog at any one time.
6. Pets are never to be left outside unattended on a balcony or patio.
7. No stakes are allowed in common areas to protect the grounds.
8. Owners must have their pets hand leashed at all times when outside of their units.
9. Pets may be walked in Lake Park West with the following exceptions: the outdoor pool area, the tots playground, grassy areas and the Recreation Lodge grounds. Pets are to be kept away from trees and shrubs.
10. Dog areas are scattered throughout the complex and must be used when inside Lake Park West grounds. Scoopers and disposal containers are available in these areas for immediate clean up. **PLEASE USE THEM.**
11. Any pet that disturbs residents of other units will be deemed a nuisance. When appropriate, the Association's Board of Directors or the Village Police will take action to force the pet owner to correct the animal's behavior or have it removed.
12. If a complaint is filed, complete descriptions of the pet are helpful if the owner's name cannot be determined.
13. Residents should first try to resolve complaints with the pet owner. Should a situation remain unresolved, any resident of Lake Park West may file a complaint about the violation of rules by filling out the "Notice of Violation" form in the Association Office and signing the complaint.

J. RECYCLING/DUMPSTERS

1. Please read the labels on these containers.
2. Break down small boxes, and cut large boxes a smaller sections, then place them into the appropriate container.
3. Anyone who puts recyclable items into the garbage dumpsters instead of the recycling dumpsters will be held accountable according to penalties for violations of rules.
4. There will be a $50.00 fine assessed to any unit in Lake Park West whose residents give permission to a non-resident to dump garbage in Lake Park West dumpsters.

III. PENALTIES FOR VIOLATIONS OF RULES

FIRST VIOLATION: A letter from the appropriate committee or the Board of Directors outlining the violation and requesting compliance with the rules.

SECOND VIOLATION: A second warning from the Board of Directors or the appropriate committee will include a fine of $50.00. Five (5) days from the date of the letter of warning will be allowed to pay the fine or request a hearing with the Board of Directors. Fines not paid, or request not made for a hearing before the Board of Directors within the five (5) days of date of letter, shall result in the fine's being past due and payable immediately. Deprivation of privileges to use the amenities for thirty (30) days shall begin with the sixth days from the date of the letter.

THIRD VIOLATION: A third warning from the Board of Directors or appropriate committee will include a $100.00 fine. Five (5) days from the date of the letter of warning will be allowed to pay the fine or request a hearing with the Board of Directors. Fines not paid, or request not made for a hearing before the Board of Directors within the five (5) days of date of letter shall result in the fine's being past due and payable immediately. Deprivation of privileges to use the amenities for sixty (60) days shall begin with the sixth (6^{th}) day from the date of the letter.

FOURTH VIOLATION/FINES UNPAID/UNRECTIFIED SITUATIONS: Action on repeated violations, fines unpaid or situations unrectified for any Association rule at the discretion of the Board of Directors. Germantown Police will be notified and/or legal action may be taken when it is deemed appropriate.

IV. CHANGE OF OWNERS/RENTAL UNITS

SALE OF UNIT: Any owner who sells their unit must pay a $25.00 transfer fee to cover administrative costs . This fee must be paid before identification cards will be issued to the new owner.

RENTAL UNITS: Any owner who wishes to rent a unit must contact the business office of the Association to obtain a form for notification to the Association. The Association will then transfer the privileges of use of the facilities to the tenant. To cover

the costs involved, the owner must pay a $50.00 transfer fee. If a unit is rented to two unrelated tenants and one tenant vacates the premises and another moves in with the remaining tenant, another $50.00 transfer fee will be assessed, to the owner, to be paid to the Association. Such fee must be paid before the first day of occupancy of the unit by the primary tenant. No tenants shall be issued identification cards or allowed to use any of the amenities until payment of this fee has been made.
No owner shall allow tenants to sublet units, or allow current tenants or new tenants to rent if they have a pet.

No more than two (2) unrelated persons shall occupy any one rental unit.

All landlords must complete the form letter available from the office regarding information on tenants.

All tenants shall abide by the rules of the Association at all times. Residents shall have the right to petition the Association for removal of such tenants that are not in compliance with the rules stated in this handbook. The Board of Directors may take such action on their own if they feel the tenants are not in compliance with the rules.

V. CURFEW

Consistent with Village of Germantown ordinances, no person under the age of 18 years -shall loiter, idle or remain upon any street, alley or other common area of Lake Park West between 11:00 P.M. and 5:00 A.M. the next day. Violations of this curfew should be reported directly to the Germantown Police Department:
The following shall constitute valid exceptions to the operation of the curfew:

1. At any time, if the person is accompanied by his/her parent, legal guardian or other responsible person who is over the age of 18 and who is approved by the parent or legal guardian.
2. At any time, in the event of an emergency which would justify the reasonableness of the person's presence.
3. At any time while the person is pursuing the duties of his/her employment.
4. Until the hour of 12:30 A.M., if the person is on an errand as directed by the person's parent or legal guardian.
5. If the person is coming directly home from a public meeting or public entertainment such as a movie, play, or school, church or sporting event. This exception will apply for ½ hour after the completion of such event, but in no case beyond 12:30 A.M.