IMPORTANT INFORMATION

Please keep this information with your governing documents

Village Homes of Park Ridge Owners Association, Inc.

RESOLUTION TO ADOPT RULE ON

WHEREAS the Board of Directors of Village Homes of Park Ridge Owners Association (the "Association") has the authority to make and amend "rules and regulations (in addition to the Bylaws) concerning the use of the Units and the common and limited common elements...." pursuant to Section 12(C) of the Declaration;

WHEREAS Article V, Section 5 of the Bylaws conflicts with the Declaration and provides that "Rules and regulations concerning the use of the units and the common and limited common elements may be made and amended.... by the Board of Directors with the approval of a majority of residential unit owners"; and

WHEREAS, pursuant to Wis. Stat. 703.30(4) "If there is any conflict between any provisions of a declaration and provisions of a condominium plat or any provisions of the bylaws, the provisions of the declaration shall control" which provides the Board with the authority to adopt rules with only Board approval;

THEREFORE, BE IT RESOLVED that the Association adopt the following Rule:

1) Tub Drain Assembly Sealant (upper unit's tubs only)

a. Unit owners are required to contract with a **licensed & insured plumber** to replace all putty tub drain assembly with silicone caulking within **90 days** of the effective date of this Rule.

b. Unit owners must provide documentation to the Board evidencing the update has been made within 90 days of the effective date of this Rule.

c. A failure to contract with a licensed plumber to replace the putty tub assembly sealant with silicone caulking and provide documentation to the Board evidencing completion within the allotted timeframe may result in the imposition of fines.

d. In addition to or in lieu of fines, the Board reserves the right pursuant to Declaration Section 21 and Wis. Stat. 703.32(4) to enter a unit to perform the repair work due to the threat it poses to other units and the Common Elements. Notice will be provided prior to the Board exercising this right.

2) Main Shut Off Valve & Lawn Faucet Valve

a. Unit owners are required to contract with a **licensed & insured plumber** to replace Main Shut Off Valve & Lawn Faucet Valve with brass ball valve style shut offs within 90 days of the effective date of this Rule.

b. Unit owners must provide documentation to the Board evidencing the update has been made within 90 days of the effective date of this Rule.

c. A failure contract with a licensed plumber to replace the Main Shut Off Valve & Lawn Faucet Valve with brass ball valve style shut offs and provide documentation to the Board of completion within the allotted timeframe may result in the imposition of fines.

d. In addition to or in lieu of fines, the Board reserves the right pursuant to Declaration Section 21 and Wis. Stat. 703.32(4) to enter a unit to perform the repair work due to the threat it poses to other units and the Common Elements. Notice will be provided prior to the Board exercising this right.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known addresses.

The Board of Directors adopted this resolution on **January 12, 2026**, with the Rule to take effect on **January 22, 2026**. 90 days of the effective date of this Rule is **April 22, 2026**.

President Eyad Museteif

Eyad Museteif

Secretary Courtney Heide

Courtney Heide