

Rules and Regulations
Plum Ridge Condominium Association, Inc.

Order: WG753R5HS
Address: 1101 S Sunnyslope Dr Unit 3L
Order Date: 10-31-2025
Document not for resale
HomeWiseDocs

RULES & REGULATIONS

TRASH/ RECYCLING

Trash/recycle bins are provided by GFL Environmental. Regular trash is picked up each Wednesday. Recyclables are picked up every other Wednesday. Please refer to the Journal Times or Village of Mt. Pleasant website (www.mtpleasantwi.gov) for a holiday schedule. Recycling is mandatory within the Plum Ridge community.

- Your address must be marked on your trash and recycling bins. Please do not use other owners' bins.
- Your trash and recycling bins must be kept within your garage.
- Trash and recycling receptacles should not be put out prior to Tuesday afternoon.
- Bins need to be retrieved prior to Thursday morning.
- Placement: Bins should be placed at the curb line along Mariner, Sunnyslope, or the South drive, 3 feet apart from each other and 5 feet away from any parked car, mailbox, or fire hydrant. Wheels of the bin should face the curb, otherwise, collectors have been known to skip your bin.
- Recycling items can be co-mingled, but do not put your recyclables in bags in the bins. Only shredded paper is allowed in clear plastic bags. Cardboard must be flattened and placed inside your recycle bin.
- Please help keep our complex clean. Be neighborly and help by picking up debris after garbage/ recycle day, a storm, or wind.
- For large item pick up, contact GFL Environmental (262-679-0860).
- For appliance pickup, look in the newspaper, or call Pete at Free Hauling (262-672-8184).

PARKING

All units own two parking spaces, either a two-car garage, or a one-car garage and one assigned parking space. Street parking is available. All parking spaces are marked for residents or visitors. Visitor parking spots are for visitors only. Parking is limited to passenger vehicles only. Vehicles in parking spaces must be moved in the winter when snow is being plowed - please be alert to these circumstances.

- No parking in another owner's parking space without their permission.
- Resident's vehicles are not allowed to be parked in visitor parking spaces.
- Any vehicle belonging to a Plum Ridge resident that is found to be repeatedly parking in visitor parking may be towed at the vehicle owner's expense.
- At any time, the Board of Directors may pursue towing if the vehicle owner has not abided by a written 48-hour notice.
- Garage doors must remain closed when not being used to enter, exit, load, or unload.
- No parking in front of any garage door unless you are loading, unloading, or cleaning your vehicle.
- No storage of boats, trailers, or other non-passenger vehicles.

PETS

You are allowed only one pet per unit. Your pet may be no more than 25 pounds when fully grown. Each pet must be licensed and inoculated in accordance with local law. It is asked that pet owners be considerate of their neighbors and try to use the perimeters of the complex. Regardless of the area, any excrement left by your pet must be picked up immediately and disposed of properly. Residents are responsible for damage to lawn and shrubs. If repair is not made, it will be taken care of by the Association and billed to the unit owner.

- Pets are not to be left unattended.
- When outside, pets must be secured to a handheld leash and a resident (or designated person) must be standing with the pet. Stakes for leashes are not allowed. Leashes must not be left outside when not in use.
- Bags of pet excrement, as well as small garbage cans or containers outside your door for holding your pet's excrement, are not allowed.
- Exterior pet housing is not permitted. Do not leave your pet outside when you are not home.
- Do not allow your pet to urinate on shrubs.

FIRE ALARMS, SMOKE DETECTORS, AND CARBON MONOXIDE DETECTORS

Fire alarms are connected to all units within each building. The red boxes are used only for fire or other emergency notification to residents within your building. **THESE FIRE ALARMS DO NOT ALERT THE FIRE DEPARTMENT! YOU MUST DIAL 911 TO REPORT A FIRE OR EMERGENCY.** A fire alarm testing schedule is sent to all owners in January. If you do not have this, please contact Heidi from Washington Properties. It is extremely important that everyone follows this schedule.

All lower units must have at least one smoke detector and the upper units must have two. Smoke detector maintenance is the responsibility of the unit owner. The battery (9 volt) should be replaced yearly and tested regularly. Periodic beeping indicates that the battery needs to be replaced. Smoke detectors have a lifespan of approximately 10 years. If, after installing a new battery, your smoke detector still does not work, for your safety, it should be replaced immediately.

Order: WG753R5HS

Address: 1101 S Sunnyslope Dr Unit 3L

Order Date: 10-31-2025

Document not for resale

HomeWiseDocs

All units in buildings with attached garages are required to have carbon monoxide detectors. It does not matter if your detector is hard-wired, plug in, or battery operated.

DRYER VENTS

Dryer vents are required to be cleaned every three years due to the fire hazard.

Suggested vendors:

- Kiernan & Laitinen (262-637-0156)
- Environmental Services (262-948-3515)
- Washington Properties, Inc. (262-884-9726)
- Kenosha Dryer Vent (262-484-6785)

BUILDING WATER MAINS

Building A	1101 Sunnyslope - Unit 9	Building G	1121 Sunnyslope - Unit 3
Building B	6641 Mariner Drive - Unit 9	Building H	1131 Sunnyslope - Unit 3
Building C	6601 Mariner Drive - Unit 5	Building I	6631 Sunnyslope - Unit 5
Building D	6541 Mariner Drive - Unit 3	Building J	6611 Mariner Drive - Unit 3
Building E	6551 Mariner Drive - Unit 3	Building K	6545 Mariner Drive - Unit 3
Building F	6621 Mariner Drive - Unit 3		

Community Upkeep

MAINTENANCE CALLS

If you see any maintenance problems in the common areas such as: the exterior of the buildings, building lights, etc. please call Washington Properties. Suggested hours for condominium related calls are Monday through Friday from 9:00 a.m. to 2:00 p.m. In the event they step out of the office, please leave your message on their answering machine.

SNOW PLOWING

Washington Properties, Inc. has been contracted to do the snow plowing for the winter season. Plowing will begin between 5:30 a.m. and 7:30 a.m. when there is a snowfall of 2" or more. Cars must be removed from the parking spaces by 9:00 a.m. so plowing can be completed between 10:00 a.m. and 2:00 p.m. Washington Properties will coordinate snow removal. The homeowner should shovel any areas that cannot be snow blown by Washington Properties, such as a small area in front of your garage door. In the event you should have problems relating to snow shoveling, salting walks, or lawn care, please call Washington Properties.

GROUNDSKEEPING

Washington Properties, Inc. will maintain the grass, shrubs, and trees. The number of trimmings and prunings will be done according to contract specifications.

The budget does not include monies to have Washington Properties, Inc. water the grass repairs and/or new plantings. As in the past, the Board of Directors is relying on voluntary homeowner assistance in this area to keep the monthly maintenance fees as low as possible. When grass repairs and/or new plantings are done in the vicinity of your building, please make sure someone is watering them to prevent the efforts and monies going to waste. If your building needs a hose or sprinkler, please call Heidi.

Order: WG753R5HS
Address: 1101 S Sunnyslope Dr Unit 3L
Order Date: 10-31-2025
Document not for resale
HomeWiseDocs

REPLACEMENT OF LIGHT BULBS

Residents are responsible for replacing the light bulbs on the outside of their units (front door, patio, and garage).

REPLACEMENT OF STORM DOORS AND WINDOWS

Please contact Washington Properties, Inc. before replacing doors and windows to make sure you are purchasing Board-approved doors and windows.

REPLACEMENT OF WINDOW & DOOR SCREENS

Window and door screens must be replaced or removed if there are holes or rips greater than half an inch.

REPLACEMENT OF GARAGE DOOR & ENTRY DOOR TRIM

Garage door and entry door trim must be replaced if damaged.

PLANTS

Please contact the Board of Directors for approval before planting. If owners choose to plant flowers and/or bushes at their own expense by their unit, it is the owner's responsibility for the upkeep of those plants.

PROPERTY AND LAWN DAMAGE

Homeowners are responsible for any damage done by the residents, visitors, delivery people, pets, etc. Also, report to Heidi any damage done by others. We should not, as an Association, be responsible for the negligence of others. It will only increase your monthly maintenance fees in the future.

ANTENNA/SATELLITE PROCEDURES AND RULES

Owners wishing to have an antenna/satellite dish installed must follow below rules and procedures.

1. A request in writing will be submitted to the Board of Directors. The request will be accompanied with a site map and a description of height and location on the building where the owner wishes to have the antenna/ satellite dish installed.
2. The Board will review each request on a case-by-case basis to determine if the location is acceptable to the Association.
3. The Project Manager will write a letter to the owner of the decision of the Board and send a release form to the owner.
4. The following rules must be followed, agreed to, and the release be on file before installation may begin.
 - A) A signed release form must be on file with the Association.
 - B) Certificate of Insurance of installer needs to be on file with the Association.
 - C) Notice of installation – date and time. The owner should contact the Project Manager on this issue 262-884-9726 or in writing.
 - D) The antenna/dish may be installed only in the approved location.
 - E) No wires for the antenna/ dish can be run on the exterior of the building.
 - F) The wires to the unit must run through the attic.
 - G) The Association may require a Multi-user satellite dish to be installed.

Order: WG753R5HS

Address: 1101 S Sunnyslope Dr Unit 3L

Order Date: 10-31-2025

Document not for resale

HomeWiseDocs

Non-Compliance of By-laws, Rules, Community Upkeep, and Community Living

Homeowners found violating the Plum Ridge Rules and By-laws may be subject to a fine or loss of privilege. Homeowners will first be notified of violations via a written warning. If non-compliance persists, a fine or loss of privilege may be given out that is deemed appropriate by the Plum Ridge Board of Directors.

OWNERS' RESPONSIBILITY TO MAINTAIN COMMON AREAS

There is a summer contract for maintenance of the lawns, trees, and shrubs and another contract for snow removal and salting in the winter. The pool care is contracted out – please follow pool rules to reduce maintenance expenses.

HOW YOU CAN HELP:

- Water the lawn and shrubs in your area – hoses are provided. See your building representative to volunteer for your side of the building.
- Volunteer to serve on the Board, pool, aesthetics, or social committee.
- Volunteer to be a building representative if your building needs one.
- Pick up stones, papers, cigarette butts, etc. in your area to help the common areas look neat. It is your yard.

Community Living**NOISE**

Although the Plum Ridge buildings are quite soundproof, there is always some carry-through of sound in a multi-family housing situation. Residents are asked to show consideration to those around them by keeping stomping, running, loud noises, banging, and other disturbances to a minimum. It is suggested that you use your washer, dryer, dishwasher, vacuum cleaner, etc. before 9pm. Please be respectful of those who may have to get up early in the morning for work.

SAFETY SUGGESTION

It is recommended that you not leave your washer, dryer, or dishwasher running when you are away from home. This precaution could prevent or minimize damage, which could occur should your appliance fail. The fire department suggests that a dryer should only be operated when there is someone at home. This advice applies to persons dwelling in single family homes as well as to those living in condominiums.

OUTDOOR RECREATION

- Bikes, motorbikes, skateboards, scooters, and roller blades may not be used on the sidewalks in front of the buildings.
- The parking lots and driveways may not be used as play areas - these areas are unsafe due to incoming and outgoing traffic.
- Sidewalk chalk can be used only on the sidewalk in front of your unit and must be washed off within 24 hours. Chalk is not allowed on driveways.

Order: WG753R5HS

Address: 1101 S Sunnyslope Dr Unit 3L

Order Date: 10-31-2025

Document not for resale

HomeWiseDocs

OUTDOOR DECORATIONS

- Nothing may be attached to the building.
- Christmas decorations are exempt from usual rulings regarding placement of outside decorations. It is requested that residents use caution if using strings of lights or other conductors of electricity and keep them off the building. They may be placed on shrubs and trees. Christmas decorations may be placed outside between the Friday after Thanksgiving and January 2, if not directly attached to the building. The decorations must be removed promptly after January 2. Extension cords are not allowed to cross any sidewalk, as it can be a tripping hazard, or in the path of a snowblower.
- Wind chimes are NOT allowed.

FEEDING OF ANIMALS

- No feeding ground animals such as squirrels, rabbits, etc.
- Bird feeders are allowed only if you are using Thistle, Finch, or No-Mess seed.

GRIEVANCE PROCEDURE

Take your complaints and concerns to Washington Properties Inc. who, in turn, will take your grievances to the Board. The Board only accepts grievances in writing. If you have a grievance against another party, the committee will notify that party and await a response. The grievance committee is composed of three owners selected at random who are impartial regarding the complaint.

RUMMAGE SALES

Before any rummage sale can be held in the Plum Ridge complex, the date and time must be approved by the Board of Directors.

SNOWBIRDS

For those residents that go south for the winter, here are some helpful hints to protect your unit and the building from cold weather problems:

- Turn off the circuit breaker for your water heater first, then turn off water to the unit. The shut-off should be located near the water heater. Please drain your faucets, leave them open, and leave cupboard doors open under sinks in the kitchen and bathrooms for air circulation to prevent pipes from freezing.
- Drain the outside faucets if they are in your unit. Put a couple of quarts of water in your dishwasher and washing machine so the seals do not dry out.
- If the water main for your building is in your unit, it is essential that someone here has a key to your unit. (The key could be left with your building representative or a neighbor.) Let your building representative, the Association President or the Property Management Company know who has a key to your unit in case of a building emergency.
- Leave heating units on "low" in several rooms, and leave connecting doors open. Ask someone to change outside lights if necessary, and pickup any unwanted newspapers or materials that may accumulate at your door.

GRILLING RULES

The following rules were adopted by the Plum Ridge Condo Association Board of Directors regarding grilling at Plum Ridge to conform to the state and local fire regulations:

- Only electric grills which meet approval standards established by Underwriters Laboratories, Inc. may be used and stored on patios or balconies, provided that the electric grills are used in accordance with manufacturer's instructions.
- Any other type of grill (Charcoal, natural gas, propane, etc.) is not allowed on balconies or patios at any time.
- Only charcoal or propane tanks and grills that follow local and state codes for gas grills may be stored in a unit owner's garage. Current State and local codes allow storage of tanks no larger than 2.7 pounds (a water capacity of 1.2kg) within the garage of your unit. Larger tanks can only be stored in a detached garage.
- Grills that follow the local and state fire laws must be stored only in a unit owner's garage and not on any part of the common elements or limited common elements.
- Grilling with any type of grill other than electric may only be done on the unit owner's driveway at least 15 feet away from any building.
- No grills shall obstruct any exit from a unit.
- Failure to comply with the above rules can result in a fine

POOL RULES

The pool at Plum Ridge is for the enjoyment of all its residents. With that in mind, the Association has a few rules for the protection of all that use the pool.

- No lifeguard on duty – swim at your own risk.
- No diving, running, or horseplay.
- An adult resident must accompany all children under the age of 18.
- An adult resident must accompany guests. Residents are responsible for their guests and their guests' behavior.
- Small children must wear a swim diaper. Regular diapers are not allowed.
- No glass or food is allowed.
- No smoking or alcohol is allowed.
- No urinating, spitting or nose blowing is allowed.
- Gates to the pool must always remain closed.
- Pets are not allowed.
- Please use headphones when listening to music. Speakers are not allowed.
- Remember that for the safety of all, those with an open cut should refrain from swimming.

POOL HOURS ARE 8 A.M. TO 10 P.M.

EMERGENCY PHONE AND FIRST AID ARE LOCATED INSIDE THE POOL HOUSE

These rules are in accordance with state statutes and the association's insurance carrier.

Enforcement of the rules is up to each homeowner. As you see a problem occur, please handle it. If problems persist, please write a letter to the Board of Directors or Pool committee.

Deliberate disregard of the rules could result in being banned from the pool indefinitely.

FREQUENTLY ASKED QUESTIONS

REGARDING CONDOMINIUM ASSOCIATIONS

1. **What is considered common area in my condominium association?**

The common area consists of the land within the condominium, the undecorated walls, ceilings and floors of each unit, components of the plumbing, heating, electrical, telephone or cable television systems serving more than one unit, the fire alarm system, walkways, driveways, parking areas, fences, sewer, and water main easements.

2. **What is considered limited area in my association?**

The limited common areas are patios and balconies, the adjacent storage areas, and the outdoor parking spaces adjacent to the garages that are assigned to certain units with single car garages.

3. **What does my monthly maintenance fee cover?**

Monthly maintenance fees cover the cost of the common expenses, which include but are not limited to Association insurance, sewer and water expenses, contingency and replacement reserve funds, upkeep of the common areas, snow removal, pool maintenance, grounds maintenance, area lighting, and administrative costs.

4. **What does the association insurance cover?**

The Association carries fire and extended damage insurance on the common areas which includes all the buildings from the outside into the undecorated walls and ceilings, including the original built-in cabinets and plumbing fixtures. It does not include individual unit light fixtures or appliances, water heaters, heating and air conditioning units and the personal property of each unit owner. Homeowners should carry their own personal property insurance.

5. **May we put up additional identification markings on garage or unit doors?**

No, any modification to the exterior of the building is strictly prohibited.

6. **Do I have a say in how things are run?**

Yes. The Board of Directors, the governing body of the Association, is comprised of unit owners. Elections are held at the annual meeting each year. Also, each building has a representative.

March 30, 2022

Revision Effective 4-11-2022

RULES UPDATE TO BE KEPT WITH YOUR WELCOME PACKET AND GENERAL RULES AND INFORMATION

Due to some residents continually violating the parking rules, the Plum Ridge Board of Directors has resolved that a violator's vehicle may be towed from the premises at the vehicle owner's expense after a 48 hour notice has been given.

Parking

All units own two parking spaces, either a two-car garage, or a one-car garage and one assigned parking space. Street parking is available. All parking spaces are marked for residents or visitors. Visitor parking spots are for visitors only. Parking is limited to passenger vehicles only. Vehicles in parking spaces must be moved in the winter when snow is being plowed - please be alert to these circumstances.

- No parking in another owner's parking space without their permission.
- Resident's vehicles are not allowed to be parked in visitor parking spaces.
- Any vehicle belonging to a Plum Ridge resident that is found to be repeatedly parking in visitor parking may be towed at the vehicle owner's expense.
- At any time, the Board of Directors may pursue towing if the vehicle owner has not abided by a written 48 hour notice.
- Garage doors must remain closed when not being used to enter, exit, load, or unload.
- No parking in front of any garage door unless you are loading, unloading, or cleaning your vehicle.
- No storage of boats, trailers, or other non-passenger vehicles.

Order: WG753R5HS

Address: 1101 S Sunnyslope Dr Unit 3L

Order Date: 10-31-2025

Document not for resale

HomeWiseDocs

ENFORCEMENT AND GRIEVANCE PROCEDURE

1. The following is a schedule of the fines that will be imposed for non-compliance with the Association's governing documents including the Bylaws and Rules (herein collectively "Condominium Documents"):

- A. **A WRITTEN WARNING for a unit owner or resident's first violation** of the Condominium Documents. In addition, a member of the Board may attempt to contact the offending party to explain the violation and the need that all residents and unit owners comply with the Condominium Documents.
- B. **FIFTY DOLLARS (\$50.00)** shall be assessed against a resident or unit owner for a second violation of the Condominium Documents (or for the violation that remains after the Unit Owner has received the warning letter discussed in 1.a). The second violation does not need to be the same violation as the first violation in order for the \$50 fine to be assessed.
- C. **ONE HUNDRED DOLLARS (\$100.00)** shall be assessed against a resident or Unit Owner for each successive violation of the Condominium Documents.
- D. Notwithstanding paragraphs (a-c) immediately above, **FIVE HUNDRED DOLLARS (\$500.00) shall be assessed for each violation** of the Condominium Documents, when in the sole opinion of the Board of Directors the violation meets one or more of the following criteria:
 - The violation is in direct defiance of a previous mandate from the Board of Directors.
 - The violation was malicious in its intent.
 - The violation is evidence of a pattern of the resident's or Unit Owner's noncompliance with the Condominium Documents.
 - The violation is of such a nature that the violation cannot be corrected and/or that direct monetary restitution cannot be determined (*i.e. if alterations are made that cannot be restored to their original state*).

Administrative Rules and Regulations

Date Adopted: September 20, 2022

Effective Date: October 10, 2022

2. Each day that a violation exists shall be a new violation subject to fine at the discretion of the Board.

3. Resident Parking In Visitor Parking

- A. If a resident is found to be parking in a visitor parking space, the Board may pursue having the vehicle towed from the premises.
- B. A written notice will be placed on the vehicle giving the owner forty-eight (48) hours to move the vehicle from visitor parking. If the vehicle is not removed in that time, the Association's contracted towing company will be contacted to remove the vehicle at the vehicle owner's expense.

4. Attorney Fees

- A. The Board may also assess a unit owner who has violated the Condominium Documents for the actual attorney fees incurred associated with reviewing the facts and Condominium Documents and advising the Board.
- B. In the event that the Association retains an attorney to collect any funds due, enforce any rule within its governing documents, bring any claim against a unit owner or defend any claim or allegation by a unit owner, including any counterclaim, the Association shall, if it is the prevailing party in the claim or defense, be entitled to collect from the unit owner all of its costs and expenses, including reasonable attorney fees. In the event that the Association retains an attorney to represent the Association's interest in a suit filed by the unit owner's mortgage company in which the Association is a named defendant, the Association shall be entitled to collect from the unit owner all of its costs and expenses, including reasonable attorney fees. **This Rule does not apply to owners' fair housing complaints, neither State nor Federal.**

Order: WG753R5HS

Address: 1101 S Sunnyslope Dr Unit 3L

Order Date: 10-31-2025

Document not for resale

HomeWiseDocs

Administrative Rules and Regulations

Date Adopted: September 20, 2022

Effective Date: October 10, 2022

5. Any Unit Owner or resident who has been accused of violating the Condominium Documents or been fined may demand that the matter be heard by a Grievance Committee. Such demand must be in writing and provided to the Board of Directors within 14 calendar days of the notice of the violation or fine. If no demand is made within 14 calendar days, then the finding of a violation and/or fine shall be final and binding. If a demand is timely made, the matter shall be submitted to the Grievance Committee within seven (7) days.

Order: WG753R5HS

Address: 1101 S Sunnyslope Dr Unit 3L

Order Date: 10-31-2025

Document not for resale

HomeWiseDocs

March 30, 2022

Revision Effective 4-11-2022

RULES UPDATE TO BE KEPT WITH YOUR WELCOME PACKET AND GENERAL RULES AND INFORMATION

Due to some residents continually violating the parking rules, the Plum Ridge Board of Directors has resolved that a violator's vehicle may be towed from the premises at the vehicle owner's expense after a 48 hour notice has been given.

Parking

All units own two parking spaces, either a two-car garage, or a one-car garage and one assigned parking space. Street parking is available. All parking spaces are marked for residents or visitors. Visitor parking spots are for visitors only. Parking is limited to passenger vehicles only. Vehicles in parking spaces must be moved in the winter when snow is being plowed - please be alert to these circumstances.

- No parking in another owner's parking space without their permission.
- Resident's vehicles are not allowed to be parked in visitor parking spaces.
- Any vehicle belonging to a Plum Ridge resident that is found to be repeatedly parking in visitor parking may be towed at the vehicle owner's expense.
- At any time, the Board of Directors may pursue towing if the vehicle owner has not abided by a written 48 hour notice.
- Garage doors must remain closed when not being used to enter, exit, load, or unload.
- No parking in front of any garage door unless you are loading, unloading, or cleaning your vehicle.
- No storage of boats, trailers, or other non-passenger vehicles.

Order: WG753R5HS

Address: 1101 S Sunnyslope Dr Unit 3L

Order Date: 10-31-2025

Document not for resale

HomeWiseDocs