Effective 4.1.2025- the rules below will replace Rule 14 in your rules and regulations booklet from 2021.

- The allowable number of rentals will be 20.
- A rental unit will be defined as a unit occupied by anyone other than the individual(s) on the deed. This includes family members.
- All units that are rental units must have a lease on file.
- If the rental cap of 20 is already met, owners can request to be placed on the rental waitlist and will be notified when their turn comes up. They will then have 90 days in which to rent their unit and submit a lease. If this is not done within the 90-day allowance, they will be placed at the bottom of the list.

- All new owners must sign and submit to management a form provided acknowledging that this unit cannot be rented for at least one year and that the rules and regulations regarding rentals has been read and will be complied with.

- Violations of these rental regulations can be assessed a fine of up to $10,000 per month.

UNDER WISCONSIN LAW, restrictions on an owner's right to rent his/her/their unit must be in either the declaration or the bylaws, not the rules and regulations, however, the Courtyard Square declaration is unique in that it defers authority to the rules and regulations to make "conditions" on leasing; accordingly, it is the legal opinion given that the rental restrictions and changes in the rules and regulations are valid.