High Point Condominium Owners Association
General Rules and Regulations

General - This is not a complete or comprehensive list. We must refer to the condo documents known as the Declaration and Bylaws. These are the binding and governing documents of our association. The Board of Directors has the responsibility and authority to update, review, and enforce reasonable General Rules and Regulations.

Conduct - As always, common sense should govern us all. Harassing behavior within our community will not be tolerated. In the event that you witness or experience such behavior, we encourage you to report it to the local authorities for appropriate and professional intervention.

Engaging with Members: Members may not send mass commutation with the membership concerning the governing of the association. Official communication regarding the governing of the association must come from the Board of Directors.

Pods / Storage Containers - No "PODS", or other storage/moving containers, and no dumpster of any kind, may be set upon any Common Area or Limited Common Area without prior written permission of the Board. The maximum amount of time any such permitted container – if approved – will be allowed to be in place is 7 days or less depending upon circumstances. The Board of Directors will decide each request on a case-by-case basis. The only permissible location for such approved containers will be the "Limited Common" space adjacent to the owner's garage door. No such item may interfere in any way with the through lanes or with other owners' access to their garage. Permission may not be granted during any time when there is a high probability of need for snow removal. Any damage caused to buildings or pavement will be paid at the owner's expense. When the owner is blocked from their own garage, that owner must park outside the condo property. There will be an assessed fine of $100 per day for every day of noncompliance and the Board has not given written permission.

Grills - All Highpoint condominium owners must be in full compliance with all applicable fire and safety codes regarding outdoor grills.

- **Grill location**: The code prohibits the use of any cooking appliance including grills, Hibachis, or other devises intended for cooking, heating, or any other purposes on any balcony/patio or under any overhang. Grills in use must be at least 10 feet from any building.
- **Fuel cylinder**: The NPAF code states no fuel cylinder greater than 2.7 lb. and no more than two cylinders (not to exceed 5.4 lbs. total) may be stored per living space unit.

Grills must be completely cooled before storing. No dumping of hot coals or ashes on any common area or limited common area. All grills must be removed from the limited common area nightly.

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Rummage Sales - Moving sales, garage sales, and estate sales are not permitted unless organized by the Board of Directors. Any unit owner who violates this rule will be assessed a fine of $100 per day.

All of the following are prohibited - For Sale signs, other signs or banners or flags of any kind, except for an American flag which may be displayed. Wind Chimes, Vegetable Gardens, and Play Equipment (swings, tents, pools, etc.) are also prohibited within the association grounds.

Excessive Accumulation - of outdoor personal property, statues, pathway lights, figurines, etc., to the point of infringing on the common slab of concrete in front of the doors is not permitted. One mat per door is acceptable in this area.

- *Flowers in Pots next to the garage are allowed* but must be removed in winter if they are in an area where snow removal occurs.
- *Patio/balcony railings are allowed one or two flower planters not to exceed a total of 24 "*.

Holiday Decorations - must be removed within 30 days after holiday ends.

Dumpster areas and trash/recycling disposal - No hazardous materials of any kind may be disposed of in any of the 7 disposal stations in High Point. All items MUST be placed in proper carts and dumpsters, and nothing may be left on the ground, as it will not be picked up unless it is in the containers. Household trash should be bagged securely before being placed it into the dumpsters. (Note: small amounts of garden trimmings, leaves, dead flowers etc., in bags, may be placed in the dumpsters Cardboard boxes must be broken or cut down so they will entirely fit inside the recycling dumpster. If carts are full, you may use any of the 7 disposal areas in the complex. Construction refuse, old carpeting, appliances, sinks, water heaters, lawn/garden waste, etc. MAY NOT BE DISPOSED OF IN OUR DUMPSTERS. Large amounts of waste must be taken to the village yard which is located on Lakefield Road in the Town of Grafton. Access requires a residential yard access card which can be purchased at the Public Works Department at 675 N Greem Bay Road. There is a fee for initial cards and an annual renewal.

Hanging laundry - in any location, including garages, where it will be visible to passers-by or other unit owners is not permitted. If you hang laundry in a garage, the overhead door must be at least 2/3 closed (not open more than 24" from the ground).

Engaging with Contractors - Only members of the elected Board of Directors are authorized to communicate with any contractor or contractor's employees hired by the board. Unit owners, not their guests or tenants, may report any problems or complaints to any member of the board.

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Pets - The Board of Directors has determined that it is acceptable and permissible for unit owners to keep no more than one (1) domesticated cat but only if it is an indoor cat. All other restrictions remain in full effect regarding dogs, large birds and livestock, which are not permitted. These restrictions are according to Article 8, Section 8.06 of the Declaration. No exotic or venomous animals are allowed anywhere within the condominium, or within any unit.

Emotional Support Animals: (ESA) are allowed however, the owner must complete, sign and file with the association our HPCOA, "Regarding Emotional Support Animal (ESA) Accommodation Policy" form, which is located on the association's website. The policies included therein must be met and followed. It is important to note that service dogs are not legally required to be certified. However, to ensure compliance with relevant regulations and maintain transparency within our community, the condominium association reserves the right to inquire about the specific tasks or services the dog has been trained to perform. These inquiries will be made with respect, and there will be no request for information regarding the owner's medical condition or personal health.

Lease - Units are not allowed to be leased to non-owners with the following exceptions. Units may be leased out to a family member. Existing leased units may continue to lease their unit until it is sold. The restriction of leases for less than a year (from Section 8.13 of the declaration) is still in place.

Blocking Roadways – To ensure the safety of residents and visitors, all lanes, walks, driveways, paved areas, and unpaved areas may not be used for skateboarding, skating, wagons, big wheels etc. Children riding bicycles or tricycles must be accompanied by an adult while riding into or out of the complex on the condo lanes, and courts (Bur Oak, Sumac, White Pine). No cruising back and forth or round and round.

Parking Rules and Vehicle Guidelines - Please go slow and keep everyone safe.
See 8.07 of the declaration for the complete parking rules.

Parking of any vehicle at any time on any part of the through lanes of Bur Oak Lane, White Pine Court, or Sumac Court is not permitted.

Tires and wheels of vehicles must be kept on paved area. It is prohibited to park or drive on grass. Any damage done to the grounds by a Unit Owner or their guest will be repaired at the Owners' expense.

No unit owner may ever keep more than 2 vehicles within the condo complex.

Unit owners who have vehicles parked outside garage during snow removal operations are asked to move them so that snow may be cleared. If this cannot be done, the unit owner will be responsible for promptly and properly removing any snow and ice that is left within 24 hours of the snowfall stopping.

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Unit owners with a one-car garage and only 1 vehicle may keep that vehicle in garage or park it in front of the garage overnight. Unit owners with a one-car garage and 2 vehicles must keep one car in the garage and the second car may be parked in front of the garage.

Unit owners with a two-car garage and 1 or 2 vehicles must keep the vehicles inside the garage at night.

In addition to one or two vehicles, one motorcycle may be kept in the garage. Motorcycles are subject to the same rules as other vehicles regarding parking, speed, and staying off lawns and walkways.

Guest parking is allowed in the following manner. Two guest vehicles are allowed to park in front of a two-car garage door. One guest vehicle is allowed in front of a one-car garage. Offset parking in areas between garage units is prohibited. Additional cars should be parked outside the condominium property on public streets. Extra-long vehicles that encroach on the through lanes may not be parked in front of garage doors.

High Point Condominium has no provisions for guest parking or excess vehicles. This is an original design flaw. To accommodate guests and special occasions, the Owners Association will be as lenient as possible about enforcement of the parking regulations. If a situation becomes serious or chronic, a fine of $100 will be assessed per day.

Monthly Dues - Monthly condo fees are due in our Post Office Box: High Point Condos, P.O. Box 103, Cedarburg 53012 on the 1st day of each month. Payments can also be made at hpcoa.com. Payments received after the 10th of the month will be charged a $25 Late Fee

General Fine Policy - For any violation of the rules and regulations that does not have a specific fine associated with it, a general fine of $25 will be imposed for each infraction. This general fine applies when a resident fails to rectify the issue after being notified via letter or email. All fines must be paid within 30 days of the notice. Any fine not paid within 60 days may result in a lien placed on your unit. Fines and dues >30 days late are subject to a 1% per month interest rate.

Please note that repeated violations may result in additional fines or further consequences, as determined by the High Point Condominium Owners Association. It is essential that all residents take prompt action to address any violations and ensure compliance with community guidelines.

Revised/updated November of 2025