

TWELVE BRIDGES CONDOMINIUMS

IMPORTANT OFFICIAL NOTICE

March 18, 2000

TO: ALL UNIT OWNERS AT TWELVE BRIDGES CONDOMINIUMS

As you are all aware, new siding is being installed on all buildings. In an effort to protect and preserve the beauty and value of the new siding, the Board of Directors is HEREBY GIVING NOTICE that Unit Owners will no longer be permitted to install any hanging devices, decorations or any other items of a permanent nature on the exterior of any building. This means that no holes may be punched, and no screws, bolts or other hanging apparatus may be placed in the soffits, siding, flashing or any other part of the exterior of any building.

If you have any questions or concerns about this new policy, please bring them up for discussion at the annual meeting in June, 2000.

THE BOARD OF DIRECTORS OF

TWELVE BRIDGES OWNERS' ASSOCIATION, INC.

AMENDMENT TO BYLAWS

Adopted June 10, 1999

Section 6.6 of the Bylaws is created to read as follows:

6.6 OCCUPANCY OF UNITS.

(a) Units shall be used for residential purposes only. Units may be occupied only by the Unit Owner and/or his or her immediate family (to be liberally defined to include children, stepchildren, grandchildren, parents, brothers, sisters, nephews and nieces of the Unit Owner). Additionally, one adult invitee of the Unit Owner shall be permitted to occupy a Unit, provided that the Unit Owner resides in the Unit simultaneously with the invitee. No rental, lease or other occupancy of any Unit shall be allowed, subject only to the following exceptions:

(1) Unit Owners who have existing tenants as of June 10, 1999 (the date of enactment of this amendment).

(2) A fiduciary, such as a trustee, if the occupant of the Unit is a beneficiary of the fiduciary entity.

(3) Purchase money mortgagees of the Unit or the Association, where the Unit is acquired by foreclosure of the mortgagee's interest, either judicially or by accepting a deed in lieu of foreclosure.

(4) Special hardship exceptions whereby the Board of Directors shall have the authority to waive the requirements of this Section upon request of a Unit Owner if it determines that enforcement of this Section would result in an unreasonable hardship upon the Unit Owner. Any application for an exception under this subsection must be in writing and must specify the reasons for requesting the exception. The Board of Directors (or a committee of Unit Owners assigned by the Board of Directors for this purpose) shall convene a meeting within 30 days after receipt of the

request, advising the Unit Owner of the time and place of the meeting and giving the Unit Owner an opportunity to appear.

The Board or the committee shall decide whether or not to grant the hardship exception and shall give written notice of its decision and the reasons therefor to the Unit Owner within seven (7) days after said meeting. The decision shall be binding on the Association and all parties. A hardship exception will not be granted more than once for any Unit Owner. Leases approved under this subsection shall be for a period of not more than twelve (12) months in duration (subject to a one-time extension for a period not to exceed six (6) months upon re-application and re-approval by the Board). No Unit Owner shall be granted an exception under this subsection unless and until the Unit Owner has paid to the Association any and all unpaid common charges assessed against the Unit, and until the Unit Owner has satisfied any and all unpaid liens against the Unit, except permitted mortgages.

Every Unit Owner who is granted an exception under subsections (1) through (4) above is deemed to assign all rents and profits from any lease to the Association for the purpose of reimbursing the Association for any overdue assessments, special or ordinary, which may be levied by the Association against the Unit or the Unit Owner during the term of the lease.

(b) A violation of this Section 6.6 shall, in addition to any other remedy available to the Association, result in a special assessment against the Unit Owner in the amount of Fifty Dollars ($50.00) per day of violation, and a Unit Owner found to be in violation shall be responsible for all reasonable attorneys' fees incurred by the Association in connection with enforcing this Section.

N/A

THIS NOTICE IS BEING SENT TO ALL HOMEOWNERS

Per the result of the open discussion during our 12 Bridges Association annual meeting; our by-laws will be amended to read:

"75% of the units comprising the
12 Bridges Condominium complex
will be owner-occupied."

No response to this notice will be construed as a 'YES' VOTE. IF YOU ARE IN AGREEMENT WITH THE AMENDMENT NO ACTION IS NECESSARY. Should you disagree, if you wish to vote 'NO', your vote must be received by Peg Adams, _____by midnight July 14, 1997.

Thank you for your comments, cooperation, and input. Kindly direct your individual questions and concerns to Camille Verban, 541-7850.
Results of the vote will remain posted on the pool cabana door for 48 hours following the vote tally at your regularly scheduled board meeting, July 15.

YES I VOTE IN FAVOR OF THE AMENDMENT.

NO I VOTE AGAINST THE AMENDMENT.

CIRCLE ONE

9/3/96

To: all Twelve Bridges unit owners
From: your Board of Directors
Re: change to our Declaration -- investors/rentors

Twelve Bridges is a "young" condominium association, and at times it might be necessary to add, delete, or change items in our Declaration, or By-Laws. We, as your Board, having all best interests in mind, work at keeping our homes comfortable, in good repair, and reliable. To this end, your elected representatives have been discussing having all 96 units in Twelve Bridges owner occupied. The only exceptions would be renting to an immediate family member.

Our Declaration states that for a change such as this, there must be 75% approval of unit owners. Also it would be necessary to have an attorney draw up this statement in our Declaration, and it must subsequently be recorded in the Register of Deeds office. It must be done legally, and at a cost of a few hundred dollars (from our reserve fund.)

There are several advantages to this precept: financial institutions frown on loans to purchasers of condos where 25% or more units are rented -- they are leery of absentee landlords; live-in owners care for and about their homes, and maintain them. Also, there is a possibility of problems in selling a unit if it has not been maintained.

We need input and ideas from you before the Board commits to an attorney.

An option would be to Declare that an owner must occupy their unit for one year before renting. Another option is to state that one party cannot own more than one unit --- or --- go the route of only owner occupied units (able to rent to immediate family.)

Please give us an indication of your opinion by Sept. 14th. You can return this letter to any Board Member, put it in the maintenance mail-box, or call any Board Member (see list on the bulletin board in your laundry room for phone #'s). -- Remember, you can attend any monthly Board meeting.

Name _____ Address _____

Yes, go ahead and make change to owner-occupied only _____

No _____ Comments _____

_____

Thanks!



TWELVE BRIDGES CONDOMINIUMS

3985 S. 84th Street #1
Greenfield, WI 53228

August 1998

To: Twelve Bridges Condominium Owners

Attached are the rules, regulations and enforcement procedures for all homeowners and residents of Twelve Bridges Condominiums. These rules, regulations and procedures will become effective August 1998.

The rules and regulations are in addition to those covered in the bylaws. They were written to protect your rights and responsibilities as a condominium owner and resident.

Please read and become familiar with the contents. You as the owner will be liable to the condominium association for any and all damages and fines.

It is suggested you keep this information with your declaration and bylaw disclosure material. These documents must be passed on to the next owner at the time of sale.

The Board of Directors of Twelve Bridges

April 21, 1998

TWELVE BRIDGES CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

The purpose of this document is to explain the rules, regulations, and enforcement procedures for all homeowners and residents of Twelve Bridges Condominium Association. The rules and regulations stipulated in this document supersede those covered in prior documents and the Twelve Bridges Condominium Association by-laws.

The rules and regulations are written under the authority given the Board of Directors in the by-laws to govern the operations and use of Twelve Bridges Condominiums. A breach of any of these rules could result in damage to the condominium and/or grounds or could result in injury to others. Any unit owner who, either themselves or whose guests or tenant(s), breaks the rules is liable to the Twelve Bridges Condominium Association for all damages.

All owners of Twelve Bridges Condominium Association are expected to become familiar with each rule and regulation. In addition, it is the unit owner's responsibility to inform their guests and tenants of these rules. If questions arise, please write them down and either mail them to a Board member or present them at a scheduled Board of Director's meeting. Detailed interpretation may require a special meeting or consultation with legal counsel.

TWELVE BRIDGES CONDOMINIUM ASSOCIATION
RULES AND REGULATION ENFORCEMENT PROCEDURES

1. Notice of violations of Twelve Bridges Condominium Association rules and regulations will be written and hand delivered or mailed via certified letter to the owner (violator) by a Twelve Bridges agent or a member of the Twelve Bridges Board of Directors.

2. The owner has seven days to comply to the rules and regulations.

3. If the owner does not comply within seven days he/she will be requested to appear at the next Board of Directors' meeting to explain why he/she has not complied.

4. The Board of Directors will make a final decision on the violation and liquidating damages.

   NOTE: If a Board member is the complainant, then he/she will not take part in the final decision making process.

5. All funds collected for liquidating damages will be deposited into the Twelve Bridges Condominiums' general operating fund.

6. For non-payment of liquidating damages refer to rule 9.2 in the Declaration.



TWELVE BRIDGES CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

General procedures for enforcing rules and regulations.

A. The first step towards enforcement of any rule is for any owner who observes the infraction to politely remind the violator of the rules and regulations. A tactful approach is recommended.

B. If the violation persists, please write or call a member of the Twelve Bridges Board of Directors.

   Be prepared to give specific details and relevant facts such as the time, date, frequency of infraction, location, etc.

C. The Twelve Bridges Board members will attempt to resolve the problem. If the problem persists, the Board of Directors, and possibly legal counsel will take action.

EXPLANATION FOR RULES AND REGULATIONS EXISTENCE

One or more of the following explanations may apply as the reason certain rules or regulations exist. The number of the explanation that applies is indicated after each rule or regulation.

1) Could result in damage.

2) Gives a non-uniform or unsightly appearance.

3) Could lessen property values.

4) Could create a safety hazard.

5) Could result in higher insurance costs.

6) Infringes on the rights of others.

7) As a convenience to others.

8) Not included in the normal maintenance fees.

9) Property of the owner.

10) Could cause interference.

11) May need special material for installation.

BUILDING EXTERIOR

* No one except authorized personnel are allowed on any portion of the roof.

* No outside decorations are to be added to the building exteriors without prior approval of the Board of Directors. Flags may be displayed on Flag Day, the Fourth of July, Memorial Day, and Labor Day.

* Painting of the building exterior is prohibited.

LIQUIDATING DAMAGES - $25.00 or the cost of returning the structure to its original condition, whichever is greater. (Explanations #1, 4, and 5 apply)

CHRISTMAS TREES/DECORATIONS

* Real trees are allowed, but must be disposed of in a plastic bag. Needles that drop in the common areas must be picked up immediately.

* Real trees can be a fire hazard. No tree shall be left lit while the unit is unoccupied.

* Outside Christmas decorations must be removed and disposed of before January 31st.

LIQUIDATING DAMAGES - $25.00 (Explanations #2 and 4 apply)

DOORS

* Maintenance and repair of all doors pertaining to the unit is the responsibility of the unit owner. Refer to 1.19C - Vertical Boundaries.

* Appearance of permanent entryway doors shall not be altered without prior Board of Directors' approval.

LIQUIDATING DAMAGES - $25.00 or the cost of returning doors to their original appearance. (Explanation #2 applies)

EXCAVATIONS

* No excavations, drilling, or digging shall be performed in or upon any common area without prior written consent from the Board of Directors.

LIQUIDATING DAMAGES - $25.00 or the cost of returning the grounds to their original appearance. (Explanations #1 and 4 apply)

FEEDERS

* Feeders and feeding the local wildlife is prohibited.

LIQUIDATING DAMAGES - $25.00 or the cost of removal of feeders and restoring any damaged property to its original appearance. (Explanations #1 and 2 apply)

FLAMMABLE LIQUID

* Gasoline and other flammable liquids are NOT permitted in or around any building.

* Gasoline operated equipment is not allowed in any unit or storage area.

LIQUIDATING DAMAGES - $25.00 or the cost of damages. (Explanations #1 and 4 apply)

GARBAGE

* All garbage must be disposed of in the provided dumpsters.

* All cardboard boxes must be broken down and all recyclable materials must be disposed of in the recyclable material containers.

* Throwing debris off of balconies is prohibited.

LIQUIDATING DAMAGES - $25.00 or the cost of fines or clean-up. (Explanations #1 and 6 apply)

GRILLS

ALL GAS GRILLS MUST BE USED WITH EXTREME CAUTION

* All articles except ONE gas grill must be removed from balconies and patios by October 15th. These articles are not to be returned to the balconies or patios before May 15th.

* Charcoal grills are prohibited.

* Small grills are prohibited from being attached to balcony railings.

* One grill per unit is allowed.

* Any damage to the property of Twelve Bridges Condominiums due to the use of a grill is the responsibility of the unit owner.

LIQUIDATING DAMAGES - $100.00 or the cost of returning the structure and surrounding area to its original condition. (Explanations #1, 2, and 4 apply)

HALLWAYS/CARPETING

* Any unit owner, renter, or guest who soils or damages the common area carpet or walls shall be responsible for cleaning and repair.

* Door mats are allowed. Boots, shoes, bicycles, lawn chairs, trash receptacles, and bags shall not be left in the hallways.

LIQUIDATING DAMAGES - $25.00 or cost of returning the common area to its original condition. (Explanations #1, 2, and 8 apply)

MAIL BOXES

* The unit owners' last name should be displayed on the outside of the mail box.

* Please dispose of circulars, brochures, newspapers and advertisements that have been left in the open slot under the mail boxes for more than one week.

LIQUIDATING DAMAGES - None. (Explanation #7 applies)

LAUNDRY ROOMS

* Washers and dryers are provided. The use of common areas or patios and balconies for drying laundry is prohibited.

* When a washer or dryer malfunctions call the number posted in the laundry room. The Twelve Bridges maintenance crew will follow up.

* The washer runs approximately 35 minutes and the dryer runs 40 minutes. Please respect your neighbors by removing your laundry promptly.

* Remove lint from the dryer filter when finished.

* Laundry room trash receptacles are to be used only for lint and dryer sheets.

LIQUIDATING DAMAGES - $25.00 (Explanations #2 and 7 apply)

NOISE

* Excessive noise will not be tolerated, especially between the hours of 11:00 PM and 7:00 AM.

RESPECT FOR YOUR NEIGHBORS SHALL BE CONSIDERED AT ALL TIMES

LIQUIDATING DAMAGES - $25.00 (Explanation #~~2~~ 6 applies)

PARKING/VEHICLES

* No vehicles shall be parked and not driven for more than 30 days without prior written consent of the Board of Directors.

* After 30 days a written notice will be placed on the window of the vehicle. The vehicle then must be moved within 10 days or the unit owner will be assessed liquidating damages of $5.00 per day until the vehicle is moved.

* Vehicles must be moved for snow removal.

* All homeowners have a deeded space that cannot be leased, rented, or used by anyone other than a Twelve Bridges resident.

* The outside parking areas designated for temporary use by guests and visitors are the four spaces between 3935 and 3965 S. 84th Street, and ten spaces by the pool area. Two other spaces have a reserved sign for the maintenance staff. The 14 spaces referred to above are available for temporary use on a first come first served basis.

* All vehicles shall be parked within marked parking spaces only.

* Draining of liquids and vehicle repair (except in an emergency) are not permitted.

* No vehicles may be left on stands, blocks, jacks etc.

* Campers, boats, and trailers are not permitted in parking areas.

LIQUIDATING DAMAGES - $25.00 or cost of cleanup. (Explanations #1, 2, and 7 apply)

POOL

* Pool rules and regulations are posted in the pool area.

* Pool rules must be observed by all residents and guests.

* Pool guests must be accompanied by a homeowner. A limit of five pool guests are allowed per homeowner.

* Homeowners must be present when children under 16 years of age are using the pool.

* Each homeowner is responsible for the behavior of their guests.

* Clean up of the pool area is the responsibility of the homeowner.

LIQUIDATING DAMAGES - $25.00 (Explanation #6 applies)

PLANTERS

* Planters are allowed on the patios and balconies from April 1st through November 1st. ALL PLANTERS MUST BE REMOVED DURING WINTER MONTHS.

LIQUIDATING DAMAGES - $25.00 (Explanation #2 applies)

SIGNS/WINDOW TREATMENTS

* Twelve Bridges wishes to maintain a neat and uniform appearance.

* No unit owner may erect or hang any temporary or permanent sign or banner without prior written approval from the Board of Directors.

FOR SALE SIGNS MAY BE DISPLAYED ONLY DURING THE HOURS OF THE DAY OF THE OPEN HOUSE.

LIQUIDATING DAMAGES - $25.00 (Explanation #1 and 2 apply)

SNOW REMOVAL

* Each unit owner is responsible for removing snow from their patios and balconies.

LIQUIDATING DAMAGES - $25.00 or cost of repair. (Explanation #1 applies)

STORAGE

* Balconies, patios, hallways, and parking stalls are not to be used for storage.

* Storing articles in hallways outside the locker rooms is a safety hazard and in violation of fire codes.

LIQUIDATING DAMAGES - $25.00 or the cost of fire code violation. (Explanations #2 and 4 apply)

WINDOW SCREENS

* Maintenance of windows and screens in individual units is the responsibility of the unit owner.

* All broken windows and screens must be replaced within two weeks of damage.

LIQUIDATING DAMAGES - $25.00 or the cost of returning the property to its original condition (Explanation #9 applies)



TWELVE BRIDGES CONDOMINIUMS

4015 S. 84th St. Greenfield, WI 53228

January 30, 1998

Twelve Bridges Homeowners:

Effective March 1, 1998 the late fee for monthly maintenance payments will be increased to $25.00. Just a reminder – maintenance fees continue to be due on the first of each month.

Please keep this notice with your Twelve Bridges Disclosure/Declaration, Rules and Regulation information. If your unit is ever sold this information should be given to the next owner.

Submitted by your Twelve Bridges Board of Directors

THIS NOTICE IS BEING SENT TO ALL HOMEOWNERS

Per the result of the open discussion during our 12 Bridges Association annual meeting; our by-laws will be amended to read:

"75% of the units comprising the
12 Bridges Condominium complex
will be owner-occupied."

No response to this notice will be construed as a 'YES' VOTE. IF YOU ARE IN AGREEMENT WITH THE AMENDMENT NO ACTION IS NECESSARY. Should you disagree, if you wish to vote 'NO', your vote must be received by Peg Adams, _____by midnight July 14, 1997.

Thank you for your comments, cooperation, and input. Kindly direct your individual questions and concerns to Camille Verban, 541-7850.
Results of the vote will remain posted on the pool cabana door for 48 hours following the vote tally at your regularly scheduled board meeting, July 15.

YES I VOTE IN FAVOR OF THE AMENDMENT.

NO I VOTE AGAINST THE AMENDMENT.

CIRCLE ONE

9/3/96

To: all Twelve Bridges unit owners
From: your Board of Directors
Re: change to our Declaration -- investors/rentors

Twelve Bridges is a "young" condominium association, and at times it might be necessary to add, delete, or change items in our Declaration, or By-Laws. We, as your Board, having all best interests in mind, work at keeping our homes comfortable, in good repair, and reliable. To this end, your elected representatives have been discussing having all 96 units in Twelve Bridges owner occupied. The only exceptions would be renting to an immediate family member.

Our Declaration states that for a change such as this, there must be 75% approval of unit owners. Also it would be necessary to have an attorney draw up this statement in our Declaration, and it must subsequently be recorded in the Register of Deeds office. It must be done legally, and at a cost of a few hundred dollars (from our reserve fund.)

There are several advantages to this precept: financial institutions frown on loans to purchasers of condos where 25% or more units are rented -- they are leery of absentee landlords; live-in owners care for and about their homes, and maintain them. Also, there is a possibility of problems in selling a unit if it has not been maintained.

We need input and ideas from you before the Board commits to an attorney.

An option would be to Declare that an owner must occupy their unit for one year before renting. Another option is to state that one party cannot own more than one unit --- or --- go the route of only owner occupied units (able to rent to immediate family.)

Please give us an indication of your opinion by Sept. 14th. You can return this letter to any Board Member, put it in the maintenance mail-box, or call any Board Member (see list on the bulletin board in your laundry room for phone #'s). -- Remember, you can attend any monthly Board meeting.

Name _____ Address _____

Yes, go ahead and make change to owner-occupied only _____

No _____ Comments _____

_____

Thanks!

June 1, 1993

Dear Twelve Bridges Condominium Owners:

Five years has passed since the attached Rules and Regulations were distributed to all Owners. I thought it would be a good idea to give everyone a 'fresh' copy.

There are no changes to the original documents. The only change is that the document has been retyped making it easier to read.

Please become familiar with the Rules and Regulations. In the past five years, the Board has chosen not to strictly enforce the Rules. Letters have been written to Owners who were violating the Rules and, in most cases, the violations were corrected.

Board Members are now receiving complaints of violations and blatant disregard for the Rules. Consequently, a decision has been made to strictly enforce the Rules and access liquidated damages.

Lets all work together to make Twelve Bridges an enjoyable place to live. Have a nice summer....

Sincerely,

Your Board of Directors

Janury 6, 1988

Dear Twelve Bridges Condominium Owner:

Enclosed are the rules, regulations and enforcement procedures for all homeowners and residents of Twelve Bridges Condominiums. These rules, regulations and procedures will become effective Monday, January 11, 1988.

The rules and regulations are in addition to those covered in the by-laws. They were written to protect your rights and responsibilities as a condominium owner and resident. In case of tenant, it is the responsibility of the owner to give the tenant a copy of this document.

Please read and become familiar with the contents. You as the owner will be liable to the condominium for any and all damages.

It is suggested you keep this information with your Twelve Bridges disclosure material. Both documents must be passed to the next owner at time of sale.

Sincerely,

Richard Gibeson,
President
Twelve Bridges Condominium Association

Date: January 6, 1988

TWELVE BRIDGES CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

The purpose of this document is to explain the rules, regulations, and enforcement procedures for all homeowners and residents of TWELVE BRIDGES CONDOMINIUM. These rules and regulations are in addition to those covered in the by-laws.

These rules and regulations are written under the authority given the Board of Directors in the by-laws to govern the operation and use of the property. A breach of any of these rules could result in damage to the condominium. The unit owner who does so break the rules, or whose tenants, family members or guests break the rules, will be liable to the condominium for all damages. It is the responsibility of resident to inform guest of these rules.

All residents of TWELVE BRIDGES are expected to read and become familiar with the contents of this publication. If any questions arise, please write them down and mail to the Board of Directors or their Agent, or present them at a scheduled meeting of the Board of Directors, or present to any member of the Board or the Rules and Regulations Committee for interpretations. Detailed interpretation may require a special meeting or consulting legal consul.

ENFORCING RULES AND REGULATIONS

General procedure for enforcing rules and regulations.

A. The first step in enforcement of any rule is for any owner or tenant who observes the infraction to politely remind the violator of the rules and regulations. Be careful not to create ill will. A tactful approach is recommended.

B. If the violation persists write or call the Twelve Bridges Agent or a member of the Board of Directors.

Be prepared to give specific details and relevant facts su as time, date, frequency of infraction, location, etc.

C. The Twelve Bridges Agent or Board Member will attempt to resolve the problem.

If the violation persists the Board of Directors, Rules and Regulations Committee, or possible legal consul will take further action.

EXPLANATION FOR EACH RULE AND REGULATION

One or more of the following explanations may apply as the reason for each Rule and Regulation. The number of the explana tion that applies is indicated after each Rule and Regulation.

1. Could result in damage.
2. Gives a non-uniform or unsightly appearance.
3. Could lessen property values.
4. Could create a safety hazard.
5. Could result in higher insurance costs.
6. Infringing on the rights of others.
7. As a convenience to others.
8. Not included in normal maintenance fees.
9. Property of owner.
10. Could cause interference.
11. May need special material for installation.

AIR CONDITIONERS

- Window air conditioners are not allowed.
- The wall air conditioners are the property of the unit owner and maintenance of same is the responsibility of the owner.

LIQUIDATED DAMAGES - $25.ØØ or cost of returning the building to its original condition. (Refer to Explanation 1, 2, 3, 11)

ANIMALS

- Dogs are not allowed.
- Cats and small indoor pets are allowed. Pets are not allowed to roam in common areas inside or outside.
- Breeding of pets is not allowed.
- Damage caused by any pet to a common area shall be the owners responsibility.

NOTE: The Board may order a pet removed, if warranted.

LIQUIDATED DAMAGES - $25.ØØ or cleanup and repaid of any damage, whichever is greater. (1 and 6 Apply)

ANTENNAS

- Individual outside antennas are not to be installed without prior approval of the Board.

LIQUIDATED DAMAGES - $25.ØØ or the cost of returning the structure to its original condition. (1, 2, 1Ø, 11 apply)

BALCONIES

- Balconies shall be kept neat at all times.
- No clothing, bedding, towels, etc. shall be hung on the balconies at anytime day or night.
- Storage of lawn furniture, coolers and bicycles on balconies is prohibited.
- Small wind chimes and wind ornaments are acceptable. Wind socks are prohibited.
- All articles except for ONE grill must be removed by October 15th of each year. These articles are not to be returned to the balconies before May 15th.

LIQUIDATED DAMAGES - $25.ØØ (2 and 6 apply)

BUILDING EXTERIORS

- No one except authorized personnel are allowed on any portion of the roof.

- No outside decorations are to be added to the building exteriors without prior approval of the Board. Flags may be displayed on Flag Day, Fourth of July, Memorial Day and Labor Day.

- No building exterior can be painted.

LIQUIDATED DAMAGES - $25.ØØ or cost of returning the building to its original condition (1, 4, 5 apply)

CHRISTMAS TREES/DECORATIONS

- Real trees are allowed but must be disposed of in a plastic bag. Needles dropped in the common area must be picked up immediately.

- Real trees can be a fire hazzard. No tree shall be left lit when the owner or tennant is not at home.

- Outside Christmas decorations must be removed and disposed of before January 31st.

LIQUIDATED DAMAGES - $25.ØØ (2 and 4 apply)

DOORS

- Maintenance and repair of all doors pertaining to a unit is the responsibility of the unit owner. Refer to 1.19C - Vertical Boundries

- Appearance of permanent doors shall not be altered without Board approval.

LIQUIDATED DAMAGES - $25.ØØ or returning the doors to their original condition (2 applies)

EXCAVATIONS

- No excavations, drilling or digging shall be performed in or upon any Common Grounds without prior written consent of the Board.

LIQUIDATED DAMAGES - $25.ØØ or cost of returning the property to its original condition. (1 and 4 apply)

FEEDERS

- Feeders and the feeding of local wildlife such as birds, rabbits or squirrels is prohibited.

NOTE; The Board of Directors and Rules and Regulations Committee likes animals and wildlife however, they are concerned with the appearance of Twelve Bridges. If animals start to damage the property the owners are responsible for repair costs.

LIQUIDATED DAMAGES - $25.ØØ or cost of removal of the feeders and restoring the property to its original condition (1 and 2 apply)

FLAMMABLE LIQUID

- Gas and other flammable liquids are NOT permitted in any buildings.
- All gasoline operated equipment must be emptied before being brought into a unit or storage area.

LIQUIDATED DAMAGES - $25.ØØ or cost of damages (1 and 4 apply)

GARBAGE

- All garbage must be deposited in the provided dumpsters. When the dumpster is full all garbage must be securely wrapped and placed next to the dumpster.
- Throwing debris off of patios and balconies is prohibited.

LIQUIDATED DAMAGES $25.ØØ - or clean up. (2 and 6 apply)

GRILLS

ALL CHARCOAL AND GAS GRILLS MUST BE USED WITH EXTREME CAUTION

GRILLS ARE AN EXTREME FIRE HAZZARD

- All grills must have protective shields beneath them.
- Small grills cannot be attached to patio railings.
- ONLY ONE grill per unit.
- Any and all damage to property at Twelve Bridges do to the use of a grill is the responsiblity of the owner.

LIQUIDATED DAMAGES - $1ØØ.ØØ or cost of returning the structure to its original condition. (1, 2, 4 apply)

GUEST PARKING

- The outside parking areas being four (4) stalls between Buildings 3 and 4 and twelve (12) parking stalls between Buildings 6 and 7 are reserved for temporary use by guests of any unit owner. The stalls are available on a first come first serve basis during such times as those guests may be visiting. Such parking areas may not be used by any unit owner without the consent of the Board of Directors.

LIQUIDATED DAMAGES - $25.ØØ Upon notification the vehicle must be moved immediately or the $25.ØØ will be assessed. (7 applies)

HALLWAYS/CARPETING

- Any unit owner, tennant or guest who soils or damages the common area hallways or carpeting shall be responsible for cleaning and repair.

- Doors mats are allowed. Boots, shoes, bicycles, lawn chairs, trash recepticals and bags shall not be left in the hallways.

LIQUIDATED DAMAGES - $25.ØØ or cost of returning the area to its original condition (1, 2, 8 apply)

LAUNDRY ROOMS

- Washers and dryers are provided. The use of other common areas or patios for washing and drying laundry is prohibited.

- Occasionally a washer or dryer will malfunction. Tenants should call the posted repair number. THIS IS NOT THE RESPONSIBILILTY OF CONDO MANAGEMENT OR THE BOARD

- The washer runs approximately 35 minutes and the dryer runs 4Ø minutes. Please respect your neighbor and remove your laundry promptly.

- Remove lint from the filter and leave the area clean.

- Trash recepticals are to be used ONLY for materials used in the laundry room.

LIQUIDATED DAMAGES -$25.ØØ (2 and 7 apply)

MAIL BOXES

- Last names shall be displayed on the outside of the box. (The Greenfield Post Office strongly urges residents to display their names)

- When open mail such as circulars, brochures, advertisements and other forms of paper drop beneath the locked mail boxes feel free to dispose of this paper.

LIQUIDATED DAMAGES - None (7 applies)

NOISE

- Excessive and loud noise will not be tolerated especially between the hours of 11:ØØ p.m. and 7:ØØ a.m. Occasionally parties with family and friends may occur where there may be some noise.

RESPECT FOR YOUR NEIGHBORS SHALL BE CONSIDERED AT ALL TIMES

LIQUIDATED DAMAGES - $25.ØØ (6 applies)

PLANTERS

- Planters are allowed on the patios and balconies from May 1st thru November 1st. ALL PLANTERS MUST BE REMOVED IN WINTER MONTHS

LIQUIDATED DAMAGES - $25.ØØ (2 applies)

POOL

- Separate rules and regulations are posted in the pool area.
- The pool rules must be observed by all residents and guests.
- Pool guests are limited to five (5) people.
- Pool parties must have prior approval of Condo Management.
- The owner is responsible for the behavior and conduct of their guests.
- Clean up is the responsibility of the owner.

LIQUIDATED DAMAGES - $25.ØØ for not following the rules and cleaning up after yourself and guests. (6 applies)

SIGNS/WINDOW TREATMENTS

- No Unit Owner or Tenant shall erect any temporary or permanent sign or banner of any kind except with the witten consent of the Board.
- No Unit Owner or Tenant shall permit any sign of any kind to be placed in or about the unit or common area so as to be visible from the outside of the unit. This includes any sign indicating the availability of the unit FOR RENT or FOR SALE.

FOR SALE SIGNS MAY BE DISPLAYED THE DAY OF OPEN HOUSE ONLY

- No Unit Owner or Tenant shall install drapes, blinds, or other window treatments of any kind which, when viewed from the outside are of a color other than white, off white, or beige.
- TWELVE BRIDGES wishes to maintain a neat and uniform appearance at all times.

LIQUIDATED DAMAGES - $25.ØØ (1 and 2 applies)

SNOW REMOVAL

- Each Unit resident shall promptly remove the snow and ice from their patio or balcony.

- Removing snow will prevent water damage to the Unit below.

LIQUIDATED DAMAGES - $25.ØØ (1 applies)

STORAGE

- Patios, common hallways and parking stalls are not to be used for storage.

- Storing articles in hallways and outside of storage lockers is a DIRECT VIOLATION OF LOCAL FIRE CODES.

LIQUIDATED DAMAGES - $25.ØØ or cost of any fire code violation (2 and 4 apply

VEHICLES

- All vehicles shall be parked within the marked spaces ONLY.

- Draining liquids and auto repairs are not allowed in parking stalls.

- Emergency minor checks and repairs are permitted.

- No cars can be left on stands of any sort.

- Campers, boats, trailers and trucks are not permitted in the parking area.

LIQUIDATED DAMAGES - $25.ØØ or the cost of clean up (1 and 2 apply)

WINDOW SCREENS

- Maintenance of windows and screens in individual units is the owners responsibility.

- Broken windows and screens must be replaced within two weeks.

LIQUIDATED DAMAGES - $25.ØØ or returning the property to its original condition (9 applies)

January 6, 1988

TWELVE BRIDGES CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS ENFORCEMENT PROCEDURE

The purpose of this document is to explain the enforcement procedure which will be followed in conjunction with the Twelve Bridges Rules and Regulations which were published on Janaury 6, 1988.

1. Violations will be written and hand delivered to the owner by the Twelve Bridges Agent or a member of the Board of Directors.

2. The owner has seven (7) days to comply.

3. If the owner does not comply within the seven (7) days he will be requested to appear at the next board meeting.

4. The owner will be allowed to state why he has not complied.

5. The Board makes the final decision on the violation and decides the liquidated damages.

   NOTE: Should a Board member be a complainant he will not be a part of the final decision making.

6. All monies collected for liquidated damages will be deposited by the Twelve Bridges Agent into the general operating fund.

7. For none payment of liquidated damages refer to rule 9.2 in the Declaration.

Effective April 1, 1991, the Twelve Bridges Board of Directors adopted rules to cover vehicles parked in the Commons and Limited Commons areas.

1. No vehicle shall be parked and not driven for longer than 30 days without the written consent of the Board of Directors.

2. After 30 days a written notice will be placed on the window of the vehicle. The notice will state that the vehicle must be moved in 10 days or the owner will be assessed liquidated damages. Liquidated damages will be $5.00 per day and will be assessed starting on the 11th day.

3. SNOW REMOVAL - Vehicles must be moved for snow removal. If the owner of a vehicle does not move the vehicle after a snow fall and the snow cannot be removed, the owner of the vehicle will be responsible for removing the snow. Should the owner not remove the snow the Board will hire someone to clear the snow and charge the Homeowner accordingly.

4. All Homeowners who have a deeded space cannot lease, rent or allow someone who is NOT a Twelve Bridges resident to use their parking space.

5. RENTERS - Homeowners who rent their units and have a deeded space must give up their space and allow the renter the use of the deeded space.

The Commons Parking areas are the Guest Parking areas. Four parking stalls are located between building addresses 3935 and 3965. Twelve parking spaces are in front of the pool area. One space has a reserve sign and is reserved for Jerry Kowalski. The 15 spaces referred to above are reserved for temporary use by guest of unit owners.

The Limited Commons is a space or spaces deeded to unit owners. The 43 spaces deeded to Twelve Bridges are open to anyone living at Twelve Bridges. The Association allows ONLY vehicles to be parked. CAMPERS, BOATS, TRAILERS, AND TRUCKS ARE NOT ALLOWED AT ANY TIME.