

RAINTREE ASSOCIATION RULES AND REGULATIONS
FOR HOMEOWNERS, TENANTS, FAMILIES, AND GUESTS

March 1, 2002

GARBAGE

1. All garbage placed in the dumpsters must be put in a securely tied, heavy-duty plastic trash bag.
2. Only newspapers, magazines, and corrugated cardboard in recycling carts marked as such. Boxes must be broken down. No plastic bags or food tainted cardboard.
3. No bags in cans/bottles/plastic recycling cart.
4. Large objects such as furniture, stoves, refrigerators, mattresses, etc., may be set next to the dumpsters, but the owner of those items is responsible for arranging with the city for a special collection. (call 286-8500)
5. With the exception of Rule #4, nothing may be set on top of or next to the dumpsters or recycling carts.

NOTE: If your designated container is full, you may use another dumpster or cart provided throughout the complex for your garbage and recyclables. Follow City of Milwaukee recycling recommendations.

RECREATION VEHICLE AREA

1. Recreational vehicles, boats, and trailers only. Firewood (not to exceed 1 cord) may be stored in the RV area from 10/1 to 4/30 with Board permission only. Excess wood must be removed and area cleaned by owner by 4/30. The Board will dispose of any remaining wood on 5/1. All wood piles must be sufficiently covered and labeled.
2. No cars allowed unless licensed with an antique or collector's plate.
3. Vehicles, boats, trailers, and other items stored in recreational vehicle area shall display a recreation area tag and identification must be registered with management company.

PETS IN COMMON AREA

1. Pets must be walked to relieve themselves on the outside edge of the outer drive only. No stopping to relieve elsewhere.
2. Pets must be attended and under the owner's control (leashed) at all times. There is to be no tying to a tree or staking out of any kind of pet. They are to be leashed and under control at all times with the resident present.
3. All pet deposits must be removed at the time of deposit and placed in a plastic bag in dumpster.
4. Pets may not be kept for breeding purposes.
5. Pets shall not constantly annoy other residents.

GARAGES

1. No decayable garbage or obnoxious smelling items.
2. No pets left unattended.
3. No idling of motors with garage doors closed or open.
4. Doors must be kept closed and locked at all times unless the unit owner/resident is in the garage, on the garage pad, picking up mail, or depositing refuse in the dumpsters or recycle bins, or within sight of the garage door.
5. Cars must be parked and items stored so as not to hamper access to another auto or any homeowner door.
6. Garage door openers are the only electrical items allowed to be plugged into the common electrical outlets inside the garages for an extended amount of time.
7. Storage of household goods in garages shall not exceed 20% of unit's total garage limited common floor area.

PARKING AND DRIVING

1. No cars shall be parked on the grass.
2. Street parking allowed only on the building side of the street.
3. Do not block garage approach.
4. Guest parking is the responsibility of the resident.
5. The speed limit on the common drives is 15 miles per hour.
6. No parking on the cul-de-sac entrances (either side of entrances from Raintree Drive or Hustis Street to first parking pad).
7. No parking in front of the garbage bins.
8. All cars parked in common areas must:
 - A. Be in drivable condition (including 4 round tires and not on blocks).
 - B. Not leak fluids.
 - C. Bear current license plates, and
 - D. Not remain stationary for more than 15 days; except, parking of unlimited duration will be permitted in the pool area parking lot only, with all other provisions of this rule still applying.
9. No parking in front of centralized mail delivery units.
10. Owners, residents, and long term guests (over 2 weeks), must display on rear view mirror; a Raintree parking tag on all vehicles parked in the complex. No unit owner shall have more than 3 valid vehicle parking tags at any time.
11. There will be a posted "No Parking" zone on the corner between 6942 and 6950 Raintree Drive.

12. Minor auto maintenance will be allowed on personal vehicles, but major repair (i.e., large engine or body part replacement, welding, etc.) will be prohibited on any vehicles. No resident shall operate an automobile repair or sales business utilizing any common areas.
13. No commercial vehicles with class 5 license and above allowed to regularly park in common areas.
14. Vehicles shall not be left unattended on jacks or other temporary supportive devices.

SNOW SEASON PARKING

1. When a snow fall of 2" or more is forecast or is a reality, the following procedure must be followed in order for the snow plowing to be completed.
 - A. All vehicles must be removed from garage approaches until they are plowed.
 - B. Any street parking must be on the building side of the street. Any cars parked on the street may be plowed in. All cars parked on the street or auxiliary parking pads must be removed from an unplowed spot and moved to a cleaned spot within 12 hours.
2. There will be no parking during snow emergencies as declared by the City of Milwaukee.

SWIMMING POOL

NOTE: The penalties for not following these rules will be applied without a prior warning notice to the homeowner and the rules will be strictly enforced.

1. Guests under 16 in the pool area must be accompanied and supervised by an adult resident at all times. Guests 16 and older must be periodically supervised by an adult resident who must be on the Raintree premises at all times.
2. The pool will be closed from 10 p.m. to 7 a.m. weekdays and 12 a.m. to 7 a.m. on weekends and holidays. (Pool hours are as follows: Sunday through Thursday - 7 a.m. to 10 p.m.; Friday, Saturday, and the night before Memorial Day, July 4th, and Labor Day - 7 a.m. to 12 midnight.)
3. Swim suits are required in the pool. No street clothes allowed.
4. No pets, ring tabs, glass, or other breakables are allowed within the fenced area. Cigarette butts must be put in ash cans.
5. No playing of loud music or making of loud noises.
6. No more than 8 guests per unit without notification to the rules committee.
7. The area, including inside the cabana, must be cleaned up.
8. No running or rough play in the pool area. No rollerblades/skates, bicycles, tricycles, or skateboards.

9. Children of diaper age must wear clean cloth diapers and plastic pants. No disposable diapers.
10. Resident children under 14 years of age must be accompanied and supervised by an adult resident while they are in the pool area.
11. Pool gate must be allowed to close and lock; the gate closure is not to be obstructed by any object. Entrance is allowed only through the gate.
12. Reserving of chairs or chaise lounges and the practice of placing towels on them for this purpose for longer than 15 minutes while out of the pool area is not permitted.
13. Persons with infections and/or open wounds are not permitted.
14. No food, drink, gum, or tobacco permitted in pool. No cooking inside fenced area.
15. Shower before entering the pool, and after use of toilet facilities.
16. Do not let anyone into the pool area through the gate who is not a resident unless they are your guests.
17. There must be 1 adult present for every 4 juveniles under 16 years old.

TENNIS COURTS

1. For tennis playing only. No bicycles, tricycles, skateboards, rollerblades/skates, or dogs allowed.
2. For residents and their guests only.
3. During a tennis party of any one unit, they must yield the third court to request of any other residents.
4. Players must wear tennis shoes, not street shoes.

OUTDOORS & ON PORCHES/PATIOS AND BALCONIES

1. Charcoal and gas grills must not be left unattended without an adult being in sight.
2. No grilling on "D" unit wooden balconies.
3. All gates must be kept locked at all times.
4. No hanging items on railings of balcony.
5. Porch light switches must remain in the on position.

BY-LAWS AND DECLARATION

1. Owners and residents must comply with the restrictions listed in the condominium Declaration in Article V (architectural control) and Article VII (use restrictions) and By-Laws in Article XIII (duties and obligations of unit owners).

Note: Violation of this rule is subject to liquidated damages.

Raintree Condominium Association

C.F.A. 3/27

Satellite Dish Rules & Regulations

- 1). The Raintree Condominium Association Board of Directors (hereafter known as "The Board") will review all satellite dish installation requests on a case-by-case basis.
- 2). All requests must include the following information from installers of satellite dishes and must be submitted to The Board prior to the beginning of any installation process:
 - A) Proof of liability and insurance
 - B) A location and wiring plan
 - C) If the unit is a rental property. Prior to installation the renter must submit signed proof of the unit owner's knowledge and acceptance of satellite dish installation.
 - D) If dish installation requires a location next to another unit in your building, you should get permission from that unit owner prior to installation.These documents must be reviewed and approved by The Board before installation may begin.
- 3). A \$100.00 deposit will be required for any satellite dish. Unit owner's will have 30 days to remit deposit to CAMCO Management. Deposit will be refunded to the unit owner after The Board verifies proper removal of dish and all external wiring.
- 4). Under no circumstances will the use of community property be allowed for installation of satellite dishes. Community property is defined as any area of the building and/or grounds that is maintained by the Raintree Condominium Association. Such as, but not exclusively: roofs, gutters, lawns, garages, garage approaches, parking pads, garbage corrals, fences, shrubbery, trees, sidewalks, front/side porches or siding. Placement of satellite dishes will only be allowed within a 3 foot distance from the outside walls of the owner's unit, commonly referred to as the "flower bed" area.
- 5). Dishes not covered by FCC rules will not be permitted. The Board requests the smallest diameter dish possible be used. All FCC rules and regulations must be adhered to when installing, maintaining or using satellite dishes. Those rules and guidelines will be available upon request through CAMCO Management.
- 6). Dishes are to be used exclusively for television reception. Dishes for transmission are not permitted.
- 7). Only one dish per unit is allowed and a dish, once installed, must be tagged to identify which unit it is servicing.
- 8). Any dish found to damage community property during installation, maintenance or service, will be the liability of the owner/subscriber for whom it was installed. That owner/subscriber will have the responsibility of community property repair and/or compensation of incurred costs to the Association.
- 9). If any maintenance to community property requires the temporary relocation of the dish, the unit it was installed for will incur the cost of temporary relocation and replacement to the dishes original location.
- 10). Any maintenance required for satellite dishes will be the sole responsibility of the unit it is/was installed for. Dishes will not be permitted to fall into disrepair.
- 11). Upon sale of a unit that has an installed satellite dish, said dish must be removed, at the owner/subscriber's cost, prior to vacating the unit. If the dish is not removed prior to sale of the unit, the \$100 deposit will become the property of the Raintree Condominium Association. This deposit will be used for the removal of the dish and any exterior wiring. Any wiring inside the unit will be the responsibility of the new unit owner and removal of that wiring will be at the discretion of the new owner.
- 12). Failure to abide by any of the above rules will result in a \$25.00 monthly liquidated damage assessment until unit owner/subscriber corrects and/or repairs any violations.

BY-LAWS GOVERNING RULES

Section 2. Infractions of Association Rules and Regulations.

Rules are promulgated by the Board of Directors to protect the property value and to ensure the enjoyment of the common property by all Raintree homeowners and residents.

Any infraction of the stated rules will result in the responsible resident being assessed liquidated damages for the violation. This assessment will be added on the monthly maintenance fee and will be payable with the following month's fee. Any moneys paid will first be applied to these assessments and the remaining amount to the maintenance fee. If any member or resident fails to comply with such rules, the Board of Directors, in the name of the Association, may sue the member or resident for such liquidated damages of for injunctive relief, or both, together with costs and actual attorney fees.

A first infraction of a rule will be replied to with a letter of warning from Camco Management as directed by a Board member. If the condition or violation is not cleared or stopped within one week from the date of the receipt of the letter, then a \$10.00 liquidated damages amount will be assessed. For each succeeding act of the same offense or one week time period of continued non-compliance within one year of the warning, \$25.00 per offense will be assessed. Only one warning will be given for each type of offense per year. If the residents have been warned of an offense once previously, they will be assessed \$10.00 for the next offense within one year of the warning letter and \$25.00 for each succeeding offense or one week time period of continued non-compliance of the same type of offense within one year of the warning letter.

NOTE: Any complaints concerning infractions of the rules must be made in writing and signed by the unit owner or resident and forwarded to Camco Management or a member of the Board of Directors.