

POINT ELKHART RULES AND REGULATIONS

Prohibited Uses: Unit Owners shall not use or permit the use of their premises, limited common area, or common area in any manner, which will disturb or be a nuisance to other residents, which presents a danger to the health and well being of residents, which interferes with the peaceful possession or proper use of the property of residents, or which in such a way as to be injurious to the reputation of the property, nor may any unit or area be used for any unlawful purpose.

Limit on Business and Professional Activities: The units are intended to be used for residential purposes, but owners, tenants, and occupants may conduct limited professional or business activities if confined solely within their unit, but only if the activity cannot be seen, heard, observed, or otherwise noticed by other residents of the Association, and provided further that no activity shall be permitted that results in a frequent and significant increase in pedestrian or vehicular traffic within the condominium grounds, an increase in the insurance risk of the other Unit Owners or the Association, or if the activity constitutes a danger to other Unit Owners or residents.

Rental of Units: Leasing or renting a unit is prohibited at Point Elkhart except between owners for special occasions such as weddings and family reunions. Lessors: Unit owners cannot offer their units for rent unless and until all unpaid common charges assessed against the unit are paid in full and until all unpaid liens against such unit shall have been satisfied except permitted mortgages. Owners offering their unit for rent may do so by using the classified section of the Point Elkhart Condo Association website. Use of advertisement in any other form of media is prohibited. Units are limited to a maximum of eight guests per unit with no additional guests during the day or overnight. Guests must be provided with a copy of the Association "Top 10 Rules –Point Elkhart Condos" and "Parking Rules" or they must be clearly visible in the unit.

Lessees: Owners seeking rental for special occasions may post a solicitation in the classified section of the Point Elkhart Condo Association website. Point Elkhart unit owners renting one or more units are limited to a maximum of one week (seven nights) of rental and may seek rental on no more than two occasions between Memorial Day and Labor Day in any year. Rental length of less than one week counts as one occasion. Rental payment is the responsibility of the lessee; no third party will be responsible for payment. At least five days prior to rental, the Board Secretary must be supplied with the following information for each guest: name, address, phone number, relationship to owner. The lessee is responsible for ensuring that guests comply with by-law provisions and rules of the Point Elkhart Condo Association. The lessee will be liable for any fine, assessment or charge arising from failure of guests to comply with these rules and regulations.

Association Right of Entry to Unit: In case of an emergency originating in or threatening any of the units, the Board of Directors shall have the right to enter such unit for the purpose of remedying or abating the cause of such emergency, and such right in the event of such emergency shall be immediate. The Board will not incur or accept responsibility for any costs that may arise from emergency entry. To facilitate such entry, all Unit Owners must provide a duplicate key or combination to the Secretary of the Board. The right to enter a unit in an emergency is in addition to the right to enter a unit as described in the Article IX A (2) of the By-Laws dealing with abatement and enjoinder of violations.

Use of Common Elements: Common elements are intended to be used in such a manner as to complement the residential nature of the Association and shall not be obstructed, littered, defaced or misused in any manner. No playground equipment shall be erected on common areas.

Unit Exterior Displays or Use: Nothing shall be hung or displayed on the outside of windows or placed on the outside walls of a building, and no sign, awning, canopy, shutter, radio/television antenna, exterior clothesline, basketball hoop, hot tub, or any other fixture or device may be placed or permitted without the written approval of the Board of Directors. Real Estate signs must be approved by the association secretary, cannot be larger than 24X24 inches, must be placed near garage or front doors, must be removed as soon as sale is complete and cannot be located at entrance to Point Elkhart. The appropriate display of flags and small, inconspicuous flowerpots and similar minor ornamentation are permitted.

Laundry and Swim Gear: No Unit Owner or occupant of a unit shall allow or permit clothes, towels, swim gear or laundry to be hung on a deck, patio or other exterior fixture or wall.

Hazardous Materials in Units: No inflammable, combustible, explosive fluid or material shall be stored in any unit except for normal household use.

Garbage/Trash: Sanitary recycling and trash containers must be kept inside the unit except on the day of pickup. Specific collection, disposal and recycling regulations can be obtained from the Village Clerk of the Village of Elkhart Lake.

Limitation on Pets: Each unit may keep only one pet that must be kept on a leash when outdoors. No pet is permitted on the beaches or in the water of the beaches. No Unit Owner shall lease or rent the unit to a person who will have more than one pet occupying the unit. The owner of the pet is responsible for immediate litter pick-up.

Noise Curfew: A noise curfew is in effect from 11:00 PM to 8:00 AM everyday through the year without exception.

Operators Licenses and Vehicle Use Restrictions: Operators of any motorized vehicle (moped, golf cart, truck, motorcycle, auto, motorbike, snowmobile, etc.) must have a valid vehicle operator's license. Within the Point Elkhart Condominium property, motorized vehicles can be operated only on roadways and driveways.

Speed Limit: The speed limit for all types of motorized vehicles and equipment is 15 miles per hour. A lower speed limit shall be observed when children are present.

Parking: Large trucks, commercial vehicles, buses, motor homes, recreational vehicles, trailers including trailers with boats must not be parked or stored on Association property without prior Board approval. Cars must be parked in garages, on driveways or in parking lots and not on lawns or other common areas. Requests for parking for special events should be directed to the Board of Directors.

Storage: Patios and decks may be used only to store patio furniture over the winter inconspicuously as possible.

Restrictions on Use of Beaches and Piers: No bicycles or other vehicles are allowed on beaches or piers.

West Beach Use: West Beach is for swimming only. No boats, sailboats, paddleboats, canoes, windsurfers or personal watercraft (jet skis) are allowed.

North Beach Use: All boats, sailboats, paddleboats, canoes and windsurfers must use the North Beach. Boats must display the Point Elkhart decal. Water skiers must use the North Beach. Boats, or other watercraft, powered by internal combustion engines may not be beached, racked or stored on the North Beach, nor remain tied to the pier overnight.

Tennis: Tennis courts for tennis play only. One (1) hour when others are waiting. Racket may be hung to indicate next players. Courts must be locked when play is completed.

Village Ordinances: All owners and occupants must abide by all Village of Elkhart Lake ordinances, including:

- No dogs at large (Ord. 8.02);
- No charcoal, gas or propane grills allowed within 10 feet of buildings or decks (NFPA 1:3-4.7);
- No firecrackers or fireworks unless by Village permit (Ord. 8.01); and
- No discharge of pellet or air guns (Ord. 8.01).

The Village of Elkhart Lake enforces the ordinances and levies fines depending on the circumstances.

The complete text of the rules and regulations may be found in the Association By-Laws.



Monday, July 6, 2009

Dear Neighbors,

We have received complaints about the For Sale signs placed at the entrance of Point Elkhart and at individual units this summer.

There has been a misperception that all signs are banned by the bylaws from Point Elkhart. Here is what the bylaws actually say:

Page 19. (6) Unit Exterior Displays or Use: *Nothing shall be hung or displayed on the outside of windows or placed on the outside walls of a building, and no sign, awning, canopy, shutter, radio/television antenna, exterior clothesline, basketball hoop, hot tub, or any other fixture or device may be placed or permitted without the written approval of the Board of Directors.*

We have consulted guidance from the Community Association institute, including some legal cases involving signs. The bottom line is that total prohibitions on signs should be avoided because they are overly broad and unenforceable. Physical restrictions on signs are reasonable and can be legally regulated.

Therefore we propose the following guidelines on For Sale signs:

1. Each owner may display a single sign at his/her front or garage door entrance of the unit.
2. The sign must be no larger than 24 x 24 inches.
3. No signs will be permitted on lawns or at the front entrance to Point Elkhart.
4. Written permission for display of the sign must be obtained from the Secretary of the Association (currently Barbara Barrows) before it is posted.
5. The sign must be promptly removed after sale of the property.

Sincerely,

Point Elkhart Board of Directors

Point Elkhart Condo Association Rental Policy

Effective January 1, 2019

By-law VII C (3) (passed at PE owners' meeting 9/2018)

Leasing or renting a unit is prohibited at Point Elkhart except between owners for special occasions such as weddings and family reunions. The Unit Owner shall inform the Board Secretary of the rental dates. (Effective date: January 1, 2019. Any contracts beyond January 1, 2019 will be considered by the Board on a case-by-case basis.)

Rental Policy

Lessor (owner being paid for rental of unit)

Unit owners cannot offer their units for rent unless and until all unpaid common charges theretofore assessed against the unit are paid in full and until all unpaid liens against such unit shall have been satisfied except permitted mortgages.

Owners offering their unit for rent may do so by using the classified section of the Point Elkhart Condo Association website. Use of advertisement in any form of media including internet sites and third-party agents such as a realtor or the Elkhart Lake Chamber of Commerce is prohibited.

Units are limited to a maximum of eight guests per unit with no additional guests during the day or overnight. Guests must be provided with a copy of the Association "Top 10 Rules –Point Elkhart Condos" and "Parking Rules" or they must be clearly visible in the unit.

Lessee (owner paying to rent one or more units)

Point Elkhart unit owners renting one or more units are limited to a maximum of one week (seven nights) of rental and may seek rental on no more than two occasions between Memorial Day and Labor Day in any year. Rental length of less than one week counts as one occasion.

Rental payment is the responsibility of the lessee; no third party will be responsible for payment.

At least five days prior to rental, the Board Secretary must be supplied with the following information for each guest:

- Name
- Address
- Phone number
- Relationship to owner

The lessee is responsible for ensuring that guests comply with by-law provisions and rules of the Point Elkhart Condo Association including “Top 10 Rules – Point Elkhart Condos” and “Parking Rules.” The lessee will be liable for any fine, assessment or charge arising from failure of guests to comply with these rules and regulations.

Owners seeking rental for special occasions may post a solicitation in the classified section of the Point Elkhart Condo Association website.

Friends or family staying (not renting) at Point Elkhart at a unit owner’s invitation while unit owner is not present must follow all rules and procedures explained above.

Rental policy administration

All lessors and lessees are responsible for compliance with the Point Elkhart rental policy. The Point Elkhart Board of Directors may impose fines for non-compliance.

Examples

Permissible:

Unit owner A rents from Unit Owners B and C for a family wedding. Unit B has five guests; Unit C has four guests. Guests stay for five nights and use the swimming beach daily.

Not Permissible:

Unit owner A rents from Unit Owners B and C for a get-together of old friends. Unit B has nine guests and Unit C has seven guests. During the day, all gather on the swimming beach and invite six friends who are staying at the Osthoff. One friend brings a motorized boat and leaves it tied to the Point Elkhart boat beach dock overnight. At sunset, an additional five friends arrive for cocktails and dinner on the deck of Unit C. Three of these people stay very late and decide to sleep on the floor in Unit C.

Violations of rental policy or Association rules and regulations:

- No more than eight guests allowed in a unit
- Additional guests on swimming beach not allowed
- Motorized boat cannot be moored overnight by an owner or a guest
- Additional guests for dinner not allowed
- Additional guests staying overnight not allowed

REMINDER
(Rental Policy Notification)

TO: All PE Owners

FROM: PE Board

This is a reminder that the current rental policy provides that when one owner rents from another owner, information on the guests (names, address, phone number, relationship to owner) must be supplied to the PE Board Secretary at least 5 days before the rental commences

Additionally, if you allow someone to use your unit on a non-rental basis (in your absence) you must also notify the PE Board Secretary information on the guests (names, address, phone number, relationship to owner).

This is important information that allows us to monitor and enforce the recently adopted rental policy. A copy of the policy is attached.

Top 10 Rules - Point Elkhart Condos

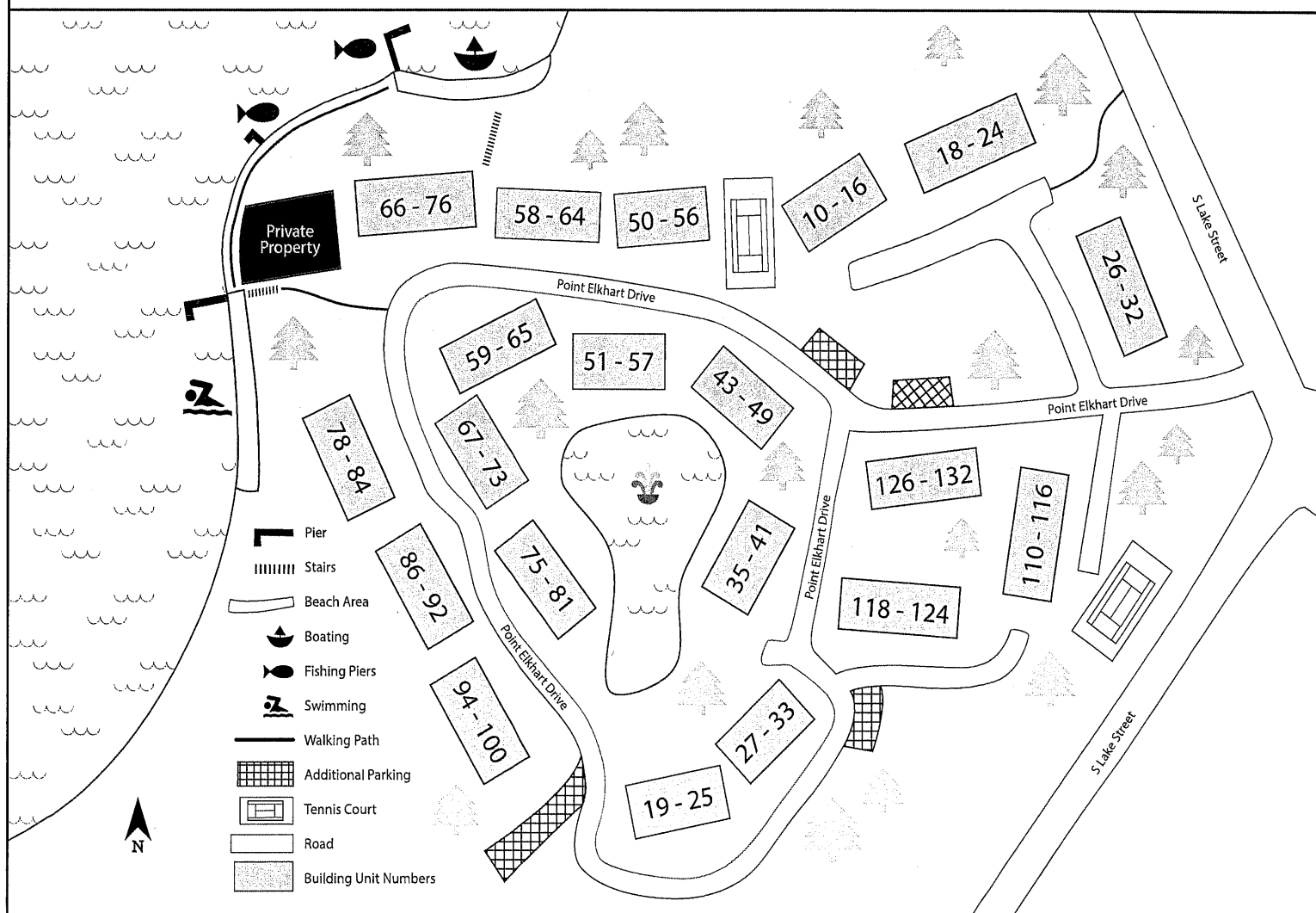
Please refer to the Bylaws of the Point Elkhart Condominium Association for a complete list of Rules and Regulations.

1. **Vehicles** must be parked in garages, driveways or designated parking areas but not on lawns, common areas or roads. Large vehicles (trucks, commercial vehicles, motor homes, buses), trailers including trailers with boats are not permitted to park on the property. The speed limit is 15 mph, and lower when children are present. (See backside)
2. **Pets** must be kept on a leash outdoors and only one pet per unit. No pet is permitted on the beaches or in the lake. Immediate litter pick-up required.
3. **Glass** is not permitted on the beach. Take out what you bring down each day including trash.
4. **West Beach - the Swimming Beach;** No boats are allowed (including paddleboards, paddleboats, canoes, kayaks, jet skis or sailboats). Personal beach items must be removed at end of each day. Point Elkhart beach chairs/toys must be returned to bins. Shallow sand holes/trenches are permitted and must be filled upon leaving.
5. **North Beach – the Boat Beach;** Motorized boats may not be beached, stored or tied to the pier overnight. The pier can be used for short term dockage for loading.
6. **Fishing** is allowed off of the Fishing Pier and Boat Beach Pier only. Fishing is not permitted at the Swimming Beach Pier.
7. **Garbage** and recycling containers must be kept inside the unit except on Monday, day of pickup.
8. **Tennis courts** are for tennis, pickle ball or basketball (East Court). Play is limited to one hour when others are waiting. Rollerblades, bikes, skate boards, etc. are not allowed. Courts must be locked at end of play.
9. **Towels**, swim gear or clothes may not be hung outside on a deck, patio or other exterior structure.
10. **Noise** – A noise curfew is in effect from 11 p.m. to 8 a.m. every day.

Please don't litter. Help keep Point Elkhart beautiful.

Parking Rules - Point Elkhart Condos

- Parking at Point Elkhart is ONLY for owners, family members / guests and renters.
- Vehicles must be parked in your garage or in the driveway.
- Parking is not allowed on the roads, lawns, common areas, cul-de-sacs or dead end areas.
- Parking overflow locations can be found on the Point Elkhart Condo map (below).
- Additional parking is also available on Elkhart Lake Village streets outside the front entrance.
- Large vehicles (commercial trucks, motor homes, buses), trailers including trailers with boats are not permitted to park on the property.
- Unknown vehicles will be reported to the Elkhart Lake Police Department.



Village of Elkhart Lake & State of Wisconsin Boating Rules

- 1 A Coast Guard approval Personal Flotation Device (PFD) in serviceable condition is required to be in the boat and accessible for each person in the boat.
- 2 A speed of SLOW NO WAKE is in effect all year long from 7:30 p.m. to 10:00 a.m.

"SLOW NO WAKE" IS DEFINED AS "THE SLOWEST POSSIBLE SPEED AT WHICH A BOAT CAN OPERATE WHILE STILL MAINTAINING STEERAGE."
- 3 Maintain a speed of SLOW NO WAKE at all time for motor boats operating between the shoreline and the No Wake buoys and within 100 feet of any craft at anchor, adrift, or not operating under engine power.
- 4 No boat towing person(s) skiing, tubing, or the like, can come within 100 feet of swimmers, divers, rafts, or other boats, or restricted areas.
- 5 All boats engaged in towing skiers, tubers, or persons in similar activities, must have a competent person, other than the pilot observing the towed person(s).
- 6 NO SUNDAY operation of motor driven boats, beginning the 2nd Sunday of June and ending the 3rd Sunday of September (Note: Excludes electric trolling motors.).
- 7 There is a radar enforced speed limit of 35 m.p.h.
- 8 A counter-clockwise course should be maintained while water skiing, jet-skiing, etc., and during times of high volume boating activity.

Note: A complete listing of Village of Elkhart Lake and State of Wisconsin Boating Rules, Regulations and Statues is available at the Village of Elkhart Lake Office, 40 Pine Street, Elkhart Lake, WI 53020.

POINT ELKHART NORTH BEACH (BOAT BEACH)

ADMINISTRATIVE POLICIES AND GUIDELINES

1. All sailboats, paddleboats, canoes, kayaks, rowboats and windsurfers must use the North Beach.
2. Boats must display the Point Elkhart Registration Sticker. Point Elkhart Registration Stickers may be obtained from the Point Elkhart Grounds Director.
3. Water-skiers/tubers must use the North Beach.
4. Boats or other water craft powered by internal combustion engines may not be beached, racked or stored on the North Beach, or remain tied to the pier overnight.
5. Any boat found on the beach area on which the proper Annual Fee has not been paid will be removed from the beach and placed near the Owners Condo, if the boat is properly registered.
6. Any boat found on the beach without a Point Elkhart Registration Sticker will be removed from the beach area and placed in the boat trailer storage area.
7. If all rack spaces are filled, boats may be stored on the grass.
8. Upon the sale of a Condo Unit, any rack space(s) previously used by the owner will revert to the Association, and be assigned to the next person on the waiting list for that type of space.
9. Owners may not build or install their own boat rack or storage device.
10. No electric motors are allowed on boats on the beach.
11. No water toys, (inner tubes, floats, etc.) may be stored on the North Beach or on/under boat racks.
12. Only boats owned by Condo owners may be stored on the North Beach.
13. The annual fee must be paid on each boat stored on the beach.