Rules and Regulations

VAN BUREN CITYLOFTS CONDOMINIUM ASSOCIATION, INC.

Order: 9KWX7LHGJ
Address: 1325 N Van Buren St Apt 402
Order Date: 04-11-2022
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Van Buren CityLofts

Rules and Regulations

Revision 10/2017

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Introduction

Welcome to the Van Buren CityLofts! This booklet has been prepared by your Board of Directors, and will provide you with a guide to how our condominium community operates.

This booklet is a living document, and will change from time to time. Changes will be made available to all unit owners promptly after they are approved. Of course, this is your condominium, so any recommendations for improvements are very welcome.

Board of Directors

Each year at our annual meeting, the owners elect a Board of Directors to represent them in matters regarding the condominium association.

The Board of Directors meets monthly to review the business of the condominium and make decisions.

If you want to communicate to the Board on any issue, please do so through the Property Manager.

Property Manager

The Board of Directors has hired a property management company, Hunt Management to manage the day-to-day affairs of the condominium. When you have issues or concerns, please contact our Property Manager directly:

Hunt Management Incorporated, AAMC
10520 N. Baehr Road, Suite Q.
Mequon, Wisconsin 53092

Phone: (262) 238-1480
Fax: (262) 238-1485

Architectural Control Committee

The Board of Directors is authorized to appoint 3 individuals to serve as an architectural control committee. This committee "shall have the right to approve or disapprove any plan for any improvement, alteration or modification to the exterior portions of the Units or the Common Elements" (Declaration, Section 2.4).

If you are interested in serving on this committee, please contact the Property Manager.

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Annual Meeting

The Board of Directors shall call an annual meeting to hold elections for a new Board of Directors. It is very important that as many unit owners as possible attend this meeting. If you are unable to attend, please contact the Property Manager about completing a proxy so that your unit can be represented in the election.

Condominium Dues

Common area expenses are paid for with funds collected from the unit owners. These expenses are allocated to each unit owner based on a formula derived from the condominium declaration and bylaws.

Annual Budget

By December 1 of each year, the Board of Directors will prepare an itemized budget for the following years anticipated expenses. The purpose of the budget it to facilitate good financial planning as well as to establish each units owners share of those expenses.

Once the Board of Directors approves the budget, each unit will receive a copy of the budget, including what portion of the budget has been assessed against that unit.

Allocation of Expenses

For purposes of allocating expenses to each unit, the following methodology is used:

Parking Garage—the Board will estimate the total expenses related to operating the parking garage. These expenses include, but are not limited to lighting, heat, snow removal, insurance, and cleaning. The total expenses for the garage will be allocated evenly to each parking space.

Insurance—the portion of the insurance bill not allocated to the garage will be allocated to each unit in proportion to its size. For example, a 2000sf unit will pay twice as much as a 1000sf unit.

Other Expenses—all other expenses will be allocated evenly (1/38) to each unit.

This method of allocating expenses is consistent with the requirements of the condominium declaration and bylaws.

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Special Assessments

From time to time, the Board of Directors may determine that a special assessment is necessary to cover unusual or unplanned expenses. The assessment will be allocated in a manner that is consistent with the allocation of other assessments.

In the event of a special assessment, each unit will be notified of the purpose and amount of the assessment, as well the required time frame for payment.

Payment of Assessment

You can remit payment of your assessment in two ways. You can mail your payment to:

Van Buren City Lofts
Hunt Management Incorporated, AAMC
10520 N. Baehr Road, Suite Q.
Mequon, Wisconsin 53092

A simpler alternative is to sign up for direct withdrawal from your bank account. For more information on this option, please contact our Property Manager.

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Capital Reserves

The Board of Directors is required to create a reserve fund, to be used for capital expenses involving the common and limited common elements of the condominium. Our bylaws (Article III, Section 4) require that this reserve be "at least less 2 times the monthly assessments collected from all unit owners."

A portion of the assessment you pay each month is deposited into this reserve fund.

Failure to Pay Assessments

All assessments, including regular, special and parking, are due on the first of each month. In the event payment is not received by the Association on or before the tenth (10^{th}) day of the month, a late fee in the amount of the amount of the greater of $50 or 10% of the amount due will be assessed against the Unit Owner. In addition the Board of Directors shall have the right and duty to attempt to recover such late payment fees, together with interest at the compound rate of 1.5% per month and all costs of collection, including reasonable attorney fees.

Insurance

The Association purchases a policy that helps protect us from damage to the building as well as liability arising from personal injury claims.

It is important to understand that this policy *does not* cover personal property, including the contents of units, storage lockers, or the garages. It *may not* cover the complete build-out of your unit, especially if your unit has many upgrades.

Unit Owner shall maintain Condominium Unit owner's HO-6 insurance policy with a minimum liability limit of $300,000 naming the Association as an Additional Insured. A Certificate of Insurance shall be provided to the property manager of the Association by the Unit Owner, or the Unit Owners insurance representative. All Certificates of Insurance shall provide for 30 days written notice to the property manager of the Association prior to the cancellation or material change of any insurance referred to therein.

Windows

Windows are limited common elements of the condominium. You are responsible for their upkeep, but you cannot alter their appearance or replace them with different windows without prior written approval of the Board of Directors.

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Rules and Regulations

The Board of Directors has created a set of rules for our condominium community. These rules are designed to provide the best possible overall experience for the residents of our building.

Enforcement

Each violation of the Rules and Regulations, By-Laws or the Condominium Declaration shall be punishable, at the discretion of the Board, by all means set forth in the Rules and Regulations, By-laws, Condominium Declaration or any applicable state or federal law, including one or more of the following:

1. A written reprimand;

2. A fine in an amount not to exceed $250, plus administrative costs of $20, plus $15 per day that the violative conduct persists, plus reasonable attorney fee;

3. By the Association removing or correcting the violation, the cost of which, including reasonable attorney fees, shall be born by the Unit Owner; or

4. Loss of use of the Association's recreational facilities.

All fines and costs are due 30 days from the date of mailing of the notice of the fine or cost. Any fine or cost not paid when due shall accrue interest at the compound rate of 1.5% per month and the Unit Owner shall be liable for all costs of collection, including reasonable attorney fees. In the event the fines and costs, or the costs incurred by removal or correction, shall not be paid within 30 days, the payment may be secured by filing a lien against the Unit of the offender, as prescribed by law.

Disputes

If you are fined for breaking a rule, and wish to dispute the incident, you have two options:

1. Write a letter to Board of Directors (you must send it to the Board through the Property Manager) explaining why you feel you should not be fined. The Board will consider all the evidence and render a decision at the next scheduled Board meeting.

2. Write a letter to the Board of Directors (you must send it to the Board through the Property Manager) requesting an informal hearing before the Board. The Board

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will consider the case and render a decision no later than the next scheduled Board meeting after the hearing.

Late fees and interest will not apply to fines that are being appealed.

If you are unhappy with the decision of the Board, you can pursue the matter through the legal system. The bylaws (Article X, Section 2) state that "the prevailing party shall be entitled to recover the costs of the proceeding, and such reasonable attorney's fees as may be determined by the court."

Moving

Moving can be problematic, as it tends to cause disruption to elevator service and it often will cause damage to the elevator and hallways.

1. Unit owners are responsible for notifying the Property Manager when a resident will be moving into or out of the building.

2. The elevator must be prepared with protective padding before a move commences. The resident must make arrangements with the Property Manager.

3. There will be a $100 charge both when residents move in, and when residents move out of the building.

4. Our building has only one elevator, so it is not possible to have exclusive access to the elevator during a move. Furniture must be moved in and out of the elevator quickly.

5. When a unit goes up for sale, the unit owner is required to notify the Property Manager of the date the unit went on the market, as well as the asking price.

6. Owners are required to provide a copy of the condominium documents (including this Owners Handbook) to the new owner no later than the day of closing.

7. Property Manager will notify moving companies that access to the building is critical to the safety of the residents. They are allowed to have the doors propped open for easier moving, however, the doors may not be left unattended such that unauthorized persons could enter the building. If owners notice that an outside door has been propped open and left unattended, the owner should close the door.

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Guests

Residents are welcome to have guests visit them at any time. However, a few rules apply:

1. Unit owners are, at all time, responsible for the actions of their guests.

2. Guests are at all times required to abide by the rules.

3. If a guest will be staying with you and you provide them with keys, make sure that they return their keys at the end of their stay. It is important that access to the building remain as controlled as possible.

4. Social gatherings are often a source of noise complaints. Please be courteous to your neighbors.

Noise

Noise is one of the most sensitive issues in condominium living.

1. Noise from any source (such as audio equipment, socializing, pets, etc.), must be kept to a reasonable level. In this context 'reasonable' means not becoming a distraction or irritant to neighbors.

2. Noisy activities, such as construction and vacuuming, may only be carried out between the hours of 8:00 a.m. and 9:00 p.m. Monday through Friday, and 9:00 a.m. and 9:00 p.m. on Saturday and Sunday.

3. Excessive noise should be dealt with in a neighborly way. If this proves unsuccessful, a "disturbing the peace" call should be made to the Milwaukee Police Department.

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Common Elements

The common elements of the building are for the enjoyment of all the residents. As such, there are certain restrictions that apply to their usage:

1. Residents may not in any way obstruct access to any portion of the common areas. This includes access to other units, the elevator, the parking garages, parking spaces, the stairwells, doorways, dumpsters, or storage lockers.

2. Residents must keep noise to a minimum in the common areas.

3. Running is not permitted in the hallways.

4. Smoking is prohibited in the common areas of the building. This includes the hallways, elevator, stairwells, mailroom, garages, storage areas, and the lobby. Smoking is allowed only within your unit or outside the building.

5. Residents must not litter in the Common Elements. Please take your garbage to the nearest trash chute, or down to the dumpster area in the garage. If the garbage will not fit in the chute it must be carried down to the dumpster area.

6. Residents may not store or place personal property in the common areas. There are three exceptions to this rule:

   (a) Each unit will be permitted a welcome mat immediately outside their door;
   (b) Seasonal decorations (such as a wreath) will be permitted on the door of a unit, provided that such decorations are removed within a timely manner after the holiday has passed.
   (c) Bicycles may be kept in designated areas near the storage lockers.

7. Carts are available in the garages for transporting items to and from your unit. Carts must be returned to the garage as soon as you are finished using them.

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Units

A man's home is his castle, but in the case of condominiums, you need to think about your neighbors:

1. This is a residential building. No unit shall be used for commercial purposes, except for a home office that doesn't involve regular visits by employees or being open to the public or clients.

2. Commercial purposes that are disallowed including leasing or renting of a Unit, of room(s) or space within a Unit, and of a Parking Unit.

3. No transient tenants may be accommodated.

4. No signs, displays, or advertising materials of any kind shall be displayed from any unit without prior written permission of the Board of Directors.

5. Residents shall not use any portion of the premises, including their unit, for unlawful purposes.

6. Window treatments are limited to blinds, window shades, or draperies with a neutral colored backing.

7. Owners must keep Units in good order and repair, and maintain them in a clean and sanitary condition. This includes all equipment, fixtures and appurtenances. For more particulars, owners should read and understand provisions in Bylaws section 10.1 entitled "Responsibilities of Unit Owners".

Unit Access

In case of an emergency, it could be important to have access to your unit. Any units that are not on the Grand Master key system must provide a unit key to the President of the Board. Units would only be entered in the event of an emergency, such as flooding, fire, etc.

Fines will be assessed for non-compliance.

Balconies

The balconies (which are also sometimes referred to as decks), while for the exclusive use of the unit owner, do impact the appearance of our building and can pose certain safety concerns. Therefore, owners have a shared interest in establishing and enforcing what activities and items are appropriate relative to the balconies.

1. Children are permitted on balconies only under adult supervision.

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2. Balconies may not be used for storage of boxes, bicycles or other items that will detract from the appearance of the building.

3. Balconies may not be used for hanging laundry, blankets or rugs, nor for general storage of household items, tools, machinery or construction materials except temporarily to accommodate a project inside the unit.

4. Residents and guests may not drop or throw items or pour liquids off the balconies.

5. Loose objects that can be blown around in high winds are not permitted on the balconies. Unit owners are responsible for any damage or injury that occurs due to items falling off their balconies.

6. Residents may not mount antennas, satellite dishes or other equipment on their balcony wall or any other portion of the building exterior without prior written authorization from the Board of Directors. Speakers and other electronic devices may, however, be attached to a balcony railing or placed elsewhere on the balcony in an unobtrusive way.

7. No signs or banners shall be displayed on balconies or any portion of the exterior of the building, with two exceptions:

....(a) A respectful display of the U.S. flag is permitted.

....(b) By (state) statute political signs and banners cannot be prohibited, but the Association can regulate their size and location. Therefore, owners should request approval of the specific item. If the Architectural Control Committee determines that a sign or banner is inappropriate because of its size or placement, the owner will be requested to change it accordingly.

8. The rule that noise be kept to a reasonable level applies to balconies as well as interior building areas.

9. Residents may not use the balconies to gain access to the building and garage roofs. Items shall not be placed on the roof.

10. Burning of anything is prohibited on a balcony, and items specifically prohibited include: fire pits, charcoal grills, torches, gas heaters, fireworks. Hazardous items and equipment such as deep fryers (for example), are also prohibited.

11. These items are permitted on balconies if kept in good condition and not unsightly as determined by the Architectural Control Committee:
..standard outdoor furniture
..planters, garden urns, statuary
..water features that do not splash onto balconies beneath

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..a reasonable amount of flowers or other plantings

12. Notwithstanding the foregoing list, lighting installations and items more than 5 feet high (other than umbrellas on second floor balconies) must be approved prior to balcony placement. Approval by the Architectural Control Committee will depend on several factors including: maintaining the harmonious appearance of the building's exterior, conditions of the items, impact on neighbors and safety.

....(a) A balcony item or installation existing at the time this rule became effective that would otherwise have required Architectural Control Committee approval will generally be allowed ("grandfathered") until the unit is sold, unless there is a safety or hazard consideration.

....(b) In the case of a grandfathered situation, the item or installation must be removed prior to completed sale of the unit unless the Architectural Control Committee grants a waiver that would carry over to the new owner.

13. Balcony items must also conform to ordinances and other legal restrictions, especially related to outdoor cooking equipment. The owner will be solely and completely responsible for any fines and penalties and for damage to the building or property resulting from non-conforming items.

14. Bird feeders and bird baths are not allowed on balconies.

Garage

1. No parking is permitted outside of an assigned parking space.
2. No unlicensed, inoperable, or unsightly vehicles may be parked in the garage.
3. Parking is not permitted in the driveway.
4. Parking is limited to automobiles, light trucks, or motorcycles. Campers, trailers, boats, and recreational vehicles are not permitted.
5. Vehicles must park within the yellow lines of assigned spots. No part of the vehicle may extend beyond the end of those lines toward the center of the garage.
6. Vehicles that are leaking fluids must not be parked in the garage. These fluids may be hazardous, or may damage the concrete floors.
7. Minor automotive repairs not involving fluids are permitted in the garage. Major repairs or repairs involving fluids (such as oil changes) must be performed off-premises. The area where you are working must be cleaned up when you are

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done with the repair, or if you leave for more than a short period of time.

8. Periodically, the garage floor will be cleaned with power sprayers. You will be notified in advance, and required to remove your vehicles during the designated period of time.

9. Personal property such as boxes, furniture and other items may not be stored in the parking garage. These items clutter up the garage and make it difficult to clean the garage floor. The exception to this rule is that owners may store bicycles (or a car-top carrier) on Board-approved hangers and a set of spare tires (4 maximum) against the wall at the front of their parking space or on Board-approved wall-mounted racks.

10. Owners (other than the Declarant) may not rent their parking space out to anyone who is not a resident of the building.

Lobby

1. Use of the lobby and pool table is on a first-come, first-serve basis.

2. Window shades must be kept closed at all times.

3. Residents shall clean up after using the lobby.

4. The pool table will be kept covered when not in use.

Pets

1. Residents are permitted to have two dogs, two cats, or one dog and one cat, provided that the animals are pets and not kept for commercial or breeding purposes. Other animals may be kept only with the written permission of the Board of Directors.

2. No pet shall be left unattended within the common areas. Pets shall always be leashed or caged and within the immediate control of their owner when outside the unit.

3. Residents shall be responsible for picking up and properly disposing of their pets' waste, whether on the premises or in the surrounding neighborhood.

4. Pet waste shall be disposed of in a plastic bag.

5. Residents are required to prevent their pets from becoming a nuisance, annoyance, or danger to other residents or guests.

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6. Unit owners will be responsible for any damage caused to the common elements by their pets.

Garbage

Garbage is messy business. We have several rules that will help minimize the yuck, and keep odors to a minimum:

1. Garbage that can create a mess or smell must be placed in a sealed plastic bag before it is deposited in the garbage chute.

2. Pet waste, such as cat litter, must be double bagged if it is dropped down the trash chute.

3. Recyclable cardboard, paper, glass and plastic should be carried to the trash room and placed in the appropriate container. All cardboard boxes must be broken down.

4. Certain items, such as furniture and appliances, require special pick-ups. Please contact the Property Manager to make arrangements.

5. Under no circumstances are the dumpsters to be used for construction debris. Construction dumpsters must be rented by the unit owners and their placement arranged with the Property Manager.

Miscellaneous

1. Residents shall not perform any activity that would cause an increase in the rate of insurance for the Association.

2. Residents shall not do anything to injure the reputation of the condominium, or to diminish the value of the units.

3. Unit owners may not rent their unit to others, except as an extended occupancy (not to exceed 12 months) in an executed sales agreement.

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Glossary

Some of the terms used in this document are described below:

Board of Directors—a body of unit owners, elected for one-year terms to guide the affairs of the condominium association.

Bylaws—the document that lays out the basic operation of the condominium. The bylaws can be changed with a 2/3 vote by unit owners.

Common Elements—the common elements of our condominium are areas that are for the enjoyment of the all residents of the condominium association. These include areas such as the public hallways, the parking garage, the elevator, and the exterior of the building. The use of the common elements is controlled by the Association.

Declaration—the document that created the condominium. It describes the condominium, including common areas and units. The declaration can only be changed with the consent of all the mortgagees, which is virtually impossible.

Guest—anyone who is not a resident of the building, but is here to visit or perform a service for a resident. All rules extend to guests, who are the responsibility of the unit owner.

Limited Common Elements—limited common elements are common elements that are reserved for the use of a single unit. These include areas such as balconies and the front door of your unit. While these elements are for the exclusive use of a single unit, they are still controlled by the Association.

Property Manager—a Property Manager, hired by the Board of Directors to perform the day to day tasks needed for the property operation of the condominium.

Resident—someone who lives in the building. They may or may not be the owner of a unit.

Unit—a unit is not a common element. It is exclusively for the use of the unit owner, and the Association exercises relatively little control over its use. Exceptions include usage that affects other residents in a negative way, such as noise.

Unit Owner—the owner of record of a particular unit or parking space.

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HUNT MANAGEMENT INCORPORATED SINCE 1982

A Community Presence

October 17, 2018

To: Van Buren City Lofts Owners

RE: Rules and Regulations Change

Dear Owners:

In accordance with the Van Buren City Lofts governing documents, I have enclosed a Resolution for Updated Rule of the Rules and Regulations. Please add this to your Rules and Regulations and keep this with your personal copy of the governing documents.

Please contact Hunt Management with all questions and/or concerns.

Thank you.

Hunt Management Incorporated AAMC
Management Company for
Van Buren City Lofts Condominium Association, Inc.

Christy True, CMCA
Property Manager

Enclosure: Resolution for Updated Rules for Van Buren CityLofts Condominium Association, Inc.

10520 N. Baehr Road, Suite Q
Mequon, WI 53092

huntmanagement.com
888-305-1071

Phone: (262) 238-1480
Fax: (262) 238-1485

MEMBER OF community ASSOCIATIONS INSTITUTE

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IMPORTANT INFORMATION

Please keep this information with your governing documents

Van Buren CityLofts Condominium Association, Inc.

RESOLUTION FOR UPDATED RULE

WHEREAS the Board of Directors of Van Buren City Lofts Condominium Association, Inc. has the power and duties to handle the administration of the affairs of the Association including the management and operation of the condominium property, pursuant to Article IV, Section 4 of the By Laws.

WHEREAS the Board of Directors shall from time to time adapt and amend rules and regulations pursuant Section 1.1 (aa) of the Declaration.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known addresses.

WHEREAS the Board of Directors have amended the following:

VBCL Current Rule 6.

6. Residents may not store or place personal property in the common areas. There are three exceptions to this rule:

(a) Each unit will be permitted a welcome mat immediately outside their door; (b) Seasonal decorations (such as a wreath) will be permitted on the door of a unit, provided that such decorations are removed within a timely manner after the holiday has passed. (c) Bicycles may be kept in designated areas near the storage lockers.

Proposed new Rule 6. (Changes in blue)

6. Residents may not store or place personal property in the common areas. There are four exceptions to this rule:

(a) Each unit will be permitted a welcome mat immediately outside their door; (b) Seasonal decorations (such as a wreath) will be permitted on the door of a unit, provided that such decorations are removed within a timely manner after the holiday has passed. (c) Bicycles may be kept in designated areas near the storage lockers. (d) Owner's shoes or boots may be kept immediately outside their front door provided they are stored on a mat so as not to get mud or snow on the hall carpeting, and limited in quantity so as not to create an eyesore.

The Board of Directors adopted this resolution on October 17, 2018.

President – Paul Casper

Secretary – Sean Duffey

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Please keep this information with your governing documents

Van Buren CityLofts Condominium Association, Inc.

Amendment to Rules and Regulations

WHEREAS: The Board of Directors of the Van Buren CityLofts Condominium Association, Inc. has the power and duties to handle the administration of the affairs of the Association including the management and operation of the condominium property, pursuant to Article IV, Section 4 of the By-Laws.

WHEREAS: The Board of Directors shall from time to time adopt and amend rules and regulations pursuant Section 1.1. (aa) of the Declaration.

BE IT RESOLVED: that a copy of this resolution shall be sent to all homeowners at their last known address.

WHEREAS the Board of Directors has established a new rule:

New Rule to be added to Rules and Regulations

REPLACEMENT OF HOT WATER HEATER

Beginning on the effective date of this rule, any water heater installed in a unit must be installed on a drip pan that is piped to the adjacent floor drain.

Prior to September 1, 2019 all Unit Owners shall provide the Association with the following information with regard to the water heater currently installed in their units: the brand, size, model number, serial number, and date of manufacture.

Within 30 days after replacing a water heater in a Unit, the Unit Owner must provide the Association with the following information with regard to the new water heater: the brand, size, model number, serial number, and date of manufacture.

Beginning on September 1, 2019, in the event of a leak of any water heater installed in a unit more than 12 years previously, the unit owner will be required to compensate the Association and any other unit owner for any insurance deductibles they must pay toward the repair of any damage caused by the leak.

Beginning on January 1, 2020, any water heater installed in a unit more than 12 years previously must be replaced by the unit owner.

The Board of Directors adopted this resolution on June 25, 2019.

President – Paul Casper

Secretary – Sean Duffey

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Van Buren CityLofts Condominium Association, Inc.

Amendment to Rules and Regulations

WHEREAS: The Board of Directors of the Van Buren CityLofts Condominium Association, Inc. has the power and duties to handle the administration of the affairs of the Association including the management and operation of the condominium property, pursuant to Article IV, Section 4 of the By-Laws.

WHEREAS: The Board of Directors shall from time to time adopt and amend rules and regulations pursuant Section 1.1. (aa) of the Declaration.

BE IT RESOLVED: that a copy of this resolution shall be sent to all homeowners at their last known address.

WHEREAS the Board of Directors have amended the following

Rules and Regulation Amend Section 2 of ENFORCEMENT – changes in red

2. A fine in an amount not to exceed ~~$250,~~ $1,000 plus administrative costs of $20, plus ~~$15~~ up to $500 per day that the violative conduct persists, plus reasonable attorney fee;

The Board of Directors adopted this resolution on June 25, 2019.

President – Paul Casper

Secretary – Sean Duffey

Order: 9KWX7LHGJ
Address: 1325 N Van Buren St Apt 402
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A Community Presence

August 17, 2020

To: Van Buren City Lofts Owners

RE: Rules and Regulations Change - Political Signage

Dear Owners:

In accordance with the Van Buren City Lofts governing documents, I have enclosed a Resolution for Updated Rule of the Rules and Regulations. Please add this to your Rules and Regulations and keep this with your personal copy of the governing documents.

Please contact Hunt Management with all questions and/or concerns.

Thank you.

Hunt Management Incorporated AAMC
Management Company for
Van Buren City Lofts Condominium Association, Inc.

Christy True, CMCA, AMS
Property Manager

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10520 N. Baehr Road, Suite Q
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WHEREAS: The Board of Directors of Van Buren City Lofts Condominium Association, Inc. has the power and duties to handle the administration of the affairs of the Association including the management and operation of the condominium property, pursuant to Article IV, Section 4 of the By-laws;

WHEREAS: The Board of Directors shall from time to time adopt and amend rules and regulations pursuant to Section 1.1.(aa) of the declaration;

WHEREAS: Wisconsin Statutes Sec. 703.105 prevents a condominium association from prohibiting political signs in units, but does allow a condominium association to regulate their size and location;

AND WHEREAS: Sec. 4.1 of our Declaration includes a unit's exterior doors within the definition of a unit.

THEREFORE, BE IT RESOLVED: That the Board of Directors has amended two rules:

UNITS Section 4 of the Rules and Regulations is amended as follows:

4. No signs, displays, or advertising materials of any kind shall be displayed from any unit without prior written permission of the Board of Directors, with the following exception.

> ***No more than 30 days prior to and no more than 5 days following an election, a unit owner may place one sign supporting or opposing a candidate or a referendum question on the outside of the unit door and/or one such sign on the inside of a unit window. Such signs must be no larger than 18" x 24", and must not contain any text or images which a reasonable person would consider vulgar, profane, or obscene.***

BALCONIES Section 7 of the Rules and Regulations is amended as follows:

7. No signs or banners shall be displayed on balconies or any portion of the exterior of the building, with two exceptions:

a) A respectful display of the U.S. flag is permitted.

b) **One political sign is permitted on the inner surface of a unit window, in compliance with the size and time regulations set forth in Units Section 4 of the Rules and Regulations.**

BE IT FURTHER RESOLVED: That a copy of this resolution shall be sent to all homeowners at their last known address.

This resolution shall be effective seven (7) days after owners are given notice of same.

Resolution adopted August 12, 2020.

Van Buren City Lofts

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