Rules and Regulations
Plum Ridge Condominium Association, Inc.

Order: GH9CTY4YJ
Address: 6601 Mariner Dr Unit 6
Order Date: 10-26-2026
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Plum Ridge Condominiums Association

Administrative Rules and Regulations
Date Adopted: September 20, 2022
Effective Date: October 10, 2022

ENFORCEMENT AND GRIEVANCE PROCEDURE

1. The following is a schedule of the fines that will be imposed for non-compliance with the Association's governing documents including the Bylaws and Rules (herein collectively "Condominium Documents"):

A. **A WRITTEN WARNING for a unit owner or resident's first violation** of the Condominium Documents. In addition, a member of the Board may attempt to contact the offending party to explain the violation and the need that all residents and unit owners comply with the Condominium Documents.

B. **FIFTY DOLLARS ($50.00)** shall be assessed against a resident or unit owner for a second violation of the Condominium Documents (or for the violation that remains after the Unit Owner has received the warning letter discussed in 1.a). The second violation does not need to be the same violation as the first violation in order for the $50 fine to be assessed.

C. **ONE HUNDRED DOLLARS ($100.00)** shall be assessed against a resident or Unit Owner for each successive violation of the Condominium Documents.

D. Notwithstanding paragraphs (a-c) immediately above, **FIVE HUNDRED DOLLARS ($500.00) shall be assessed for each violation** of the Condominium Documents, when in the sole opinion of the Board of Directors the violation meets one or more of the following criteria:

- The violation is in direct defiance of a previous mandate from the Board of Directors.
- The violation was malicious in its intent.
- The violation is evidence of a pattern of the resident's or Unit Owner's noncompliance with the Condominium Documents.
- The violation is of such a nature that the violation cannot be corrected and/or that direct monetary restitution cannot be determined *(i.e. if alterations are made that cannot be restored to their original state*).

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2. Each day that a violation exists shall be a new violation subject to fine at the discretion of the Board.

3. Resident Parking In Visitor Parking

A. If a resident is found to be parking in a visitor parking space, the Board may pursue having the vehicle towed from the premises.

B. A written notice will be placed on the vehicle giving the owner forty-eight (48) hours to move the vehicle from visitor parking. If the vehicle is not removed in that time, the Association's contracted towing company will be contacted to remove the vehicle at the vehicle owner's expense.

4. Attorney Fees

A. The Board may also assess a unit owner who has violated the Condominium Documents for the actual attorney fees incurred associated with reviewing the facts and Condominium Documents and advising the Board.

B. In the event that the Association retains an attorney to collect any funds due, enforce any rule within its governing documents, bring any claim against a unit owner or defend any claim or allegation by a unit owner, including any counterclaim, the Association shall, if it is the prevailing party in the claim or defense, be entitled to collect from the unit owner all of its costs and expenses, including reasonable attorney fees. In the event that the Association retains an attorney to represent the Association's interest in a suit filed by the unit owner's mortgage company in which the Association is a named defendant, the Association shall be entitled to collect from the unit owner all of its costs and expenses, including reasonable attorney fees. **This Rule does not apply to owners' fair housing complaints, neither State nor Federal.**

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5. Any Unit Owner or resident who has been accused of violating the Condominium Documents or been fined may demand that the matter be heard by a Grievance Committee. Such demand must be in writing and provided to the Board of Directors within 14 calendar days of the notice of the violation or fine. If no demand is made within 14 calendar days, then the finding of a violation and/or fine shall be final and binding. If a demand is timely made, the matter shall be submitted to the Grievance Committee within seven (7) days.

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PLUM RIDGE CONDOMINIUMS

RULES & REGULATIONS

Effective October 1, 2026

TRASH/RECYCLING

Trash/recycle bins are provided by GFL Environmental. Regular trash is picked up each Wednesday. Recyclables are picked up every other Wednesday. Please refer to the Journal Times or Village of Mt. Pleasant website (www.mtpleasantwi.gov) for a holiday schedule. Recycling is mandatory within the Plum Ridge community.

- Your address must be marked on your trash and recycling bins. Please do not use other owners' bins.
- Your trash and recycling bins must be kept within your garage.
- Trash and recycling receptacles should not be put out prior to Tuesday afternoon.
- Bins need to be retrieved prior to Thursday morning.
- Placement: Bins should be placed at the curb line along Mariner, Sunnyslope, or the South drive, 3 feet apart from each other and 5 feet away from any parked car, mailbox, or fire hydrant. Wheels of the bin should face the curb, otherwise, collectors have been known to skip your bin. (Please do not park on the street in trash/recycling area on Tuesdays. This allows us to comply with the spacing rules that Mount Pleasant and current trash contractor requires for pick up.)
- Recycling items can be co-mingled, but do not put your recyclables in bags in the bins. Only shredded paper is allowed in clear plastic bags. Cardboard must be flattened and placed inside your recycle bin.
- Please help keep our complex clean. Be neighborly and help by picking up debris after garbage/recycle day, a storm, or wind.
- For large item pick up & replacement containers, contact GFL Environmental (262-679-0860).
- For appliance pickup, look in the newspaper, or call Pete at Pete's Recycling (262-672-8184)
- If you have any difficulty retrieving bins by Thursday, please notify Ogden.

PARKING

All units own two parking spaces, either a two-car garage, or a one-car garage and one assigned parking space. Street parking is available. All parking spaces are marked for residents or visitors. Visitor parking spots are for visitors only. Parking is limited to passenger vehicles only. Vehicles in parking spaces must be moved in the winter when snow is being plowed - please be alert to these circumstances.

- No parking in another owner's parking space without their permission.
- Resident's vehicles are not allowed to be parked in visitor parking spaces.
- Any vehicle belonging to a Plum Ridge resident that is found to be repeatedly parking in visitor parking may be towed at the vehicle owner's expense.
- At any time, the Board of Directors may pursue towing if the vehicle owner has not abided by a written 48-hour notice.
- Garage doors must remain closed when not being used to enter, exit, load, or unload.
- No parking in front of any garage door unless you are loading, unloading, or cleaning your vehicle.
- No storage of boats, trailers, or other non-passenger vehicles.

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ANIMALS

You are allowed only one animal per unit. Your animal may be no more than 25 pounds when fully grown. Each animal must be licensed and inoculated in accordance with local law. Please send verification to management when new pets are added or a change of pet takes place. It is asked that owners be considerate of their neighbors and try to use the perimeters of the complex. Regardless of the area, any excrement left by your animal must be picked up immediately and disposed of properly.

Residents are responsible for damage to lawn and shrubs. If repair is not made, it will be taken care of by the Association and billed to the unit owner.

- Animals are not to be left unattended.
- When outside, animals must be secured to a handheld leash and a resident (or designated person) must be standing with the animal. Stakes for leashes are not allowed. Leashes must not be left outside when not in use.
- Bags of pet excrement, as well as small garbage cans or containers outside your door for holding your pet's excrement, are not allowed.
- Exterior animal housing is not permitted. Do not leave your animal outside when you are not home.
- Do not allow your animal to urinate on shrubs.

FIRE ALARMS, SMOKE DETECTORS, AND CARBON MONOXIDE DETECTORS

Fire alarms are connected to all units within each building. The red boxes are used only for fire or other emergency notification to residents within your building**. THESE FIRE ALARMS DO NOT ALERT THE FIRE DEPARTMENT! YOU MUST DIAL 911 TO REPORT A FIRE OR EMERGENCY.** A fire alarm testing schedule is sent to all owners in January. If you do not have this, please contact the management company. It is extremely important that everyone follows this schedule. All lower units must have at least one smoke detector and the upper units must have two. Smoke detector maintenance is the responsibility of the unit owner. The battery (9 volt) should be replaced yearly and tested regularly. Periodic beeping indicates that the battery needs to be replaced. Smoke detectors have a lifespan of approximately 10 years. If, after installing a new battery, your smoke detector still does not work, for your safety, it should be replaced immediately.

All units in buildings with attached garages are required to have carbon monoxide detectors. It does not matter if your detector is hard-wired, plug in, or battery operated.

DRYER VENTS

Dryer vents are required to be cleaned every three years due to the fire hazard.

Suggested vendors. Please notify management via call or email when it is completed. Receipt can be emailed.

- Kiernan & Laitinen (262-637-0156)
- Environmental Services (262-948-3515)
- Brewer Contracting (262-977-0713)
- Kenosha Dryer Vent (262-484-6785)

BUILDING WATER MAINS

Building A	1101 Sunnyslope - Unit 9	Building G	1121 Sunnyslope - Unit 3
Building B	6641 Mariner Drive - Unit 9	Building H	1131 Sunnyslope - Unit 3
Building C	6601 Mariner Drive - Unit 5	Building I	6631 Sunnyslope - Unit 5
Building D	6541 Mariner Drive - Unit 3	Building J	6611 Mariner Drive - Unit 3
Building E	6551 Mariner Drive - Unit 3	Building K	6545 Mariner Drive - Unit 3
Building F	6621 Mariner Drive - Unit 3		

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MAINTENANCE CALLS

If you see any maintenance problems in the common areas, such as: the exterior of the buildings, building lights, etc. please contact the management company. Our current contractor for maintenance should not be called directly unless it is for your own interior repairs, at your own cost. If in doubt, contact management so they can direct you per our Association bylaws, governing documents, state laws, etc.…

SNOW PLOWING

Snow removal is contracted by the Board. Plowing operations will normally begin between 5:30 a.m. and 7:30 a.m. *when there is a snowfall of 2"* or more. Cars must be removed from the parking spaces by 9:00 a.m. so plowing can be completed. The contractor will coordinate snow removal. The homeowner should shovel any areas that cannot be snow blown by the contractor, such as a small area in front of your garage door and patios. In the event you should have problems relating to snow shoveling, salting walks, or lawn care, please contact the management company.

GROUNDSKEEPING

The Board contracts to have the grass, shrubs & trees maintained. The number of trimmings and pruning will be done according to contract specifications. The budget does not include monies to have the contractor water the grass repairs and/or new plantings.

As in the past, the Board of Directors are relying on voluntary homeowner assistance in this area to keep the monthly maintenance fees as low as possible. When grass repairs and/or new plantings are done in the vicinity of your building, please make sure someone is watering them to prevent the efforts and monies going to waste. If your building needs a hose or sprinkler, please contact the management company.

REPLACEMENT OF LIGHT BULBS

Residents are responsible for replacing the light bulbs on the outside of their units (front door, patio, and garage). The lights must always be turned on and lit up at night for safety. If you have the new outdoor lights installed, please contact management for repair. These are being installed on a schedule with roofs, gutters, decks, etc. …

DOORS, STORM DOORS, WINDOWS & GARAGE DOORS

All units are required to have a storm door.

Prior Board approval is required before the replacement or installation of any exterior (front) door, storm door, window, patio door or garage door to ensure consistency and maintain the overall aesthetic appearance of the community.

REPLACEMENT OF WINDOW & DOOR SCREENS

Window and door screens must be replaced or repaired if there are holes or rips greater than half an inch.

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REPLACEMENT OF GARAGE DOOR & ENTRY DOOR TRIM

Garage door and entry door trim must be replaced if damaged. Per bylaws, these are the responsibility of the owner.

PLANTS

Please contact the Board of Directors through management portal or management call for approval before planting. If owners choose to plant flowers and/or bushes at their own expense by their unit, it is the owner's responsibility for the upkeep of those plants.

PROPERTY AND LAWN DAMAGE

Homeowners are responsible for any damage done by the residents, visitors, delivery people, pets, etc. Also, report to the management company any damage done by others. We should not, as an Association, be responsible for the negligence of others. It will only increase your monthly maintenance fees in the future.

ANTENNA/SATELLITE PROCEDURES AND RULES

Owners wishing to have an antenna/satellite dish installed must follow below rules and procedures.

1. A request in writing will be submitted to the Board of Directors via the management company. The request will be accompanied with a site map and a description of height and location on the building where the owner wishes to have the antenna/ satellite dish installed.
2. The Board will review each request on a case-by-case basis to determine if the location is acceptable to the Association.
3. The management company will notify the owner of the decision of the Board.
4. The following rules must be followed, agreed to, and the release be on file before installation may begin.

A) A signed release form must be on file with the Association.
B) Certificate of Insurance of installer needs to be on file with the Association.
C) Notice of installation – date and time.
D) The antenna/dish may be installed only in the approved location.
E) No wires for the antenna/ dish can be run on the exterior of the building.
F) The wires to the unit must run through the attic.
G) The Association may require a Multi-user satellite dish to be installed.

Non-Compliance of Bylaws, Rules, Community Upkeep, and Community Living

Homeowners found violating the Plum Ridge Rules and Bylaws may be subject to a fine or loss of privilege. Homeowners will first be notified of violations via a written warning. If non-compliance persists, a fine or loss of privilege may be given out that is deemed appropriate by the Plum Ridge Board of Directors.

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OWNERS' RESPONSIBILITY TO MAINTAIN COMMON AREAS

There is a summer contract for maintenance of the lawns, trees, and shrubs and another contract for snow removal and salting in the winter. The pool care is contracted out – please follow pool rules to reduce maintenance expenses. Volunteers are needed for filling and returning hose to appropriate location once filling is complete. If you note that neither is being done, please contact management to address.

HOW YOU CAN HELP:

- Water the lawn and shrubs in your area – hoses are provided. See your building representative to volunteer for your side of the building.
- Volunteer to serve on the Board, pool, aesthetics, or social committee.
- Volunteer to be a building representative, if your building needs one.
- Pick up stones, papers, cigarette butts, etc. in your area to help the common areas look neat. It is your yard.

NOISE

Although the Plum Ridge buildings are quite soundproof, there is always some carry-through of sound in a multi-family housing situation. Residents are asked to show consideration to those around them by keeping stomping, running, loud noises, banging, and other disturbances to a minimum. It is suggested that you use your washer, dryer, dishwasher, vacuum cleaner, etc. before 9pm. Please be respectful of those who may have to get up early in the morning for work.

SAFETY SUGGESTION

It is recommended that you not leave your washer, dryer, or dishwasher running when you are away from home. This precaution could prevent or minimize damage, which could occur should your appliance fails. The fire department suggests that a dryer should only be operated when there is someone at home. This advice applies to persons dwelling in single family homes as well as to those living in condominiums.

OUTDOOR RECREATION

- Bikes, motorbikes, skateboards, scooters, and roller blades may not be used on the sidewalks in front of the buildings.
- The parking lots and driveways may not be used as play areas - these areas are unsafe due to incoming and outgoing traffic.
- Sidewalk chalk can be used only on the sidewalk in front of your unit and must be washed off within 24 hours. Chalk is not allowed on driveways.

OUTDOOR DECORATIONS

- Nothing may be attached to the building.
- Christmas decorations are exempt from usual rulings regarding placement of outside decorations. It is requested that residents use caution if using strings of lights or other conductors of electricity and keep them off the building. They may be placed on shrubs and trees. Christmas decorations may be placed outside between November 1 and January 15, if not directly attached to the building. The decorations must be removed promptly by January 15. Extension cords are not allowed to cross

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any sidewalk, as it can be a tripping hazard, or in the path of a snowblower.

- All other outdoor decorations should be removed within 2 weeks after the holiday.
- Wind chimes are NOT allowed.

FEEDING OF ANIMALS

- No feeding ground animals such as squirrels, rabbits, etc.
- Bird feeders are allowed only if you are using Thistle, Finch, or No-Mess seed.

GRIEVANCE PROCEDURE

Take your complaints and concerns to the management company who, in turn, will take your grievances to the Board. The Board only accepts grievances in writing. This allows us to review all grievances (especially duplicates of an issue) to resolve in a timely manner. Some issues, can be resolved via management contacting vendors to resolve, per their contracts. If you have a grievance against another party, the committee will notify that party and await a response. The grievance committee is composed of three owners selected at random who are impartial regarding the complaint.

RUMMAGE SALES

Before any rummage sale can be held in the Plum Ridge complex, the date and time must be approved by the Board of Directors.

SNOWBIRDS

For those residents that go south for the winter, here are some helpful hints to protect your unit and the building from cold weather problems:

- Turn off the circuit breaker for your water heater first, then turn off water to the unit. The shut-off should be located near the water heater. Please drain your faucets, leave them open, and leave cupboard doors open under sinks in the kitchen and bathrooms for air circulation to prevent pipes from freezing.
- Drain the outside faucets if they are in your unit. Put a couple of quarts of water in your dishwasher and washing machine so the seals do not dry out.
- If the water main for your building is in your unit, it is essential that someone here has a key to your unit. (The key could be left with your building representative or a neighbor.) Let your building representative, the Association President or the Property Management Company know who has a key to your unit in case of a building emergency.
- Leave heating units on "low" in several rooms, and leave connecting doors open. Ask someone to change outside lights if necessary, and pickup any unwanted newspapers or materials that may accumulate at your door.

DOORBELL AND VIDEO DOORBELL POLICY

To maintain a consistent exterior appearance while allowing residents to utilize modern security technology, the Plum Ridge Homeowners Association adopts the following policy regarding doorbells and video doorbells:

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Traditional and Video Doorbells: Residents are permitted to install doorbells, including Ring doorbells and other comparable video/security doorbell systems, at their unit.

Installation Requirements: Doorbells must be installed in a neat and professional manner adjacent to the unit's primary entrance. Installation should minimize alterations or damage to the building's exterior, siding, trim, or other Common or Limited Common Elements.

Appearance: Doorbells should be reasonably sized and finished in a neutral color that does not detract from the overall appearance of the building.

Camera Positioning and Privacy: Video doorbells should be positioned primarily to monitor the resident's entrance and the area immediately surrounding it. Residents should make reasonable efforts to avoid intentionally positioning cameras to monitor the interior of another residence or other areas where another resident would reasonably expect privacy.

Owner Responsibility: The unit owner is responsible for the installation, maintenance, repair, removal, and any damage caused by the installation or use of the doorbell or video doorbell.

Association Access and Maintenance: If a doorbell must be temporarily removed to allow the Association or its contractors to perform maintenance, repairs, painting, siding work, or other work on the building exterior, the unit owner is responsible for its removal and reinstallation unless otherwise directed by the Association.

Ring doorbells and similar video doorbell systems are permitted at Plum Ridge and do not require prior Board approval provided they comply with this policy.

The Board reserves the right to require the relocation, modification, or removal of any doorbell installation that does not comply with this policy or causes damage to Association property.

GRILLING POLICY

The following rules have been adopted by the Plum Ridge Homeowners Association Board of Directors to promote resident safety, reduce fire hazards, comply with applicable fire regulations, and meet Association insurance requirements.

Charcoal Grills

Charcoal grills are strictly prohibited anywhere on Plum Ridge property due to fire hazards and Association insurance requirements. This includes patios, balconies, driveways, garages, Common Elements, and Limited Common Elements.

Gas Grills

Propane and natural gas grills are permitted subject to the following requirements:

- Gas grills may not be used on patios or balconies.
- Gas grills may only be operated on the unit owner's driveway and must be placed at least 15 feet away from any building while in use.
- Grills must never obstruct an entrance, exit, sidewalk, or other means of egress.

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- Gas grills and propane tanks must comply with all applicable state and local fire codes regarding their use and storage.
- Grills may not be stored on patios, balconies, or other Common or Limited Common Elements.
- When not in use, permitted grills must be stored in the unit owner's garage, provided such storage complies with applicable fire codes and insurance requirements.
- Propane tanks may only be stored in a garage when permitted by applicable state and local fire codes. Tanks exceeding allowable limits may not be stored in an attached garage.
- Residents must remain in attendance whenever a grill is being used and are responsible for safely shutting off the grill and propane supply after use.

Electric Grills

Electric grills that meet applicable safety standards, including approval by Underwriters Laboratories (UL) or another recognized testing laboratory, may be used and stored on patios or balconies when operated in accordance with the manufacturer's instructions.

Owner Responsibility

Unit owners are responsible for the safe operation, maintenance, and storage of their grills and for any damage to Association property resulting from their use.

Enforcement

Failure to comply with this policy may result in fines and/or other enforcement action in accordance with the Association's governing documents.

The Board reserves the right to require the immediate removal or discontinuation of any grill or outdoor cooking equipment that presents a fire or safety hazard or violates Association rules, insurance requirements, or applicable law.

POOL RULES

The pool at Plum Ridge is for the enjoyment of all its residents. With that in mind, the Association has a few rules for the protection of all that use the pool.

- No lifeguard on duty – swim at your own risk.
- No diving, running, or horseplay.
- An adult resident must accompany all children under the age of 18.
- An adult resident must accompany guests. Residents are responsible for their guests and their guests' behavior. A maximum of three (3) guests are allowed per unit.
- Small children must wear a swim diaper. Regular diapers are not allowed.
- No glass or food is allowed.
- No smoking or alcohol is allowed.
- No urinating, spitting or nose blowing is allowed.
- Gates to the pool must always remain closed.
- Animals are not allowed.
- Please use headphones when listening to music. Speakers are not allowed.
- Remember that for the safety of all, those with an open cut should refrain from swimming.

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POOL HOURS ARE 8 A.M. TO 10 P.M. Pool can only be entered with key. No propping of pool gates are allowed. Replacement keys can be purchased through the management association for $6.00.

EMERGENCY PHONE AND FIRST AID ARE LOCATED INSIDE THE POOL HOUSE

These rules are in accordance with state statutes and the association's insurance carrier. Enforcement of the rules is up to each homeowner. As you see a problem occur, please handle it. If problems persist, please contact management via the on-line app or phone call to management. Deliberate disregard of the rules could result in being banned from the pool indefinitely.

FREQUENTLY ASKED QUESTIONS REGARDING CONDOMINIUM ASSOCIATIONS

1. What is considered common area in my condominium association?

The common area consists of the land within the condominium, the undecorated walls, ceilings and floors of each unit, components of the plumbing, heating, electrical, telephone or cable television systems serving more than one unit, the fire alarm system, walkways, driveways, parking areas, fences, sewer, and water main easements.

2. What is considered limited area in my association?

The limited common areas are patios and balconies, the adjacent storage areas, and the outdoor parking spaces adjacent to the garages that are assigned to certain units with single car garages.

3. What does my monthly maintenance fee cover?

Monthly maintenance fees cover the cost of the common expenses, which include but are not limited to Association insurance, sewer and water expenses, contingency and replacement reserve funds, upkeep of the common areas, snow removal, pool maintenance, grounds maintenance, area lighting, and administrative costs.

4. What does the association insurance cover?

The Association carries fire and extended damage insurance on the common areas which includes all the buildings from the outside into the undecorated walls and ceilings, including the original built-in cabinets and plumbing fixtures. It does not include individual unit light fixtures or appliances, water heaters, heating and air conditioning units and the personal property of each unit owner. Homeowners should carry their own personal property insurance.

5. May we put up additional identification markings on garage or unit doors?

No, any modification to the exterior of the building is strictly prohibited.

6. Do I have a say in how things are run?

Yes. The Board of Directors, the governing body of the Association, is comprised of unit owners. Elections are held at the annual meeting each year. Also, each building has a representative Representatives (Building) will be identified and there will be a review at annual meetings of what is needed as a representative and which buildings have ones and which ones need volunteers.

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RULE UPDATES SHOULD BE KEPT WITH YOUR WELCOME PACKET,

GENERAL RULES AND INFORMATION

COLLECTION POLICY – EFFECTIVE JANUARY 1, 2026

1. The regular monthly assessments are due on the first day of each month.
2. Special assessments, as may be levied from time to time by the Board, and/or any installment thereof, shall be due on or before the date or dates stated in the Board's notice to the Unit Owners informing them of the special assessment.
3. Any fines, penalties, or other charges assessed against a Unit Owner shall be due on or before the date or dates stated in the Board's notice to the Unit Owner, informing them of the fines, penalties, or other charges.
4. All payments received will be applied to the oldest amounts due on record. Payments tendered for current amounts due will not be accepted by the Association if the instrument of payment is drafted with a future date (i.e., a postdated check).
5. The actual date of the Association's receipt of a payment, as reflected on the ledger of the Association, shall control as to the date that payment was made.
6. In the event a Unit Owner submits a payment which is returned for any reason (e.g. insufficient funds or account closed,) the Unit Owner shall be automatically assessed $50.00, or the actual costs incurred by the Association because of the return of the payment, whichever is greater.
7. No statement of "payment in full," "accord and satisfaction," or other similar notation on or accompanying any payment shall be binding on the Association, unless the statement is written in "red," the check or payment instrument is mailed to the attention of the Board of Directors, and the reduced payment amount is accepted by motion of the Board of Directors. However, if the Unit Owner has knowledge that the account has been referred to legal counsel for collection, then the payment must be mailed to the Association's attorney pursuant to point 11 below.
8. A late fee of 20% of the current dues shall be assessed against a Unit owner for any payment not received by the Association by the twentieth (20th) day after its due date. This late fee assessment shall be made upon each failure by the Unit Owner to remit good and timely payment of any assessment or installment thereof. In addition, unpaid assessments will incur interest at a rate of at least 18% per annum or the highest rate permitted by law, along with all expenses & attorney's fees.
9. The basic collection system of the "board' shall be as follows:

    A. At 15 days past due, a board member or the property manager may call the delinquent owner;
    B. At 30 days past due, a past due notice may be sent;
    C. At 45 days past due, a second past due notice may be sent; and
    D. At 60 days past due, the matter may be referred to the attorney for collection;
    E. At 90 days past due, the matter shall be referred to the attorney for collection.
    F. An administrative fee of $100.00 shall be assessed against a Unit Owner when a matter is turned over to the Association's attorney for collection. The Unit Owner is responsible for all costs and actual attorneys' fees incurred by the Association in connection with collecting the Unit Owner's past due balance.
    G. Once a Unit Owner is notified or becomes aware that its account has been referred to legal counsel, then all future payments, until the account is current, must be submitted to such legal counsel for proper application of same, unless the Association's attorney directs the Unit Owner in writing to pay in some other manner. Unit Owners in collection will not receive further statements from the Association's property manager, and their online access to their account balance will be suspended until their account is brought current. Unit owners are responsible for all legal fees charged for collection activities.

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March 30, 2022

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RULES UPDATE TO BE KEPT WITH YOUR WELCOME PACKET AND GENERAL RULES AND INFORMATION

Due to some residents continually violating the parking rules, the Plum Ridge Board of Directors has resolved that a violator's vehicle may be towed from the premises at the vehicle owner's expense after a 48 hour notice has been given.

Parking

All units own two parking spaces, either a two-car garage, or a one-car garage and one assigned parking space. Street parking is available. All parking spaces are marked for residents or visitors. Visitor parking spots are for visitors only. Parking is limited to passenger vehicles only. Vehicles in parking spaces must be moved in the winter when snow is being plowed - please be alert to these circumstances.

- No parking in another owner's parking space without their permission.
- Resident's vehicles are not allowed to be parked in visitor parking spaces.
- Any vehicle belonging to a Plum Ridge resident that is found to be repeatedly parking in visitor parking may be towed at the vehicle owner's expense.
- At any time, the Board of Directors may pursue towing if the vehicle owner has not abided by a written 48 hour notice.
- Garage doors must remain closed when not being used to enter, exit, load, or unload.
- No parking in front of any garage door unless you are loading, unloading, or cleaning your vehicle.
- No storage of boats, trailers, or other non-passenger vehicles.

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Order Date: 10-26-2026
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