DISCLOSURE MATERIALS

GREEN RIDGE CONDOMINIUMS

1412 Windsor Way, Village of Mount Pleasant, Racine County, Wisconsin 53406

Seller name and address are provided on the cover sheet delivered to the purchaser.

Association: Green Ridge Condominiums, Inc.
Managing agent: Washington Properties, Inc., 6939 Mariner Dr., Mt. Pleasant, WI 53406
Phone (262) 800-0324 · greenridge@wpiracine.com · www.wpiracine.com
Declarant: Not applicable to this resale. Declarant control has ended and the condominium is governed by Green Ridge Condominiums, Inc., the association of unit owners.

THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY, WITH THE EXCEPTION OF THE EXECUTIVE SUMMARY, BE RELIED UPON AS CORRECT AND BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY, CONSULT THE DISCLOSURE DOCUMENTS TO WHICH A PARTICULAR EXECUTIVE SUMMARY STATEMENT PERTAINS. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

YOU MAY AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU HAVE 5 BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS TO CANCEL IN WRITING THE CONTRACT OF SALE OR, IF THE SELLER DELIVERS A COVER SHEET AND INDEX, TO DELIVER A WRITTEN REQUEST FOR ANY MISSING DOCUMENTS. SEE THE INDEX, IF ANY, FOLLOWING THIS INFORMATION TO DETERMINE IF DOCUMENTS ARE MISSING. IF YOU TIMELY DELIVER A WRITTEN REQUEST FOR MISSING DOCUMENTS, YOU MAY, AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. YOU HAVE NO FURTHER RIGHT TO CANCEL THE CONTRACT OF SALE BASED ON THE DOCUMENTS UNLESS THE DOCUMENTS ARE MATERIALLY CHANGED.

Furnished pursuant to Wis. Stat. § 703.33. Materials compiled October 2026 by Washington Properties, Inc., managing agent.

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Green Ridge Condominiums — Disclosure Materials

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B	**Declaration** — Seventh Amended and Restated Condominium Declaration, recorded January 16, 2025, Racine County Doc. No. 2693284, with Exhibits A and B (table of contents on page 11)	(1)(a); index item 1m	**11**
C	**Bylaws** — Amended and Restated By-Laws of Green Ridge Condominiums, Inc., adopted October 7, 2024 (table of contents on page 34)	(1)(a); index item 2	**34**
C-1	**Rules and Regulations** — effective/revised August 27, 2026	(1)(a)	**48**
D	**Articles of Incorporation** — Green Ridge Condominiums, Inc. (Wisconsin non-stock corporation)	(1)(b); index item 3	**74**
E	**Management or employment contracts** — The Association's management agreement with Washington Properties, Inc. is not included in this posting. A purchaser may obtain a copy by written request to the seller.	(1)(c); index item 4	**Not included**
F	**Annual operating budget** — 2026 approved budget, including reserve transfers and rate per unit per month	(1)(d); index item 5	**82**
G	**Leases** — None. There are no leases to which the unit owners or the Association will be a party after closing.	(1)(e); index item 6	**None**
H	**Expansion plans** — None. The declarant did not reserve the right to expand the condominium (see Executive Summary).	(1)(f); index item 7	**None**
I	**Floor plan and map** — Floor plan of the unit and map of the common elements per the recorded Condominium Plat (Racine County Register of Deeds). Provided separately by the seller for the specific unit.	(1)(g); index item 8	**Provided by seller**

Pages are numbered consecutively through page 83. Each page footer identifies its section.

EXECUTIVE SUMMARY

This Executive Summary highlights some of the information that prospective condominium buyers are most interested in learning as well as some of the information that they should consider when contemplating the purchase of a condominium unit. The following sections either briefly summarize pertinent information by answering the questions asked, direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail (at the icon) or may be completed to both summarize the information and refer to the condominium documents. ***This summary, however, is not intended to replace the buyer's review of the condominium declaration, bylaws and other condominium disclosure materials nor is it a substitute for a professional review of the condominium documents.***

Condominium Name: Green Ridge Condominiums

How is the condominium association managed?

- What is the name of the condominium association? Green Ridge Condominiums, Inc.
- What is the association's mailing address? c/o Washington Properties Inc., 6939 Mariner Dr., Mt. Pleasant, WI 53406
- How is the association managed?
  - ☐ By the unit owners (self-managed)
  - ☒ By a management agent or company
  - ☐ By the declarant (developer) or the declarant's management company
- Whom should I contact for more information about the condominium and the association? Washington Properties, Inc. (Management agent/company or other available contact person)
- What is the address, phone number, fax number, website & e-mail address for association management or the contact person? Address: 6939 Mariner Dr., Mt. Pleasant, WI 53406; Phone: (262) 886-1333; Website: www.wpiracine.com; Email: wpi@wpiracine.com
- For specific information about the management of this association, see Articles of Incorporation, Article IV, Section d; 7th Amended and Restated Declaration ("Declaration"); Amended and Restated Bylaws ("Bylaws"), Article III, Section 3.13

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit? 2-4 (Garage and Driveway Parking)
- How many outside? Not assigned
- How many inside? 1-2 [check all that apply]
  - ☐ Common element
  - ☐ Limited common element
  - ☒ Included as part of the unit
  - ☐ Separate nonvoting units
  - ☐ Depends on individual transaction

- Do I have to pay any extra parking fees (include separate maintenance charges, if any)?
  ☐ No
  ☒ Yes, for a parking sticker in the amount of $25.00 per year for 3rd vehicle, $50.00 per year for 4th vehicle, and $75.00 per year for 5th vehicle.
  ☐ Other: _____

- Are parking assignments reserved or designated on the plat or in the condominium documents?
  ☐ No
  ☒ Yes - Where? Plat
- Are parking spaces assigned to a unit by deed?
  ☒ No
  ☐ Yes
- Can parking spaces be transferred between unit owners?
  ☒ No
  ☐ Yes
- What parking is available for visitors? Guest Parking Spots
- What are the parking restrictions at this condominium? All parking areas are reserved for the exclusive use of residents and their guests while visiting. Parking of motor vehicles on Windsor Way, Cambridge Circle, and Cambridge Lane, except in designated parking areas, is prohibited. Vehicles parked in other than designated areas will be towed away at the expense of the owner. Campers, trailers, and boats are not to be stored in garages if such storage requires that the owner's car(s) cannot be parked in a garage. Vehicles shall not obstruct access to garages or unit entrances at any time. Unit Owners are required to have a Green Ridge sticker on the front window of their vehicle. Two (2) free stickers are provided upon registration with the management company. Recreational Vehicles (RV), commercial vehicles, and vehicles that require registration in excess of ¾ ton are prohibited.
- For specific information about the parking of this condominium, see Bylaws, Article VII, Section 7.1; Rules and Regulations

May I have any pets at this condominium?

- Are pets allowed: ☐ No ☒ Yes
- If yes, what kinds of pets are allowed? Dogs and Cats
- What are some of the major restrictions and limitations on pets? Animals may be kept in units, subject to the rules and regulations. No animals, livestock, or poultry of any kind shall be raised, bred, or kept in any unit or in the commons. The maximum weight limit for adult dogs is 35 pounds. No more than two (2) animals (dogs or cats) are permitted per unit. Akitas, American Pit Bull Terriers, Chow Chows, Rottweilers, Dobermans, mixtures of these breeds, wolf hybrids, or mixtures of domestic and wild dogs, nor cats of a domestic and wild mix. Any pet that causes a threat, nuisance, or unreasonable disturbance shall be removed, subject to the Board's order. All animals must be registered with the Association.
- For specific information about the condominium pet rules, see Bylaws, Article VII, Section 7.1; Rules and Regulations: Pets

May I rent my condominium unit?

- Are unit rentals allowed? ☐ No ☒ Yes
- If yes, what are the major limitations and restrictions on unit rentals? Only two (2) Units per building shall be allowed to lease at any given time. A unit owner must occupy the Unit for at least one (1) year before the Unit is eligible for leasing. If not leased, the Unit must be owner occupied ("the Owner Occupancy Requirement"). Owner occupancy will not be breached if the Unit is occupied by immediate family members of the unit owner. Immediate family is defined as a parent, child, spouse/domestic partner, sibling, grandparent, or grandchild, who is related to the unit owner by blood, adoption, marriage, or registered as their domestic partner. If the Unit is owned by an entity, the Owner Occupancy Requirement shall be met if the person occupying the Unit has a substantial ownership interest in the entity or is a trustee or beneficiary of a Trust. The Board of Directors is entitled to ask for evidence showing the purported relationship or ownership interest in the Unit. The Board of Directors also has the discretion as to the administration and enforcement of the Leasing Limit. All leases must be for no less than twelve (12) months, receive written approval of the Association, and contain a statement obligating the tenant to the provisions of the Association's governing documents,
- For specific information about renting units at this condominium, see Declaration, 8; Bylaws, Article VII, Section 7.4

Does this condominium have any special amenities and features?

- Does this condominium have any special amenities and features? ☐ No ☒ Yes
- If yes, what are the major amenities and features? Recreation Center, Pool, and Tennis Courts
- Are unit owners obligated to join or make additional payments for any amenity associated with the condominium, such as an athletic club or golf course?
  ☒ No
  ☐ Yes - What is the cost? $_____
- For specific information about special amenities, see Rules and Regulations: Recreation Center & Facilities; Rules and Regulations: Pool/Pool Area/ Tennis Courts

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair Each unit owner is responsible for keeping the interior of their unit and all of its equipment, fixtures, and appurtenances in good order, condition, and repair.
- For specific information about unit maintenance and repairs, see Declaration, 12(b)

Who is responsible for maintaining, repairing and replacing the common elements and limited common elements?

- Common elements maintenance, repair and replacement is performed as follows: The Association shall be responsible for the management and control of the common areas and facilities and shall cause the same to be kept in a good, clean, and sanitary condition.

- How are repairs and replacements of the common elements funded?
  - ☐ Unit owner assessments
  - ☐ Reserve funds
  - ☒ Both
  - ☐ Other: _____
- For specific information about common element maintenance, repairs and replacements see: Declaration, 12(a)
- How are repairs and replacements of the limited common elements funded?
  - ☐ Unit owner assessments
  - ☐ Reserve funds
  - ☒ Both
  - ☐ Other (*specify*): _____
- Limited common element maintenance, repairs and replacement is performed as follows: Each unit owner shall keep limited common areas appurtenant to his unit in good, clean, sanitary, and attractive condition.

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☒ Yes ☐ No **Is there a Statutory Reserve Account?** ☐ Yes ☒ No

- For specific information about this condominium's reserve funds for repairs and replacements, see Bylaws, Article V, Section 5.1
- Reserve Account balance: $225,070.84, as of the date this Executive Summary was prepared.

How are condominium fees paid for on the developer's new units that have not yet been sold to a purchaser?

- Is the developer's obligation to pay fees for unsold units different than the obligation of new unit purchasers to pay fees on their units?
  - ☒ Not applicable (no developer-owned units)
  - ☐ No
  - ☐ Yes - In what way? _____
- Are there any special provisions for the payment of assessment fees that apply only during the developer control period?
  - ☒ No
  - ☐ Yes - Describe these provisions: _____
- For specific information about condominium fees during the developer control period, see N/A

Has the declarant (developer) reserved the right to expand this condominium in the future?

- Has the declarant reserved the right to expand? ☒ No ☐ Yes
- If yes, how many additional units may be added through expansion? _____
- When does the expansion end? N/A
- Who will manage the condominium during the expansion period? N/A
- For specific information about condominium expansion fees, see N/A

May I alter my unit or enclose any limited common elements:

- Describe the rules, restrictions and procedures for altering a unit: A unit owner shall not, without first obtaining written consent of the Association, make or permit to be made any structural alterations, changes, or improvements to his unit.
- Describe the rules, restrictions and procedures for enclosing limited common elements: Nothing shall be altered or constructed in or removed from the common areas or buildings and facilities, except upon the written consent of the Association.
- For specific information about unit alterations and limited common element enclosures, see Declaration, 12 (c); Bylaws, Article VII, Section 7.1

Can any of condominium materials be amended in a way that might affect my rights and responsibilities?

- Yes, Wisconsin law allows the unit owners to amend the condominium declaration, bylaws and other condominium documents if the required votes are obtained. Some of these changes may alter your legal rights and responsibilities with regard to your condominium unit.
- For specific information about condominium document amendment procedures and requirements, see Declaration, 19; Bylaws, Article IX

Other restrictions or features (optional): _____

Does the Association have the right of first purchase:

☒ No
☐ Yes

Does the Association charge a transfer fee:

☐ No
☒ Yes. If so, how much? $650.00 due at closing (Rules and Regulations)

Does the Association charge a disclosure material fee:

☐ No
☒ Yes. If so, how much? The actual cost of furnishing the information or $50.00, whichever is less pursuant to Sec. 703.33(2m)(a) Wis. Stat.

Does the Association charge a payoff statement fee?

☐ No, for one payoff statement issued within a two-month period.
☐ Yes. If so, how much? $_____
☒ Other (*specify*): Pursuant to Wis. Stats. Sec. 703.335(4), for each additional payoff requested during that two-month period there is a $25.00 charge.

This Executive Summary was prepared on May 2, 2025 (insert date)
By: James J. Campbell (state name and title or position).

*Note: A Statutory Reserve Account" is a specific type of reserve account established under Wis. Stat. § 703.163 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with less than 13 units or a mixed-use condominium with residential and non-residential units). In a new condominium, the developer initially decides whether to have a statutory reserve account, but after the declarant control period ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. Existing condominiums must establish a statutory reserve account by May 1, 2006 unless the association elects to not establish the account by the written consent of a majority of the unit votes. Condominiums may also have other reserve fund accounts used for the repair and replacement of the common elements that operate apart from §703.165.

Monthly Balance Sheet

Properties: Green Ridge Condominiums, Inc. - 6939 Mariner Dr. Racine, WI 53406
As of: 05/31/2025
GL Account Map: None - use master chart of accounts
Level of Detail: Detail View
Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
	ASSETS	
	Cash	
1020	Cash - Checking	101,021.52
1030	Cash-Savings-Money Market	7,718.79
1100	Cash-Reserve-Roofs	52,640.80
1150	Cash-Reserve-Statutory	500.00
1250	Cash-Reserve-Asphalt/Concrete	19,750.08
1280	Cash-Reserve-Siding	38,494.44
1290	Cash-Reserve-Rec Center	31,505.08
1300	Cash-Reserve-Pool	34,657.54
1310	Cash-Reserve-Pond	7,654.55
1330	Cash-Reserve-Courtyard Paving	6,754.09
1350	Cash-Reserves-Transfer Fees	7,751.14
1606	CD-FCB-3/31/26 - 3.80%	17,644.33
	Total Cash	**326,092.36**
	TOTAL ASSETS	**326,092.36**
	LIABILITIES & CAPITAL	
	Liabilities	
9999-2	Prepaids	5,329.00
	Total Liabilities	**5,329.00**
	Capital	
3100	Transfer to/from Savings	28,665.36
9999-5	Retained Earnings	175,358.71
	Calculated Retained Earnings	63,717.78
	Calculated Prior Years Retained Earnings	53,021.51
	Total Capital	**320,763.36**
	TOTAL LIABILITIES & CAPITAL	**326,092.36**

Green Ridge Condominiums

C/O Washington Properties, Inc.

Dear Future Homeowner,

We're excited that you're considering joining our community. Below, we've highlighted important aspects of Green Ridge's rules and regulations to guide your decision-making process and ensure a smooth transition into the neighborhood. For full details, please refer to the Green Ridge governing documents, including the bylaws, rules, and declaration.

Key Information for New Owners

- **Occupancy and Use**:
    - Units are designated for private residential use. Leasing is not allowed unless specifically approved in compliance with bylaws and rules.
    - Owners who wish to rent out their units must comply with the following rental restrictions:
        - Owners must reside in their unit for a minimum of **one (1) year** before renting it out.
        - Rentals are capped at **no more than 10%** of the total units within the association.
        - Rentals are maxed at **2 units per building.**
        - A lease agreement must be submitted to the Board for approval prior to the start of any tenancy.
- **Dues**: Association dues are set annually to maintain shared amenities and cover common expenses. Budgets are emailed and mailed to all owners at the end of December for the following year. **There is a $650 transfer fee when a unit is sold.**
- **Parking**:
    - Each homeowner must use their garage for parking their primary vehicle(s).
    - Visitor parking is available in designated areas but must not obstruct driveways or access.
    - Owners are required to have parking stickers on their vehicles. There are fees associated if owners have 3 or more cars. See rules regarding parking stickers.
- **Pets**:
    - A maximum of two pets per unit is permitted, with each dog weighing no more than 35 pounds. Certain breeds are restricted.
    - Pets must always be leashed (no flexible leashes) when outside and under control. Owners must clean up after their pets immediately.

- **Alterations and Maintenance**:
    - Homeowners are responsible for maintaining their unit interiors and limited common areas (e.g., back patios, continuation fencing, etc).
    - Any structural changes or exterior modifications (e.g., patios, fences) require prior written approval from the HOA Board.
    - There are carpet restrictions in upper units, please make sure to read the rules.
- **Common Areas**:
    - Green Ridge's common areas, including recreational facilities, are shared by all owners. Any obstructions, misuse, and/or damages may result in fines or assessments.
- **Noise**: Please respect neighbors by observing quiet hours, particularly between 10 PM and 7 AM. It is important that potential owners understand they are moving into a multi-family living situation where noise can travel between walls.
- **Garbage Disposal**: Use designated dumpsters for trash. Large items require special arrangements for disposal, which must be arranged through the trash provider. Recycling must follow the Village's guidelines and may not go in dumpsters.
- **Insurance**:
    - The HOA maintains master insurance for common elements. Homeowners must secure individual policies for personal property and betterments within their units. Please make sure to understand the section 14 of the Declaration, and to provide this to your insurance agent when getting insurance on your unit.

Next Steps for Buyers

1. **Complete Required Forms**: New owners must submit occupancy forms, including details on pets, vehicles, and emergency contacts, within 30 days of closing.
2. **Review Governing Documents**: Familiarize yourself with Green Ridge's bylaws, rules, and declaration, available through your realtor.
3. **Contact Property Management**: For questions or additional information, reach out to Washington Properties, Inc. at greenridge@wpiracine.com or 262-800-0324.

Thank you for considering Green Ridge as your new home. We look forward to welcoming you to our vibrant community!

Sincerely,

Green Ridge Board of Directors

SECTION B — DECLARATION

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Document # **2693284**
RACINE COUNTY REGISTER OF DEEDS
January 16, 2025 10:41 AM

Karie J. Pope

KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: $30.00

The above recording information verifies this document has been electronically recorded
Returned to Kaman & Cusimano, LLC
Pages: 22

SEVENTH AMENDED AND RESTATED DECLARATION

GREEN RIDGE CONDOMINIUMS

Record this document with the Register of Deeds

Name and Return Address:
Lydia J. Chartre, Esq.
Kaman & Cusimano, LLC
111 E. Kilbourn Avenue,
Suite 1700
Milwaukee, WI 53202

(See Exhibit B for Parcel Numbers)
Parcel Identification Number

THIS INSTRUMENT DRAFTED BY:
LYDIA J. CHARTRE

SEVENTH AMENDED AND RESTATED CONDOMINIUM DECLARATION

OF

CONDITIONS, COVENANTS, RESTRICTIONS AND

FOR

GREEN RIDGE CONDOMINIUMS

Green Ridge Condominiums (the "Condominium") was created by a Declaration recorded on June 12, 1975 with the Racine County Register of Deeds as Document No. 957583, as amended on January 2, 1976 as Document No. 968785, as amended on November 9, 1982 as Document No. 1114830, as amended on November 17, 1983 as Document No. 1137146, as amended on August 23, 1985 as Document No. 1175563, as amended on December 30, 1985 as Document No. 1184385, and as further amended on November 3, 1992 as Document No. 1395978 (as amended, the "Declaration").

1. Statement of Declaration.

WHEREAS, the Declaration contains portions which have become obsolete due to changes in the law, the turnover of control from Declarant to Green Ridge Condominiums, Inc. (the "Association"), and changes in common practice over the years;

WHEREAS, the Association desires to clarify and update the provisions of this Declaration through this Restatement, so that its covenants, as restated, will continue to run with the land and shall be binding on all subsequent owners and occupants of all or any part of the Condominium; and

WHEREAS, the real property (the "Property") subject to this Declaration is as described on Exhibit A appended hereto, and the addresses of the units that comprise the Condominium are as described on Exhibit B appended hereto;

NOW THEREFORE, the Association, pursuant to Chapter 703 of the Wisconsin Statutes, the Condominium Ownership Act, as the same may be amended, renumbered or renamed from time to time (the "Act"), hereby amends and restates its Declaration as follows.

2. Description of Land and Name.

The real estate described on Exhibit A attached hereto has been subjected to the provisions of this Declaration.

3. Description and Location of Buildings.

The buildings on the real estate described in Paragraph 2(a) above contain a total of 336 units. Said buildings contain two stories, some have basements, and are constructed principally as wood frame buildings that may have brick, wood, and composition siding and asphalt roofing shingles. Located near the buildings are garages constructed as wood frame, and may have wood and composition siding, and asphalt roofing shingles. The buildings are located on the real estate as indicated in the recorded survey known as the Condominium Plat (the "Plat"), as amended, and made a part of this Declaration by reference.

4. Identification of Units.

A unit is that part of a building intended for individual, private use, comprised of one or more cubicles of air at one or more levels of space having outer boundaries formed by the interior surfaces of the perimeter walls, floors, ceilings, windows, window frames, doors and door frames of the buildings, together with all fixtures and improvements therein contained. The unit's windows, window frames, doors and door frames shall be considered part of the unit and unit owner responsibility. The units are designated as set forth on Exhibit B attached hereto. Each unit shall include the garage space as shown on the Plat. The location, area, number of rooms, immediate common areas to which the units have access and further details identifying the units are as set forth on the Plat.

5. Common Areas and Facilities.

The common areas and facilities shall consist of all of Green Ridge condominiums, except the individual units and limited common areas, as each of the aforementioned is hereunder defined, including, without limitation, the land on which the building or buildings are located, bearing walls; floors and ceilings (except the interior surfaces thereof, which form the outer boundaries of a unit); roofs; foundations; pipes, ducts, electrical wiring, and conduits that serve multiple units or the common area (pipes, ducts, electrical wiring, and conduits that serve an individual unit shall be part of that unit); centralized utility services, public utility lines, water and sewer laterals, outside walls, girders, beams and supports, and the walks, driveways, parking areas and landscaping.

Each unit owner shall have a valid, exclusive easement to the space between the interior and exterior walls for purposes of adding additional utility outlets, wall hangings, erection of non-bearing partition walls, and the like, where space between the walls may be necessary for such uses provided that the unit owner shall do nothing to impair the structural integrity of the buildings or the soundproofing of common walls between the units, and provided further that the common areas and facilities be restored to their former condition by the unit owner at his sole expense upon completion or termination of the use requiring the easement.

6. Limited Common Areas.

(a) All patios, entry walks, porches, attached stairways, individual unit utility service areas, storage areas, and planting areas which are identified as limited common areas on the Plat shall be appurtenant to the particular unit and shall be limited common areas for the exclusive uses of the owner or owners of such unit.

(b) The manner of use of such limited common areas shall be governed by the By-Laws of, and such rules and regulations as may be established by, the Association, and no unit owner shall decorate, landscape or adorn any limited common areas, or permit such, in any manner contrary to such By-Laws and rules and regulations. The association may, by rules and regulations, prohibit or limit the raising of animals in any unit or on the common areas.

7. Percentage of Ownership in Common Areas and Facilities and Limited Common Areas.

Each unit owner shall own an undivided interest in the common areas and facilities and limited common areas as a tenant in common with all other unit owners and, except as otherwise limited in this Declaration, shall have the right to use and occupy the common areas and facilities and limited common areas for all purposes incident to the use and occupancy of his unit as a place of residence, and such other incidental uses permitted by this Declaration, which rights shall be appurtenant to and run with his unit.

The percentage of undivided interest in the common areas and facilities and limited common areas relating to each unit and its owner for all purposes, including voting, shall be one-three hundred and thirty-sixth (1/336). In the event of any annexation of additional land and buildings as provided in this declaration the percentage of undivided interest shall be determined as the number one (1) divided by the total number of units actually constructed and within the provisions of this declaration after such annexation.

8. Purpose.

All buildings and the units therein contained are intended for and restricted exclusively to residential use as governed by the terms and conditions contained herein and the By-Laws of the Association. Lease or rental of a unit for residential purposes shall not be considered a violation of this covenant, but only to the extent leasing is specifically allowed in the By-Laws.

9. Service of Process.

The person to receive service of process shall be the registered agent of the Association, which at the time of recording this Restated Declaration is Washington Properties, Inc., 6939 Mariner Drive, Racine, WI 53406.

10. Association of Unit Owners.

(a) Duties and Obligations. All unit owners shall be entitled and required to be a member of an association of unit owners to be known as the Green Ridge Condominiums Association (herein "Association") which shall be responsible for carrying out the purposes of this Declaration including the exclusive management and control of the common areas and facilities and limited common areas. Such Association may be incorporated as a non-profit corporation under the laws of the state of Wisconsin. Each unit owner and the occupants of the units shall abide by and be subject to all of the rules, regulations, duties and obligations of this Declaration and the By-Laws and regulations of the Association.

(b) Voting Rights. Members of the Association shall be all Owners and shall be entitled to one vote for each Unit owned.

11. Unit Owner's Rights with Respect to Interiors.

Each unit owner shall have the exclusive right to paint, repaint, tile, panel, paper or otherwise refurnish and decorate the interior surfaces of the walls, ceilings, floors and doors forming the boundaries of his unit and all walls, ceilings, floors and doors within such boundaries, provided that such unit owner shall take no action which in any way will materially change any common walls. Partition walls of a nonstructural nature may be erected pursuant to the terms of paragraph 5 above.

12. Repairs and Maintenance.

(a) Common Areas and Facilities. The Association shall be responsible for the management and control of the common areas and facilities and shall cause the same to be kept in good, clean, attractive and sanitary condition, order and repair. Without in any way limiting the foregoing, this shall include all painting, repairing and decorating of exteriors, maintenance and repair of walks, drives, streets, and access routes, maintenance and repair of all common area lighting, sewer mains, water mains, landscaping except for plantings in patios, and maintenance repair of the recreation center, swimming pool, tennis courts, playgrounds and all other recreational facilities.

(b) Limited Common Areas and Individual Units. Each unit owner shall keep the limited common areas appurtenant to his unit, as defined herein in paragraph 6, hereof and as described on the Plat, in a good, clean, sanitary and attractive condition. Except for those portions which the Association is required to maintain and repair hereunder, if any, each unit owner shall be responsible for keeping the interior of his unit and all of its equipment, fixtures and appurtenances in good order, condition and repair and in a clean and satisfactory condition, and shall be responsible for decorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of his unit. Without in any way limiting the foregoing, in addition to decorating and keeping the interior of the unit in good repair, each unit owner shall be responsible for the maintenance, repair or replacement, of any plumbing fixtures, water heaters, furnaces, lighting fixtures, refrigerators, air-conditioning equipment, dishwashers, disposals, laundry equipment such a washers and dryers, ranges, or other equipment which may be in, or connect with, the unit.

(c) Prohibition Against Structural Changes by Owner. A unit owner shall not, without first obtaining the written consent of the Association; make or permit to be made any structural alterations, changes or improvements to his unit, or in or to the exterior of any building or any common or limited common areas and facilities. A unit owner shall not perform, or allow to be performed, any act or work which will impair the structural soundness or integrity of any building, or the safety of the property, or impair any easement or hereditament, without the prior written consent of the Association.

(d) Entry For Repairs. The Association may enter any unit at reasonable times and under reasonable conditions when necessary in connection with any maintenance, construction or repair of public utilities, common or limited common elements, and for any other matters for which the Association is responsible. Unless under emergency circumstances, such entry shall be made with prior notice to the owners and with as little inconvenience to the owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a common expense.

(e) Association Personnel. The Association may obtain and pay for the services of any person or entity to manage its affairs to the extent it deems advisable, and may hire such other personnel as it shall determine to be necessary or advisable for the proper operation of the project. The Association may arrange with other vendors to furnish lighting, heating, water, trash collection, sewer service and such other common services as may be required to each unit.

13. Destruction and Reconstruction.

In the event of a partial, or total destruction of a building or buildings, they shall be rebuilt and repaired as soon as practicable and substantially to the same design, plan and specifications as originally built, unless within 90 days of the date of the damage or destruction 75% of the unit owners agree not to rebuild or repair. On reconstruction, the design, plan and specifications of any building or unit may vary from that of the original upon approval of the Association, provided, however, that the number of square feet of any unit may not vary by more than 5% from the number of square feet for such unit as originally constructed, and the location of the buildings shall be substantially the same as prior to damage or destruction, The proceeds of any insurance collected for such damage or destruction shall be available to the Association for the purpose of repair or reconstruction as provided in paragraph 14 hereof. The Association shall have the right to levy assessments in the event that the proceeds of any insurance collected are insufficient to pay the estimated or actual costs of repair or reconstruction.

14. Insurance.

Property Damage Insurance. The Board of Directors of the Association shall obtain, to the extent available in the normal commercial marketplace, broad form insurance against loss by fire and against loss by lightening, windstorm, hail, snow storm and other risks normally included within risk of loss extended coverage, including vandalism and malicious mischief, insuring all Common Elements, Limited Common Elements, Units and Unit upgrades or betterments, together with all service machinery appurtenant thereto, as well as all personal property belonging to the association, but excluding any Unit Owner personal property, in an amount equal to the full replacement value, with code upgrades, without deduction for depreciation. Premiums shall be a common expense. To the extent possible, the insurance shall provide that the insurer waives its rights of subrogation as to any claim against unit owners, the Association, and their respective agents and guests, and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more unit owners, or the Association, or their agents and guests, without thirty (30) days prior written notice to the Association giving it opportunity to cure the defect within that time. The Board of Directors shall obtain a third-party insurance appraisal, to

be updated at least every 5 years, to determine the full replacement value of the Property insured.

Additional Insurance. In addition to the insurance required above, the Board may obtain, to the extent available in the normal commercial marketplace, with the costs thereof to be borne as a Common Expense:

(A) Worker's compensation insurance;

(B) Liability insurance providing coverage in an amount not less than two million dollars ($2,000,000) per occurrence for injury, including death, and property damage covering the Association, the Board of Directors, officers, and all agents and employees of the Association, and all Unit Owners and other persons entitled to occupy any Unit or other portion of the Property;

(C) Directors and Officers Insurance covering the officers, directors, property managers and volunteers;

(D) Fidelity insurance covering officers, directors, property managers, employees, and other persons who handle or are responsible for handling Association funds. Such insurance shall be in an amount at least equal to no less than three (3) months' operating expenses plus reserves on hand as of the beginning of the fiscal year and shall contain waivers of any defense based upon the exclusion of persons serving without compensation; and

(E) Such other insurance, including cyber or automobile insurance, as it deems necessary.

Insurance Deductible. In the event of any insured loss on the Association's master insurance policy, the Association's deductible shall be the responsibility of the person or entity (including the Association) who would be responsible for such damage under the Condominium Documents, in the absence of insurance. If the cause of loss originates within a Unit, the Unit Owner is responsible for the damage costs up to the Association's master insurance policy deductible. If the cause of the loss originates in more than one Unit or a Unit and the Common Elements, the responsibility for paying the Association's deductible shall be equitably apportioned by the Board in its sole discretion among the Unit(s) and/or Common Elements where the loss originated.

Unit Owner Insurance. The Unit Owners shall be responsible for and shall obtain insurance coverage for:

(A) The personal property within the Unit;

(B) Coverage A with special perils coverage added, which changes the perils covered from "named perils" to "all risks unless excluded", which insurance should also cover Building/Additions and Alterations/Improvements and Betterments in an amount of at least the Association's master policy deductible(s);

(C) Loss assessment coverage, at a minimum limit of the maximum amount that the insurer will cover of the Association's master policy deductible(s);

(D) Special perils contents coverage; and

(E) Sewer backup and sump pump failure coverage.

15. Liability For Common Expenses.

The costs of administration of the Association, repair, maintenance and other expenses of the common areas and facilities and limited common areas, shall be paid for by the Association and assessments shall be made against the unit owners, as well as the units themselves, for such expenses as provided in the By-Laws of said Association. No unit owner may exempt himself or his unit ownership from liability for his contribution toward the common expenses by waiver of the use of enjoyment of any of the common, or limited common areas and facilities or by the abandonment of his unit; and no conveyance shall relieve the unit owner grantor therein or his unit of such liability, and he shall be jointly, severally and personally liable for such common expenses along with his guarantee in any such conveyance until all expenses charged to his unit have been paid.

All common expenses, and assessments, when due shall immediately become a personal debt of the unit owner and also a lien, as provided in the Act, until paid, against the unit to which charged without the necessity of filing such lien, and this provision shall constitute sufficient notice to all successors of title to units.

16. Partition of Common Elements Prohibited.

There shall be no partition of the common areas and facilities and limited common areas through judicial proceedings or otherwise until this agreement is terminated and the property is withdrawn from its terms or from the terms of the applicable statutes regarding unit ownership or condominium ownership, provided, however, that if any unit shall be owned by two or more co-owners as tenants in common or as joint tenants, nothing contained shall be deemed to prohibit a voluntary or judicial partition of said single unit as between such co-owners.

17. Conveyance to Include Interests in Common Areas and Facilities and Limited Common Areas.

No unit owners shall execute any deed, mortgage, lease or other instrument affecting title to such unit ownership, without including therein both their interest in the unit and their corresponding percentage of ownership in the common, and limited common areas and facilities, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, lease or other instrument purporting to affect the one without including also the other shall be deemed and taken to include the interest so omitted even though the latter is not expressly mentioned or described herein.

18. Failure of Association to Insist on Strict Performance No Waiver; Claims and Remedies.

The failure of the Association to insist in any one or more instances, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or to exercise any right or option herein contained or to serve any notice or to institute any action shall not be construed as a waiver or a relinquishment for the future, of such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Association of payment of any assessment from a unit owner, with knowledge of the breach of any covenant hereof shall not be deemed as a waiver of such breach, and no waiver by the Association of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Association.

Owner Claims: Mediation and Arbitration Requirements. In the event that a Unit Owner or resident has a claim to assert against the Association or any member of the Board where the claim relates to or arises from the member's service on the Board, that claim must be submitted to binding arbitration, with Resolute Systems, Inc. or such other arbitrator or arbitrator facility agreed to by the parties, or by the chief judge of the county if the parties can't agree upon an arbitrator and Resolute Systems, Inc. is no longer in business or has a conflict. The unit owner(s) and the Association shall each pay half the cost of the arbitration. Such claims must be commenced with the arbitrator within one year of the date that the Unit Owner or resident knew or should have known of the underlying facts giving rise to the claim. Such claims may also be submitted to non-binding mediation before or during arbitration at the election of the claimant, with both sides paying half the cost of the mediator. The Association shall also have the option of arbitrating a claim against a Unit Owner (any non-assessment collection and non-declaratory judgment-related claim) using the same procedure above.

Attorney's Fees. The prevailing party in any claim brought by or against the Association or a Director by a Unit Owner or resident shall be entitled to recover their attorney's fees and costs. In addition, for any claim that is mediated or arbitrated as set forth in the paragraph immediately above, the Association is entitled to recover its pre-mediation and/or pre-arbitration attorney's fees and costs if it is ultimately the prevailing party.

Damages. The Association may assess a Unit Owner the actual damages the Association incurs from the Unit Owner's (its residents, occupants, or guests) failure to abide by the Condominium Declaration, Bylaws, or Rules and Regulations (the "Condominium Documents"). Where appropriate, the Association may also fine for violations of the Condominium Documents, and a schedule of progressive fines shall be set forth in the Rules and Regulations. There shall be a Grievance Procedure set forth in the Rules and Regulations, whereby a Unit Owner may contest the alleged violation. The decision of the Grievance Committee is final and binding. The Association may also assess to the Unit Owner interest and late fees on unpaid fines and assessments, as well as attorney's fees and costs incident to the Unit Owner's failure to abide by the Condominium Documents.

19. Amendments to Declaration.

This Declaration may be amended by the written consent of not less than 2/3 of all votes entitled to be cast by unit owners and their first mortgagees, to the extent set forth in the Act. Copies of such amendments shall be certified by the President and Secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for Racine County, and a copy of the amendment shall also be mailed or personally or electronically delivered to each unit owner at his address on file with the Association. This Declaration shall not be revoked except as provided by law.

20. Notices.

All notices and other documents required to be given by this Declaration or the By-Laws of the Association shall be sufficient if given to one registered owner of a unit regardless of the number of owners who have an interest therein. All owners shall provide the Secretary of the Association with an electronic and physical address for the mailing or service of any notice or other documents and such Secretary shall be deemed to have discharged his duty with respect to the giving of notice by mailing it or having it delivered personally or electronically to such address as is on file with the Secretary.

21. Easements, Reservations and Encroachments.

(a) Easements are hereby declared and granted for the benefit of the unit owners and the Association for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone wires and equipment, master television antenna system wires and equipment and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the common areas and facilities.

(b) In the event that by reason of the construction, reconstruction, settlement, or shifting of any building, or the design or construction of all unit, any part of the common areas and facilities, or limited common areas, encroaches or shall hereafter encroach upon any part of any unit, or any part of any unit encroaches or shall hereafter encroach upon any part of the common areas and facilities, or limited common areas, or any portion of any unit encroaches upon any part of any other unit, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of such unit so long as all or any part of the building containing such unit shall remain standing; provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any unit or in favor of the owner or owners of the common areas or facilities, or limited common areas, if such encroachment occurred due to the willful conduct of said owner or owners.

(c) All easements and rights described herein are easements appurtenant, running with the land, and are subject to the reasonable control of the Association. All easements and rights described herein are granted and reserved to, and shall inure to the benefit of and be binding on, the undersigned, its successors and assigns, and on all unit owners, purchasers and mortgagees and their heirs, executors, administrators, successors

and assigns. The Association shall have the authority to execute all documents necessary to carry out the intent of this paragraph 21.

22. Number and Gender.

Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural, the singular and the use of any gender shall include all genders.

23. Severability.

The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provision or of any other provision hereof.

This Seventh Amended and Restated Declaration complies with the requirements of the Declaration and the applicable law, Wis. Stat. §703.09(2), in that it has been approved by the written consent of Unit owners with not less than two thirds (2/3) of the Unit Owners in the Association, and such consents have been approved by the mortgagees or holders of equivalent security interest in the Units to the extent required by the Act.

ATTEST:

GREEN RIDGE CONDOMINIUMS, INC., a Wisconsin Non-Stock Corporation,

By: Susan E Nunn
Susan E Nunn, Secretary

STATE OF WISCONSIN)
) ss.
COUNTY OF Racine)

This document was acknowledged before me by Susan Nunn, as Secretary of Green Ridge Condominiums, Inc. on this 15 day of January, 2025.

NOTARY PUBLIC
Meredith Dostal Orth
STATE OF WISCONSIN

Meredith Dostal Orth
Notary Public, State of Wisconsin
Name: Meredith Dostal Orth

My Commission Expires: 4/17/2027

IN WITNESS WHEREOF, the Association has executed this Seventh Amended and Restated Declaration of Condominium for Green Ridge Condominiums this 15 day of January, 2025.

GREEN RIDGE CONDOMINIUMS, INC., a Wisconsin Non-Stock Corporation,

By: _____
Heidi E John, President

STATE OF WISCONSIN)
) ss.
COUNTY OF Racine)

This document was acknowledged before me by Heidi John, as President of Green Ridge Condominiums, Inc. on this 15 day of January, 2025.

_____
Notary Public, State of Wisconsin
Name: Meredith Dostal Orth

My Commission Expires: 4/17/27 4/17/2027

NOTARY PUBLIC
Meredith Dostal Orth
STATE OF WISCONSIN

EXHIBIT A

Legal Description

Units 1L, 2U, 3, 4, 5 and 6 in Building 1, Units 1U, 2L, 3U, 4L, 5U and 6L in Building 3, Units 1L, 2U, 3L, 4, 5L and 6U in Building 4, Unit 1, 2, 3, 4, 5 and 6 in Building 5, Units 1, 2, 3, 4, 5 and 6 in Building 6, Units 1, 2, 3, 4, 5 and 6 in Building 7, Units 1, 2, 3, 4, 5 and 6 in Building 8, Units 1, 2, 3, 4, 5 and 6 in Building 9, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 10, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 11, Units 1, 2, 3, 4, 5 and 6 in Building 12, Units 1, 2, 3, 4, 5 and 6 in Building 13, Units 1U, 2L, 3L, 4U, 5U, 6, 7L and 8U in Building 14, Units 1, 2, 3, 4, 5 and 6 in Building 15, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 16, Units 1, 2, 3, 4, 5 and 6 in Building 17, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 18, Units 1, 2, 3, 4, 5 and 6 in Building 19, Units 1, 2, 3, 4, 5 and 6 in Building 20, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 21, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 22, Units 1, 2, 3, 4, 5 and 6 in Building 23, Unit 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 24, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 25, Units 1, 2, 3, 4, 5 and 6 in Building 26, Units 1U, 2L, 3L, 4U 5U, 6L, 7L and 8U in Building 27, Units 1, 2, 3, 4, 5 and 6 in Building 28, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 29, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 30, Units 1, 2, 3, 4, 5 and 6 in Building 31, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 32, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 33, Units 1U, 2l, 3L, 4U, 5U, 6L, 7L and 8U in Building 34, Units 1, 2, 3, 4, 5 and 6 in Building 35, Units 1, 2, 3, 4, 5, 6, 7 and 8 in Building 36, Units 1, 2, 3, 4, 5 and 6 in Building 37, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 38, Units 1U, 2L, 3L, 4U, 5U, 6L, 7L and 8U in Building 39, Units 1U, 2U, 3, 4, 5L and 6U in Building 40, Units 1U, 2L, 3, 4, 5L and 6U in Building 41, Units 1U, 2L, 3, 4, 5L and 6U in Building 42, Units 1U, 2L, 3, 4, 5L and 6U in Building 43, Units 1, 2, 3, 4 and 5 in Building 44, Units 1U, 2L, 3, 4, 5L and 6L in Building 45, Units 1, 2, 3, 4 and 5 in Building 46, Units 1U, 2L, 3, 4, 5L and 6U in Building 47, Units 1U, 2L, 3, 4, 5U and 6U in Building 48, Unit 1U, 2L, 3L, 4, 5U, 6L, 7L and 8U in Building 49, Units 1U, 2L, 3U, 4L, 5U and 6L in Building 50 and Units 1, 2, 3, 4, 5 and 6 in Building 51, in the Green Ridge Condominium(s) created by a "Declaration of Condominium" recorded on June 12, 1975, in the Office of the Register of Deeds for Racine County, Wisconsin, in Volume 1268 of Records, page 226, as Document No. 957583, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the Village of Mt. Pleasant, County of Racine and State of Wisconsin.

EXHIBIT B

Tax Key Numbers

Tax Key	Street Address
151032212054000	1412 Windsor Way, Maintenance Building
151032212054002	1412 Windsor Way, Pool Building and Tennis Courts
151032212060000	1401 Windsor Way, Unit 1L
151032212061000	1401 Windsor Way, Unit 2U
151032212062000	1401 Windsor Way, Unit 3
151032212063000	1401 Windsor Way, Unit 4
151032212064000	1401 Windsor Way, Unit 5
151032212065000	1401 Windsor Way, Unit 6
151032212066000	1423 Windsor Way, Unit 1U
151032212067000	1423 Windsor Way, Unit 2L
151032212068000	1423 Windsor Way, Unit 3U
151032212069000	1423 Windsor Way, Unit 4L
151032212070000	1423 Windsor Way, Unit 5U
151032212071000	1423 Windsor Way, Unit 6L
151032212072000	1435 Windsor Way, Unit 1L
151032212073000	1435 Windsor Way, Unit 2U
151032212074000	1435 Windsor Way, Unit 3L
151032212075000	1435 Windsor Way, Unit 4
151032212076000	1435 Windsor Way, Unit 5L
151032212077000	1435 Windsor Way, Unit 6U
151032212078000	1447 Windsor Way, Unit 1
151032212079000	1447 Windsor Way, Unit 2
151032212080000	1447 Windsor Way, Unit 3
151032212081000	1447 Windsor Way, Unit 4
151032212082000	1447 Windsor Way, Unit 5
151032212083000	1447 Windsor Way, Unit 6
151032212086000	5701 Cambridge Circle, Unit 1
151032212087000	5701 Cambridge Circle, Unit 2
151032212088000	5701 Cambridge Circle, Unit 3
151032212089000	5701 Cambridge Circle, Unit 4
151032212090000	5701 Cambridge Circle, Unit 5
151032212091000	5701 Cambridge Circle, Unit 6
151032212094000	5709 Cambridge Circle, Unit 1
151032212095000	5709 Cambridge Circle, Unit 2
151032212096000	5709 Cambridge Circle, Unit 3
151032212097000	5709 Cambridge Circle, Unit 4
151032212098000	5709 Cambridge Circle, Unit 5
151032212099000	5709 Cambridge Circle, Unit 6
151032212100000	5727 Cambridge Circle, Unit 1
151032212101000	5727 Cambridge Circle, Unit 2

Tax Key	Street Address
151032212102000	5727 Cambridge Circle, Unit 3
151032212103000	5727 Cambridge Circle, Unit 4
151032212104000	5727 Cambridge Circle, Unit 5
151032212105000	5727 Cambridge Circle, Unit 6
151032212106000	5720 Cambridge Circle, Unit 1
151032212107000	5720 Cambridge Circle, Unit 2
151032212108000	5720 Cambridge Circle, Unit 3
151032212109000	5720 Cambridge Circle, Unit 4
151032212110000	5720 Cambridge Circle, Unit 5
151032212111000	5720 Cambridge Circle, Unit 6
151032212112000	5728 Cambridge Circle, Unit 1U
151032212113000	5728 Cambridge Circle, Unit 2L
151032212114000	5728 Cambridge Circle, Unit 3L
151032212115000	5728 Cambridge Circle, Unit 4U
151032212116000	5728 Cambridge Circle, Unit 5U
151032212117000	5728 Cambridge Circle, Unit 6L
151032212118000	5728 Cambridge Circle, Unit 7L
151032212119000	5728 Cambridge Circle, Unit 8U
151032212121000	5736 Cambridge Circle, Unit 1U
151032212122000	5736 Cambridge Circle, Unit 2L
151032212123000	5736 Cambridge Circle, Unit 3L
151032212124000	5736 Cambridge Circle, Unit 4U
151032212125000	5736 Cambridge Circle, Unit 5U
151032212126000	5736 Cambridge Circle, Unit 6L
151032212127000	5736 Cambridge Circle, Unit 7L
151032212128000	5736 Cambridge Circle, Unit 8U
151032212129000	5742 Cambridge Circle, Unit 1
151032212130000	5742 Cambridge Circle, Unit 2
151032212131000	5742 Cambridge Circle, Unit 3
151032212132000	5742 Cambridge Circle, Unit 4
151032212133000	5742 Cambridge Circle, Unit 5
151032212134000	5742 Cambridge Circle, Unit 6
151032212135000	5748 Cambridge Circle, Unit 1
151032212136000	5748 Cambridge Circle, Unit 2
151032212137000	5748 Cambridge Circle, Unit 3
151032212138000	5748 Cambridge Circle, Unit 4
151032212139000	5748 Cambridge Circle, Unit 5
151032212140000	5748 Cambridge Circle, Unit 6
151032212142000	5745 Cambridge Lane, Unit 1U
151032212143000	5745 Cambridge Lane, Unit 2L
151032212144000	5745 Cambridge Lane, Unit 3L
151032212145000	5745 Cambridge Lane, Unit 4U
151032212146000	5745 Cambridge Lane, Unit 5U
151032212147000	5745 Cambridge Lane, Unit 6
151032212148000	5745 Cambridge Lane, Unit 7L

Tax Key	Street Address
151032212149000	5745 Cambridge Lane, Unit 8U
151032212150000	5719 Cambridge Lane, Unit 1
151032212151000	5719 Cambridge Lane, Unit 2
151032212152000	5719 Cambridge Lane, Unit 3
151032212153000	5719 Cambridge Lane, Unit 4
151032212154000	5719 Cambridge Lane, Unit 5
151032212155000	5719 Cambridge Lane, Unit 6
151032212156000	5700 Cambridge Circle, Unit 1U
151032212157000	5700 Cambridge Circle, Unit 2L
151032212158000	5700 Cambridge Circle, Unit 3L
151032212159000	5700 Cambridge Circle, Unit 4U
151032212160000	5700 Cambridge Circle, Unit 5U
151032212161000	5700 Cambridge Circle, Unit 6L
151032212162000	5700 Cambridge Circle, Unit 7L
151032212163000	5700 Cambridge Circle, Unit 8U
151032212164000	5735 Cambridge Circle, Unit 1
151032212165000	5735 Cambridge Circle, Unit 2
151032212166000	5735 Cambridge Circle, Unit 3
151032212167000	5735 Cambridge Circle, Unit 4
151032212168000	5735 Cambridge Circle, Unit 5
151032212169000	5735 Cambridge Circle, Unit 6
151032212170000	5749 Cambridge Circle, Unit 1U
151032212171000	5749 Cambridge Circle, Unit 2L
151032212172000	5749 Cambridge Circle, Unit 3L
151032212173000	5749 Cambridge Circle, Unit 4U
151032212174000	5749 Cambridge Circle, Unit 5U
151032212175000	5749 Cambridge Circle, Unit 6L
151032212176000	5749 Cambridge Circle, Unit 7L
151032212177000	5749 Cambridge Circle, Unit 8U
151032212178000	5803 Cambridge Circle, Unit 1
151032212179000	5803 Cambridge Circle, Unit 2
151032212180000	5803 Cambridge Circle, Unit 3
151032212181000	5803 Cambridge Circle, Unit 4
151032212182000	5803 Cambridge Circle, Unit 5
151032212183000	5803 Cambridge Circle, Unit 6
151032212184000	5811 Cambridge Circle, Unit 1
151032212185000	5811 Cambridge Circle, Unit 2
151032212186000	5811 Cambridge Circle, Unit 3
151032212188000	5811 Cambridge Circle, Unit 4
151032212189000	5811 Cambridge Circle, Unit 5
151032212190000	5811 Cambridge Circle, Unit 6
151032212191000	5819 Cambridge Circle, Unit 1U
151032212192000	5819 Cambridge Circle, Unit 2L
151032212193000	5819 Cambridge Circle, Unit 3L
151032212194000	5819 Cambridge Circle, Unit 4U

Tax Key	Street Address
151032212195000	5819 Cambridge Circle, Unit 5U
151032212196000	5819 Cambridge Circle, Unit 6L
151032212197000	5819 Cambridge Circle, Unit 7L
151032212198000	5819 Cambridge Circle, Unit 8U
151032212199000	5827 Cambridge Circle, Unit 1U
151032212200000	5827 Cambridge Circle, Unit 2L
151032212201000	5827 Cambridge Circle, Unit 3L
151032212202000	5827 Cambridge Circle, Unit 4U
151032212203000	5827 Cambridge Circle, Unit 5U
151032212204000	5827 Cambridge Circle, Unit 6L
151032212205000	5827 Cambridge Circle, Unit 7L
151032212206000	5827 Cambridge Circle, Unit 8U
151032212207000	5835 Cambridge Circle, Unit 1
151032212208000	5835 Cambridge Circle, Unit 2
151032212209000	5835 Cambridge Circle, Unit 3
151032212210000	5835 Cambridge Circle, Unit 4
151032212211000	5835 Cambridge Circle, Unit 5
151032212212000	5835 Cambridge Circle, Unit 6
151032212213000	5843 Cambridge Circle, Unit 1U
151032212214000	5843 Cambridge Circle, Unit 2L
151032212215000	5843 Cambridge Circle, Unit 3L
151032212216000	5843 Cambridge Circle, Unit 4U
151032212217000	5843 Cambridge Circle, Unit 5U
151032212218000	5843 Cambridge Circle, Unit 6L
151032212219000	5843 Cambridge Circle, Unit 7L
151032212220000	5843 Cambridge Circle, Unit 8U
151032212221000	5820 Cambridge Lane, Unit 1U
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151032212227000	5820 Cambridge Lane, Unit 7L
151032212228000	5820 Cambridge Lane, Unit 8U
151032212229002	5830 Cambridge Lane, Unit 1
151032212229004	5830 Cambridge Lane, Unit 2
151032212229006	5830 Cambridge Lane, Unit 3
151032212229008	5830 Cambridge Lane, Unit 4
151032212229010	5830 Cambridge Lane, Unit 5
151032212229011	5830 Cambridge Lane, Unit 6
151032212230000	5810 Cambridge Lane, Unit 1U
151032212230002	5810 Cambridge Lane, Unit 2L
151032212230004	5810 Cambridge Lane, Unit 3L
151032212230006	5810 Cambridge Lane, Unit 4U

Tax Key	Street Address
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151032212230012	5810 Cambridge Lane, Unit 7L
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151032212231000	5740 Cambridge Lane, Unit 1
151032212231002	5740 Cambridge Lane, Unit 2
151032212231005	5740 Cambridge Lane, Unit 3
151032212231006	5740 Cambridge Lane, Unit 4
151032212231008	5740 Cambridge Lane, Unit 5
151032212231010	5740 Cambridge Lane, Unit 6
151032212232000	5748 Cambridge Lane, Unit 1U
151032212232002	5748 Cambridge Lane, Unit 2L
151032212232004	5748 Cambridge Lane, Unit 3L
151032212232006	5748 Cambridge Lane, Unit 4U
151032212232008	5748 Cambridge Lane, Unit 5U
151032212232010	5748 Cambridge Lane, Unit 6L
151032212232012	5748 Cambridge Lane, Unit 7L
151032212232014	5748 Cambridge Lane, Unit 8U
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151032212233002	5734 Cambridge Lane, Unit 2L
151032212233004	5734 Cambridge Lane, Unit 3L
151032212233006	5734 Cambridge Lane, Unit 4U
151032212233008	5734 Cambridge Lane, Unit 5U
151032212233010	5734 Cambridge Lane, Unit 6L
151032212233012	5734 Cambridge Lane, Unit 7L
151032212233015	5734 Cambridge Lane, Unit 8U
151032212234000	5718 Cambridge Lane, Unit 1
151032212234002	5718 Cambridge Lane, Unit 2
151032212234004	5718 Cambridge Lane, Unit 3
151032212234006	5718 Cambridge Lane, Unit 4
151032212234008	5718 Cambridge Lane, Unit 5
151032212234010	5718 Cambridge Lane, Unit 6
151032212234100	5726 Cambridge Lane, Unit 1U
151032212234102	5726 Cambridge Lane, Unit 2L
151032212234104	5726 Cambridge Lane, Unit 3L
151032212234106	5726 Cambridge Lane, Unit 4U
151032212234108	5726 Cambridge Lane, Unit 5U
151032212234110	5726 Cambridge Lane, Unit 6L
151032212234112	5726 Cambridge Lane, Unit 7L
151032212234114	5726 Cambridge Lane, Unit 8U
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151032212235006	5702 Cambridge Lane, Unit 4U

Tax Key	Street Address
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151032212235012	5702 Cambridge Lane, Unit 7L
151032212235014	5702 Cambridge Lane, Unit 8U
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151032212235018	5640 Cambridge Lane, Unit 2L
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151032212235024	5640 Cambridge Lane, Unit 5U
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151032212235034	5632 Cambridge Lane, Unit 2
151032212235036	5632 Cambridge Lane, Unit 3
151032212235038	5632 Cambridge Lane, Unit 4
151032212235040	5632 Cambridge Lane, Unit 5
151032212235042	5632 Cambridge Lane, Unit 6
151032212235044	5624 Cambridge Lane, Unit 1
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151032212235048	5624 Cambridge Lane, Unit 3
151032212235050	5624 Cambridge Lane, Unit 4
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151032212235054	5624 Cambridge Lane, Unit 6
151032212235056	5624 Cambridge Lane, Unit 7
151032212235058	5624 Cambridge Lane, Unit 8
151032212235060	5616 Cambridge Lane, Unit 1
151032212235062	5616 Cambridge Lane, Unit 2
151032212235064	5616 Cambridge Lane, Unit 3
151032212235066	5616 Cambridge Lane, Unit 4
151032212235068	5616 Cambridge Lane, Unit 5
151032212235070	5616 Cambridge Lane, Unit 6
151032212235072	5608 Cambridge Lane, Unit 1U
151032212235074	5608 Cambridge Lane, Unit 2L
151032212235076	5608 Cambridge Lane, Unit 3L
151032212235078	5608 Cambridge Lane, Unit 4U
151032212235080	5608 Cambridge Lane, Unit 5U
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151032212235084	5608 Cambridge Lane, Unit 7L
151032212235086	5608 Cambridge Lane, Unit 8U
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151032212235094	5600 Cambridge Lane, Unit 4U

Tax Key	Street Address
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151032212235100	5600 Cambridge Lane, Unit 7L
151032212235102	5600 Cambridge Lane, Unit 8U
151032212235104	5542 Cambridge Lane, Unit 1U
151032212235106	5542 Cambridge Lane, Unit 2U
151032212235108	5542 Cambridge Lane, Unit 3
151032212235110	5542 Cambridge Lane, Unit 4
151032212235112	5542 Cambridge Lane, Unit 5L
151032212235114	5542 Cambridge Lane, Unit 6U
151032212235116	5516 Cambridge Lane, Unit 1U
151032212235118	5516 Cambridge Lane, Unit 2L
151032212235120	5516 Cambridge Lane, Unit 3
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151032212235124	5516 Cambridge Lane, Unit 5L
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151032212235128	5528 Cambridge Lane, Unit 1U
151032212235130	5528 Cambridge Lane, Unit 2L
151032212235132	5528 Cambridge Lane, Unit 3
151032212235134	5528 Cambridge Lane, Unit 4
151032212235136	5528 Cambridge Lane, Unit 5L
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151032212235140	5504 Cambridge Lane, Unit 1U
151032212235142	5504 Cambridge Lane, Unit 2L
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151032212235146	5504 Cambridge Lane, Unit 4
151032212235148	5504 Cambridge Lane, Unit 5L
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151032212235152	5617 Cambridge Lane, Unit 1
151032212235154	5617 Cambridge Lane, Unit 2
151032212235156	5617 Cambridge Lane, Unit 3
151032212235158	5617 Cambridge Lane, Unit 4
151032212235160	5617 Cambridge Lane, Unit 5
151032212235164	5605 Cambridge Lane, Unit 1U
151032212235166	5605 Cambridge Lane, Unit 2L
151032212235168	5605 Cambridge Lane, Unit 3
151032212235170	5605 Cambridge Lane, Unit 4
151032212235172	5605 Cambridge Lane, Unit 5L
151032212235174	5605 Cambridge Lane, Unit 6L
151032212235176	5533 Cambridge Lane, Unit 1
151032212235178	5533 Cambridge Lane, Unit 2
151032212235180	5533 Cambridge Lane, Unit 3
151032212235182	5533 Cambridge Lane, Unit 4
151032212235184	5533 Cambridge Lane, Unit 5

Tax Key	Street Address
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151032212235190	5521 Cambridge Lane, Unit 2L
151032212235192	5521 Cambridge Lane, Unit 3
151032212235194	5521 Cambridge Lane, Unit 4
151032212235196	5521 Cambridge Lane, Unit 5L
151032212235198	5521 Cambridge Lane, Unit 6U
151032212235200	5509 Cambridge Lane, Unit 1U
151032212235202	5509 Cambridge Lane, Unit 2L
151032212235204	5509 Cambridge Lane, Unit 3
151032212235206	5509 Cambridge Lane, Unit 4
151032212235208	5509 Cambridge Lane, Unit 5U
151032212235210	5509 Cambridge Lane, Unit 6U
151032212235250	1521 Windsor Way, Unit 1U
151032212235252	1521 Windsor Way, Unit 2L
151032212235254	1521 Windsor Way, Unit 3L
151032212235256	1521 Windsor Way, Unit 4
151032212235258	1521 Windsor Way, Unit 5U
151032212235260	1521 Windsor Way, Unit 6L
151032212235262	1521 Windsor Way, Unit 7L
151032212235264	1521 Windsor Way, Unit 8U
151032212235266	1533 Windsor Way, Unit 1U
151032212235268	1533 Windsor Way, Unit 2L
151032212235270	1533 Windsor Way, Unit 3U
151032212235272	1533 Windsor Way, Unit 4L
151032212235274	1533 Windsor Way, Unit 5U
151032212235276	1533 Windsor Way, Unit 6L
151032212235278	1505 Windsor Way, Unit 1
151032212235281	1505 Windsor Way, Unit 2
151032212235284	1505 Windsor Way, Unit 3
151032212235286	1505 Windsor Way, Unit 4
151032212235288	1505 Windsor Way, Unit 5
151032212235290	1505 Windsor Way, Unit 6

SECTION C — BYLAWS

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AMENDED AND RESTATED BY-LAWS

OF

GREEN RIDGE CONDOMINIUMS, INC.

ARTICLE I

Name and Purpose

Pursuant to the "Articles of Incorporation of Green Ridge Condominiums, Inc." and the "Condominium Declaration for Green Ridge Condominiums" recorded in the Office of the Register of Deeds for Racine County, Wisconsin (as amended, hereinafter called "Declaration"), the following are adopted as the By-Laws of the Green Ridge Condominiums, Inc., which is a corporation formed to serve as an Association of unit owners who own real estate and improvements under the condominium form of use and ownership, as provided in the "Unit Ownership Act" under the laws of the State of Wisconsin and subject to the terms and conditions of the Declaration (the corporation may hereinafter sometimes be referred to as "Association"). The mailing address for Green Ridge Condominiums, Inc. is the address of its principal office, as stated on file with the Wisconsin Department of Financial Institutions.

These By-Laws shall be deemed covenants running with the land and shall be binding on the unit owners, their heirs, administrators, executors, successors and assigns.

ARTICLE II

Members, Voting and Meetings

2.1 **Members**. This corporation shall have members, and the rights and qualifications of the members are as follows:

Becoming a Member. Every unit owner upon acquiring title to a unit, under the terms of the Declaration, shall automatically become a member of the Association and shall remain a member thereof until such time as his or her ownership of such unit ceases for any reason, at which time his or her membership in the Association shall automatically cease. The membership of the Association shall at all times consist exclusively of all of the Unit Owners of the Condominium. Land contract vendees and not land contract vendors shall be members of the Association. Persons who hold an interest in a Unit merely as security for the performance of an obligation (including Mortgagees) are not members of the Association. Persons who hold a possessory interest in a Unit as tenants are not members of the Association.

One Membership per Unit. If more than one person holds title to a unit, the membership related to that unit shall be shared by such owners in the same proportionate interests and by the same type of tenancy in which the title to the unit is held. A unit owner shall be entitled to one membership for each unit owned by him. Voting rights may not be split and there shall be one vote per unit.

Transfer of Membership. Each such membership shall be appurtenant to the Unit upon which it is based and shall be transferred automatically upon conveyance of that unit. Membership in the

Association may not be transferred, except in connection with the transfer of a unit. Upon transfer of a unit, the Association shall, as soon as possible thereafter, be given written notice of such transfer, including the name of the new owner, identification of unit, date of transfer, and any other information about the transfer which the Association may deem pertinent.

2.2 **Voting Rights**. Each member shall be entitled to one vote for the unit owned by such member as set forth in the Declaration. A member shall be prohibited from voting at a meeting of the Association if the Association has recorded a statement of condominium lien against a member's unit and the amount necessary to release the lien has not been paid at the time of the meeting. Directors of the Association shall be elected by the members at their annual meeting as hereinafter provided.

2.3 **Quorum and Proxies for Members' Meetings**. A quorum for members' meetings shall consist of thirty-five percent (35%) of members entitled to vote. Votes may be cast in person, electronically (remotely, via electronic means) or by proxy. Proxies shall be valid only for the particular members' meeting designated therein and must be filed with the Secretary or property manager before the appointed time of the meeting. Proxies may be filed via email or other electronic means. The vote of the owners of a unit owned by more than one person or by some other entity may be cast by a person named in a certificate signed by all of the owners of the unit and filed with the Secretary or property manager of the Association. If any meeting of members cannot be organized because a quorum is not present, a majority of the members who are present, either in person, electronically, or by proxy, may adjourn the meeting from time to time until a quorum is present without further notice. At such adjourned meeting at which a quorum shall be present or represented any business may be transacted which might have been transacted at the meeting as originally notified.

2.4 **Time, Place, Notice and Calling of Members' Meetings**. Written notice of all meetings stating the time and place and the purposes for which the meeting is called shall be given to the President or Secretary, unless waived in writing, to each member at his physical and/or electronic address as it appears on the books of the Association and shall be personally or electronically delivered or mailed, not less than ten (10) days nor more than fifty (50) days prior to the date of the meeting. Notice of meeting may be waived before or after meetings. Meeting shall be held at such time and place (whether physical or virtual) as may be designated by the Board of Directors. The annual meeting shall be held on the second Monday in September of each year for the purpose of electing directors and of transacting any other business authorized to be transacted by the members, or such other date as may be set by the Board of Directors. Special meetings of the members shall be held whenever called by the President or any two members of the Board of Directors and must be called by such officers upon receipt of a written request signed by members with one-third or more of all votes entitled to be cast.

2.5 **Action Without a Meeting by Written Ballot**. Any action required or permitted by any provision of the Wisconsin Nonstock Corporation Law, the Declaration, the Articles of Incorporation, or these By-Laws to be taken by the vote of the unit owners may be taken without a meeting if the Association delivers a written ballot to every unit owner entitled to vote on the matter. The written ballot may be delivered to the unit owner by any of the methods set forth in Section 2.4 above. The written ballot shall set forth each proposed action, shall provide an opportunity to vote for or against each proposed action, and shall be accompanied by a notice

stating the number of responses needed to meet the quorum requirements, the percentage of approvals necessary to approve each matter other than election of directors, and the time by which the ballot must be received by the Secretary or property manager of the Association in order to be counted. Approval of any action by written ballot shall be valid only when the number of votes cast by ballot equals or exceeds the quorum required at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot. Ballots may be delivered to the Secretary or property manager via email. Once received by the Secretary or property manager of the Association, a written ballot may not be revoked.

ARTICLE III

Board of Directors

3.1 **Number and Qualifications of Directors**. The Board of Directors shall consist of not less than three (3) nor more than nine (9) persons as is determined from time to time by the members. Each member of the Board of Directors shall be a resident and member in good standing of the Association. If a Unit Owner is a partnership, then a general partner of such Unit Owner may be a director and if a Unit Owner or such partner is a corporation, then an officer of such corporation or an agent appointed by the board of directors of such corporation may be a director. If a Unit or Units is/are owned by spouses or domestic partners, the spouses or domestic partners are prohibited from serving as directors at the same time, regardless of the number of Units owned. If a Unit Owner has a delinquent account with the Association, that Unit Owner cannot be elected as a director. If at any time a director becomes delinquent on any payment to the Association, the director is required to resign from his board position (and any officer position held) unless he brings his account current within ten (10) days' notice from the Board. If a director shall cease to meet such qualifications during his term, he shall thereupon cease to be a director and his place on the Board shall be deemed vacant.

3.2 **Powers and Duties of the Board of Directors**. The affairs of the Association shall be governed by the Board of Directors. All powers and duties as shall be necessary for the administration of the affairs of the Association shall be exercised by the Board of Directors. Such powers and duties shall be exercised in accordance with the provisions of the Declaration of the Articles of Incorporation.

3.3 **Election and Terms of Directors**. At the annual meeting of the Association, the members shall elect directors to serve three years with appointments to be retained until the next election and until their successors are duly elected and qualified, or until any of said directors shall have been removed in the manner provided hereinafter. Directors' terms shall be staggered such that at least 1/3 of the Board is elected in each year.

3.4 **Vacancies on Board**. Vacancies on the Board of Directors caused by any reason other than the removal of a director by a vote of the members shall be filled by a vote of the majority of the remaining directors, even though they may constitute less than a quorum, and each person so elected shall be a director until a successor is elected at the next annual meeting of the members.

3.5 **Removal of Directors**. At any regular or special meeting duly called, any one or more of the directors may be removed with or without cause by a majority of the votes of all the members of the Board and a successor may then and there be elected to fill the vacancy thus created. Any member of the Board of Directors whose removal has been proposed shall be given the opportunity to be heard at the meeting.

3.6 **Regular Meetings and Notice**. A regular annual meeting of the Board of Directors shall be held immediately after, and at the same place or manner as, the annual meeting of the members. Notice of the regular annual meeting of the Board of Directors shall not be required.

3.7 **Special Meetings and Notice**. Special meetings of the Board of Directors may be called by the President or by two (2) directors on three (3) days' prior written notice to each director, given personally, electronically, or by mail, which notice shall state the time, place (whether physical or virtual) and purpose of the meeting.

3.8 **Waiver of Notice**. Before, at or after any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all of the directors are present at any meeting of the Board, no notice shall be required, and any business may be transacted at such meeting.

3.9 **Quorum of Directors - Adjournments**. At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. Presence at a Board meeting may be in person, or via telephone or video/digital conference. If, at any meeting of the Board of Directors, there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time without further notice. At any such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting as originally called may be transacted.

3.10 **Fidelity Insurance**. The Board of Directors may require that some or all officers and/or employees of the Association handling or responsible for Association's funds shall be covered by adequate fidelity insurance. The premiums on any such insurance shall be paid for by the Association.

3.11 **Liability of Directors and Officers**. The officers and members of the Board of Directors shall not be liable to the unit owners for any mistake of judgment, failure to adhere to the provisions of the Declaration or these By-Laws, negligence or otherwise, except for their own individual willful misconduct or bad faith. The unit owners shall indemnify and hold harmless each Officer and director against all contractual liability to others arising out of contracts made by Officers or directors on behalf of the Association unless any such contract shall have been made in bad faith. It is intended that the Officers and directors shall have no personal liability with respect to any contract made by them on behalf of the Association. It is also intended that the liability of the unit owners arising out of any contract made by the Officers or directors or out of the indemnity in favor of the Officers or directors shall be shared equally by all of the unit owners, and the liability of any single unit owner shall be limited to such equal proportionate share of the total liability. At the option of the Board of Directors, liability insurance may be obtained for the Officers and directors as set forth in the Declaration and shall be paid for as a common expense.

3.12 **Informal Action**. Any action which is required to be taken at a meeting of the Board of Directors or which may be taken at such a meeting, may be taken without a meeting if a consent in writing setting forth the action so taken shall be signed (or provided electronically) by at least 2/3 of the directors entitled to vote with respect to the subject matter. Any such action shall be recorded in the minutes of the next Board meeting.

3.13 **Managing Agent or Manager**. The Board of Directors may, in its discretion, engage the services of a managing agent or manager for the condominium property.

ARTICLE IV

Officers

4.1 **Designation, Election and Removal**. The principal officers of the Association shall be a President, Vice President, Secretary and Treasurer to be elected annually by the Board of Directors. Upon the affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor shall be elected at the regular meeting of the Board of Directors, or at any special meeting called for that purpose.

4.2 **President**. The president shall be selected from among the members of the Board of Directors and shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all the general powers and duties which are usually vested in the office of President including, but not limited to, the power to sign, together with any other officer designated by the Board, any contracts, checks, drafts, or other instruments on behalf of the Association in accordance with the provisions herein.

4.3 **Vice President**. The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board to do so on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

4.4 **Secretary**. The Secretary shall keep the minutes of all meetings of the Board of Directors and of the Association and shall have charge of the Association's books and records, and shall, in general, perform all the duties incident to the office of the Secretary.

4.5 **Treasurer**. The Treasurer shall have responsibility for Association's funds and shall be responsible for keeping full and accurate accounts of all receipts and disbursements and financial records and books of account belonging to the Association. He shall be responsible for the deposit of all monies and all valuable effects in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Board of Directors. The Treasurer shall also be responsible for the billing and collection of all common charges and assessments made by the Association.

ARTICLE V

Operation of the Property

5.1 **Annual Operating Charges**. The Board of Directors shall prepare an annual operating budget for the Association in order to determine the amount of the common charges payable by the members to meet the common expenses of the Association for the ensuing year. The budget shall be prepared and determined by December 15 of each calendar year and the amounts required by such budget shall be allocated among the members of the Association according to their respective percentages of ownership as set forth in the Declaration.

The Board of Directors shall advise all members of the Association in writing of the amount of common charges payable by each of them by December 31 and shall furnish copies of the budget on which such common charges are based to each member.

The Budget shall provide for two funds, one of which shall be designated the "operating fund" and the other the "reserve fund." The operating fund shall be used for all common expenses which occur with greater than annual frequency such as amounts required for the cost of wages, materials, insurance, services and supplies. The reserve fund shall be used for contingencies and replacement expenses. If needed, in the discretion of the Board, the directors may levy a further assessment, which shall be charged to each owner in proportion to his interest as set forth herein.

The reserve fund may include such amounts as the Board of Directors may deem necessary to provide for the purchase or lease of any unit whose owner has elected to sell or lease pursuant to the provisions of the Declaration. It may also be used to discharge mechanic's liens or other encumbrances levied against the entire property, or any part thereof which may constitute a lien against the common property rather than against the unit interest or particular owners. The unit owner responsible for any such lien shall be specially assessed for the full amount thereof.

The directors may also use the reserve fund for the maintenance and repair of any unit if such maintenance and repair is necessary to protect the common property. The full amount of the cost of any such maintenance or repair shall be specially assessed to the unit owner responsible.

All of the preceding shall constitute common expenses and charges and shall be paid annually to the Association in monthly installments due on or before the first day of each month. Any further or special assessments shall be paid as directed by the Board of Directors. If not paid on or before the due date, the charges shall bear late charges and interest as set forth in the Rules and Regulations.

If within fifteen (15) days of the determination of such charges by the Board of Directors, a petition is presented to the Board of Directors protesting against such charges or the budget upon which they are based, and the petition signed by the Association's members representing more than fifty percent (50%) of the membership interests entitled to vote with respect to such charges, then the directors shall notify all members of a meeting called for the sole purpose of reviewing such charges or budget before the charges become due. At such meeting, the vote of more than fifty percent (50%) of the membership interests entitled to vote may revise the budget and charges, and such revised budget and corresponding charges shall replace for all purposes the one previously established; provided, however, that the annual budget and charges may not be revised downward

to a point lower than the amount equal to the aggregate of the average total budgets for each of the preceding two years and provided further, that if a budget and charges have not been established and made for any two preceding years, then the budget and charges may not be revised downward until two years of experience exists.

5.2 **Default.** If a member of the Association is in default in payment of any charges or assessments for a period of more than ten (10) days, said member shall be assessed a late fee in the amount set forth in the Rules and Regulations. The Board of Directors, in the name of the Association, may bring suit for and on behalf of the Association as representative of all members to enforce collection of such delinquencies and/or to foreclose the lien therefore, as provided by law, and there shall be added to the amount due the cost of collection, interest at the rate set forth in the Rules and Regulations, together with actual attorney's fees, all of which shall be a part of the lien filed against the unit.

ARTICLE VI

Enforcement of Declaration, By-Laws, Rules and Regulations

6.1 **Compliance with Rules**. Every unit owner and resident shall comply strictly with the By-Laws and the and the rules and regulations adopted pursuant to the By-Laws and with the covenants, conditions and restrictions set forth in the Declaration.

6.2 **Enforcement.** The Board of Directors shall have all powers reasonably necessary to enforce the Declaration, By-Laws, Rules and Regulations, including the right to:

(a) Enter a unit in which, or as to which, a violation or breach exists and to summarily abate and remove, at the expense of the defaulting unit owner, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions hereof, and the Board of Directors shall not thereby be deemed guilty in any manner of trespass. Unit owners will be given reasonable notice of any intent to enter. No entry will be made unless a violation or breach clearly exists;

(b) Institute appropriate legal proceedings against a resident as set forth in the Declaration; and

(c) Impose fines and/or suspend swimming pool, tennis court and Recreational Center privileges as penalties for violations.

Fines shall be assessed as set forth in the Rules and Regulations. All fines and expenses incurred in remedying violations shall be assessed against the violator's unit as a special assessment and shall be collected and enforced in accordance with Article V of the By-Laws and the Wisconsin Condominium Ownership Act, subject to the Grievance Procedure set forth in the Rules and Regulations, if so invoked by the alleged violator.

ARTICLE VII

Restrictions on Use, and Duties and Obligations of Unit Owners

7.1 **Restrictions and Duties**. In order to provide for congenial occupancy of the condominium property and for the protection of the values of the units, the use of the condominium property shall be subject to the following restrictions and limitations:

Use. No unit owner shall occupy or use his unit or the limited common areas appurtenant thereto, or permit the same or any part thereof to be occupied or used for any purpose other than as a private residence for the owner, the owner's family or the owner's lessees or guests. Each occupant will be accountable for whom he lets enter his unit. Owners are responsible for any damage or defacing which they, their lessee, or guests may have caused. No type of solicitation is permitted in the complex unless the Board of Directors has granted specific written permission in advance.

Obstructions. There shall be no obstructions of common areas and facilities and nothing shall be stored or parked more than 48 hours therein without the prior consent of the Association. This includes all types of recreational equipment, campers, trailers, mobile homes, boats, etc. and non-functional motor vehicles. All obstructions shall be removed at the owner's expense. Any damage to common areas will be repaired at the expense of the owner.

Increase of Insurance Rates Nothing shall be done or kept in any unit or in the commons which will increase the rate of insurance on the commons, without the prior consent of the Association. No unit owner shall permit anything to be done or kept in his unit or in the commons which will result in the cancellation of insurance on any unit or any part of the commons, or which would be in violation of any law or ordinance.

Signs. No sign of any kind shall be displayed to the public view on or from any unit or the commons without the prior consent of the Association, except as specifically set forth in the Rules and Regulations.

Animals. No animals, livestock or poultry of any kind shall be raised, bred, or kept in any unit or in the commons, except that allowed animals may be kept in units, subject to the rules and regulations which may be hereafter adopted by the Association regarding same. Animals are to be walked on leashes as far away from the buildings as possible and all feces picked up immediately and properly disposed of by the owner. State and local animal laws apply to all animals.

Noxious Activities. No noxious or offensive activity shall be carried on in any units or in the commons, nor shall anything be done therein which may be or become an annoyance or nuisance to others.

Alteration, Construction or Removal. Nothing shall be altered or constructed in or removed from the common areas or buildings and facilities, except upon the written consent of the Association.

Parking Rules. Parking in unlined areas, in front of buildings, is permitted only for the purpose of loading or unloading such as packages, groceries, passengers, etc., being sure your automobile is close enough to the curbs to allow other cars to pass. Such parking for unloading or loading purposes is not to exceed 30 minutes, except for commercial vehicles engaged in deliveries or

services to the unit owner for which this time limit is not sufficient. Any vehicle engaged in this type of parking should not, at any time, block the neighboring unit's walk or doorway.

All parking areas are reserved for the exclusive use of residents and their guests while visiting. Parking of motor vehicles on Windsor Way, Cambridge Circle and Cambridge Lane, except in designated parking areas, is strictly forbidden. Vehicles parked in other than designated areas will be towed away at the expense of the owner. It will be the owner's obligation to inform guests or businesses providing services to them of these regulations.

Waste Disposal. All garbage, wherever possible, shall be disposed of in the disposal unit; all other garbage is to be sacked and put in the dumpsters provided for each building. Any material producing an odor, or subject to decomposition, is to be placed in plastic bags, tied or taped to secure, before placing in the dumpsters. No loose materials are to be placed in the dumpsters to avoid trash being scattered about the complex when trash is picked up.

Should you note that your dumpster is consistently full to overflowing before the normal pickup day, please notify your Board of Directors in writing so that steps may be taken to secure adequate receptacles. Should your pickup not be made on the normal pickup date, any resident is permitted to notify the commercial pickup service direct by telephone.

Speed Limits. Speed limits are fifteen (15) miles per hour in the complex and residents are asked to drive more slowly in front of entrances to buildings for the safety of persons exiting the buildings.

Garages. No flammable materials, such as oil paints, glues, gasoline, oil, etc. should be stored in garages, in accordance with town, county and state statutes. For safety of very young residents and for the general good appearance of the complex, garage doors are to be kept closed except when entering or exiting your garage.

Equipment and Toys. No equipment shall be left unattended overnight outside of the units or buildings, such as toys, bicycles, gardening tools, etc. (Outside of units does not mean patio areas.)

Hazardous Substances. No unit owner, resident, or guest is allowed to bring on to the Condominium property or store on the property any hazardous substances.

Illegal Activity. There shall be no illegal activity carried out on the Condominium property.

7.2 **Maintenance and Repair of Units**. Every unit owner must perform properly all maintenance and repair work within his own unit which, if omitted, would affect the association in its entirety or in the portion belonging to other owners, and such owner shall be personally liable to the Association for any damages caused by his failure to do so. If a unit owner's act or omission causes damage to the common area or other units, that unit owner is responsible for the cost of repairing the damage. Unit owners are responsible for maintenance, repair, and replacement of the unit's windows, window frames, doors, and door frames, but for purposes of maintaining uniformity of appearance, any exterior alteration must be first approved in writing by the Board of Directors. Unit owners are also responsible for stove and bathroom vents, and the electrical wiring

and conduit within the walls that service only that unit. The Association is responsible for repair and replacement of drywall within the unit.

7.3 **Limited Common Areas**. Every unit owner must maintain the limited common areas appurtenant to his unit in clean and proper condition. No objects or structures, other than moveable furniture or decorative pieces, and no permanent barbecue pits or grills shall be placed thereon without the prior written consent of the Board of Directors of the Association. Every unit owner shall have the right to decorate the limited common area appurtenant to his unit in a non-structural manner provided that decorations which are visible from the adjoining streets or other units shall have the prior written approval of the Board of Directors of the Association.

7.4 **Leasing Restrictions**. All Units are subject to the following leasing restrictions. No garages may be rented or sold independent of the unit. For all garage leases in place at the time of adoption of these Amended and Restated Bylaws, once the current lease expires, the garage may not be rented again.

(a) Only two (2) Units per Building shall be allowed to lease at any given time, with a maximum of ten percent (10%) of the total number of Units (the "Leasing Limit"). An Owner of a Unit must occupy the Unit for at least one (1) year before the Unit is eligible for leasing, and if not leased as allowed in this section, the Unit must be owner occupied (the "Owner Occupancy Requirement"). For purposes of this section, the Owner Occupancy Requirement will not be breached if the occupants are the unit owner's immediate family members, herein defined as a parent, child, spouse/domestic partner, sibling, grandparent, or grandchild, by blood, adoption, marriage, or registered domestic partner; further, if a Unit is owned by an entity, the Owner Occupancy Requirement shall be met if the person occupying the Unit has a substantial ownership interest in the entity or is a trustee or beneficiary of a Trust. The Board of Directors is entitled to ask for evidence showing the purported relationship or ownership interest in the unit. An exception to the Leasing Limit and Owner Occupancy Requirement is granted to the Units being rented at the time of adoption of these Amended and Restated Bylaws (the "Grandfathered Units"). When any of the Grandfathered Units is sold, conveyed, or title otherwise transferred following the adoption of these Amended and Restated Bylaws, upon such sale, conveyance, or transfer, that Unit will no longer be "grandfathered," and will be subject to the Leasing Limits and Owner Occupancy Requirement. Further, once a unit is no longer grandfathered, it will not be eligible again for leasing until a place becomes available within the Leasing Limit. **In no event will the Leasing Limit or the Owner Occupancy Requirement apply to Mortgagees of the unit, or the Association, where the Unit is acquired by foreclosure of the mortgagee's or Association's interest, either judicially or by accepting a deed in lieu of foreclosure**. The Board of Directors will have discretion as to the administration of the Leasing Limit, and may pass Rules and Regulations to assist with the administration and enforcement of the leasing rules contained in this Declaration, the Bylaws, and the Rules and Regulations.

(b) Special Hardship Exception. The Board of Directors shall have the authority to waive the requirements of these sections and allow a Unit to be leased upon request of a Unit Owner if it determines, in its sole discretion, that enforcement thereof in the particular circumstances would result in an unreasonable hardship upon the Unit Owner, and that the

exception would not jeopardize the interest of the Association in promoting owner-occupancy of Units. If any Unit Owner shall desire to lease to, or cause a unit to be occupied by a person other than an immediate family member pursuant to this hardship exception, said lease or occupancy shall require the approval of the Board of Directors. Any application for an exception must be in writing and give the reasons for requesting the exception. The Board shall convene a meeting within 20 days after receipt of notice, advising the Unit Owner of the time and place of a meeting and giving the Unit Owner an opportunity to attend. The Board shall make a decision as to whether or not to grant the hardship exception within fourteen (14) days of said meeting and the reasons shall be briefly stated in writing. The decision shall be binding on the Association and the parties. The maximum length of any hardship exception is one (1) year.

(c) Leasing Rules/Restrictions. For any lease, permitted or otherwise, the Unit Owner must comply with all of the following:

1) The term of any such lease shall not be less than twelve (12) months;

2) The Unit Owner has obtained the prior written approval of the Association with respect to the terms of the proposed lease;

3) The lease contains a statement obligating all tenants to abide by this Declaration, the Articles, the Bylaws, and the Rules and Regulations, providing that the lease is subject and subordinate to the same; and

4) The lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws, and the Rules and Regulations shall be enforceable by the Association as a third-party beneficiary to the lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws and the Rules and Regulations, the right to evict the tenant and/or terminate the lease should any such violation continue for a period of ten (10) days following delivery of written notice to the tenant specifying the violation.

(d) The Association may withhold approval upon any reasonable basis, including, but not limited to: the failure of the lease terms to comply with all provisions of this Declaration, the Articles, the By-laws, and the Rules and Regulations; the past failure of the tenant or its guests to abide by all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; and the past use by tenant or its invitees or guests of any part of the Condominium in a manner offensive or objectionable to the Association or other occupants of the Condominium by reason of noise, odors, vibrations, or nuisance.

(e) If a Unit is rented and the unit owner is delinquent in paying assessments, the Association may seek a rent diversion (asking the tenant to pay rent directly to the Association to offset the unit owner's delinquent account balance).

(f) Short-term Rentals Prohibited. No space in any Unit may be rented and no transient tenants may be accommodated, even if the unit owner is present during the

occupancy. Rentals through similar services such as AirBnb and VRBO are expressly prohibited. Advertising a unit as being available for short-term rental shall be a violation of this Section, subject to fines.

ARTICLE VIII

8.1 **Adoption and Amendment of Rules and Regulations**. The board may from time to time adopt reasonable rules and regulations governing the operation, maintenance and use of the common areas and facilities, the limited common areas and the units for the implementation of the covenants, limitations, restrictions and provisions of the Declaration and By-Laws. Association members shall conform to and abide by all such rules and regulations. Copies of all rules and regulations shall be furnished to each unit owner prior to their effective dates. All rules and regulations shall be deemed effective until amended or repealed by the Board or a majority of the Association.

8.2 **Borrowing Money and Acquiring and Conveying Property**. The Board shall have the authority to borrow money on behalf of the Association. The Board shall also have the authority to acquire and convey property on behalf of the Association.

ARTICLE IX

Amendments

These By-Laws may be altered, amended or repealed and new By-Laws adopted by the members by an affirmative vote of 67% of all of the votes entitled to be cast.

ARTICLE X

General

10.1 **Fiscal Year**. The fiscal year shall begin on the first day of January and end on the last day of December of each year.

10.2 **Seal**. The Board of Directors may provide a corporate seal which shall be circular in form and shall have inscribed therein the name of the corporation and the words "Corporate Seal, Wisconsin."

ARTICLE XI

Miscellaneous

11.1 **Record of Ownership**. Every unit owner shall promptly cause to be duly recorded or filed of record the deed or other conveyance to him of such unit or other evidence of his title thereto and shall present such other evidence of his title to the Board of Directors promptly upon request, and the Secretary shall maintain all such information in the record of ownership of the Association.

11.2 The Board of Directors at the written request of any mortgagee or prospective purchaser of any unit or interest therein shall report to such person the amount of any assessment against such unit then due and unpaid.

11.3 **Indemnity of Officers and Directors**. Every person who is or was a director or officer of the Association shall (together with the heirs, executors or administrators of such person) be indemnified by the Association against all loss, costs, damages and expenses (including reasonable attorneys' fees) asserted against, incurred by or imposed upon him in connection with or resulting from any claim, action, suit or proceeding, including criminal proceedings, to which he is made or threatened to be made a party by reason of his being or having been such director or officer, except as to matters as to which he shall be finally adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct. In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct in the performance of his duty as such director or officer in relation to the matter involved. The Association, by its Board of Directors, may indemnify in like manner, or with any limitations, any employee or former employee of the Association with respect to any action taken or not taken in his capacity as such employee. The foregoing rights of indemnification shall be in addition to all rights to which officers, directors or employees may be entitled as a matter of law.

All liability, loss, damage, costs and expense incurred or suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as common expenses; provided, however, that nothing in this Article XI contained shall be deemed to obligate the Association to indemnify any member or owner of a condominium unit who is or has been an employee, director or officer of the Association with respect to any duties or obligations assumed or liabilities incurred by him under and by virtue of the Declaration, Wisconsin's Unit Ownership Act, the Articles and By-Laws of the Association, as a member of the Association, or owner of a condominium unit covered thereby.

11.4 **Subordination**. These By-Laws are subordinate and subject to all provisions of the Declaration and any amendments thereto and the Unit Ownership Act under the laws of the State of Wisconsin, which shall control in case of any conflict. All terms herein (except where clearly repugnant to the context) shall have the same meaning as in the Declaration or said Unit Ownership Act.

11.5 **Number and Gender.** Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

11.6 **Interpretation.** In case any provision of these By-Laws shall be held invalid, such invalidity shall not render invalid any other provision hereof which can be given effect. Nothing in these By-Laws shall be deemed or construed to authorize the Association or Board of Directors to conduct or engage in any active business for profit or behalf of any or all of the unit Owners.

These Amended and Restated Bylaws were adopted by an affirmative vote of 67% of the unit owners held on October 7, 2024.

Rules and Regulations

Of

Green Ridge Condominiums Association

Official Governing Document

- **Association Name:** Green Ridge Condominiums, Inc.
- **Property Location:** 1412 Windsor Way, Mount Pleasant, WI, 53406
- **Effective/Revised Date:** August 27, 2026
- **Last Amended:** July 26, 2026

Important Notice to All Owners and Tenants

The rules and regulations contained within this document are binding on all homeowners, tenants, and guests. These rules are established by the Board of Directors to preserve property values, enhance community safety, and maintain a high quality of life. Please review these policies carefully. Violations may result in fines, suspension of community privileges, or legal action.

Prepared By: The Board of Directors
Managed By: Washington Properties, Inc.
Contact Information: 262-800-0324/ greenridge@wpiracine.com /www.wpiracine.com

Green Ridge Condominiums, Inc.
Rules and Regulations

Dumpster Rules Amended January 8, 2024
Vehicles/Snow Removal Amended January 12, 2026
Noise Violations June 4, 2025, Tenant/Landlord Rules Amended June 4, 2026
Vehicles/Snow Removal Amended January 15, 2026
Rec Center Access for Renters and Rec Center Rentals Rules Amended April 8, 2026
Parking/Garages, Rentals, Rec Center Rentals, Tenant Registration, Summaries for Landlords/Tenants, and Acknowledgement Page Amended June 10, 2026, and July 2, 2026
Noise Violation Procedure and Noise Complaint Form Revised July 26, 2026

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Preface

Condominium dwelling is unique, and living in such close proximity requires certain rules that are necessary to protect your real estate investment, maintain the common property and ensure harmonious living. Rules and Regulations become necessary and exist due to those who disregard the rights and property of others. The Wisconsin State Statutes, the Green Ridge Condominium Declaration, and the By-Laws provide for the Association to elect a Board of Directors to govern it. The Board has the responsibility and duty to adopt and enforce Rules and Regulations that will benefit the Association as a whole.

Owners and residents have the obligation to each other to consider the results of their activity, and to act accordingly, before engaging in any activity that is disruptive to the peace or damaging to property. Residents may call attention to any rule violation that they observe. If the violation persists, the Association Board should be notified, and appropriate action will be taken.

For the purpose of easier and more convenient reference, parts of the regulatory By-Laws under Art. VII are included with these Rules and Regulations. They are intended to supplement those articles of the By-Law and are not all-inclusive. Revisions will be made when current rules become obsolete, inequitable, or fail to cover existing situation. It is imperative that each owner and resident becomes familiar and complies with the By-Laws and Rules and Regulations.

Any fines which are imposed due to violations of these Rules and Regulations or By-Laws will be done in accordance with Article VI of the By-Laws and herein.

Whenever used herein the use of the singular number shall include the plural, use of either gender shall include both genders, and use of the owner shall include lessee.

A number of the rules and regulations which have been approved are the result of requirements of the Federal, State, or Local Governments or our Insurance carrier.

General

1. No unit owner shall occupy or use his unit or the limited common areas appurtenant thereto or permit the same or any part thereof to be occupied or used for any purpose other than as a private residence for the owners, or lessees, or guests. No portion or part of a unit shall be rented or leased as a co-occupancy unit.

2. Each occupant will be accountable for whom he lets enter his unit.

3. Owners are responsible for any damage or defacing which they, their lessee, or guests may have caused.

4. Owners who are permitted to rent their unit under the Bylaws must submit a copy of the **12-Month Lease Agreement** along with the "**Green Ridge Tenant Registration**" and the "**Green Ridge Acknowledgment Page**" to the management company. The rental must be approved by the Board of Directors within 5 business days after entering into or renewing a lease per Wisc. Stat. 703.315. (Effective July 29, 2026) The above forms are available at the management company.

Renters will not receive a key fob to Rec Center, nor will landlords give key fob to a renter. Owners will receive one key fob per unit. If there are multiple owners in an LLC, the LLC will receive one key fob.

Upon renewal of an existing 12-month lease, owners must submit a copy of the **Renewal Lease**, a new "**Green Ridge Tenant Registration**" and a new "**Green Ridge Acknowledgment Page"** to the management company. The rental must be approved by the Board of Directors within 5 business days after entering into or renewing a lease per Wisc. Stat. 703.315. (Effective July 29, 2026.) The above forms are available at the management company.

Short-term or transient leases are strictly prohibited. Rentals, licensing, or occupancy arrangements through short-term rental platforms, including but not limited to Airbnb, VRBO, and similar transient lodging services, are prohibited.

5. Owners must notify the management company as to who will have a key to their unit in their absence in case of emergency.

6. Outside clothes lines are prohibited.

7. The following rule applies to any owner who installs a satellite dish, C.B., television, or other antenna. The rule does not apply to the extent that it conflicts with applicable law:

a) Owners must notify the Board in advance of installing a satellite dish or antenna.

b) No satellite dishes or antennas may be placed in the common area.

c) In the event that adequate reception quality cannot be achieved by installation on the unit's patio/deck, application may be made to the Board of Directors with a proposed alternative placement for the Board's review.

(Continued)

d) Satellite dishes must be professionally installed and may not be larger than 3 feet in diameter. Wiring for the dish must be installed through the unit and may not penetrate

the buildings' masonry exterior. All wires must go through part of the "unit" as defined in Association Documents (windows, doors, door frames, etc.).

e) Satellite dishes and wiring must be removed upon termination of service or sale of the unit, whichever occurs first, and any common or limited common area affected during removal removal must be returned to its original condition at owners' expense within 30 days after removal. If the seller does not pay for the expense, the buyer (new unit owner) will be responsible for the cost.

8. No noxious or offensive activity, or noise **(**)**, shall be carried on in any units or in the common or limited common area nor shall anything be done therein which may be or become an annoyance or a nuisance to others. All residents have a right to quiet and privacy without disturbance by loud noises, especially between 10 PM and 7 AM daily. The Association follows the Village of Mount Pleasant's Noise Ordinance. Any violation should be reported to the Police Department. Please understand that you are living in a multi-family residence and you will hear people living in their units or outside on their patios. Please be courteous to your neighbors. **(**)** The informational document and form, **"Noise Violation Reporting and Enforcement Procedure**" and "**Noise Complaint Form**," are available in the main hallway of the Recreation Center and the AppFolio Portal.

9. Nothing shall be done or kept in any unit or in the common or limited common area which will increase the rate or cause the cancellation of insurance on the common or limited common property.

10. Every unit owner is responsible for the maintenance and repair work **(**)** within his own unit which, if omitted, would affect the project in its entirety or in the portion belonging to other owners, and such owner shall be personally liable to the Association for any damages caused by his failure to do so. **(**)** This application form, "**Interior Unit Construction Modifications Guidelines**," is available in the main hallway of the Recreation Center and the AppFolio Portal.

11. Every unit owner must maintain the limited common areas appurtenant to his unit in a clean and proper condition.

12. No sign of any kind shall be displayed to the public view on or from any unit or the common or limited common areas without board approval. Exceptions to this rule are as follows: Real Estate "For Sale" signs may be displayed in the unit window only; signs that support or oppose a candidate for public office or referendum question may be displayed to public view from a unit as long as the sign is no more than 8 inches by 11 inches in size, is placed no more than 60 days prior to the pertinent election or vote, and is removed within 7 days of the pertinent election or vote; and Temporary "Open House" signs may be displayed on the common/limited common area 2 hrs. prior to open house and to be removed by ½ hr. after.

13. No type of solicitation is permitted within the complex. (Exception being for "Trick-or Treat" on Halloween.)

(Continued)

14. Feeding ducks and/or geese within the complex is prohibited.

15. Placing bread or any other food item on the ground for birds and animals is prohibited.

16. Any Claims to the Association insurance carrier must b through the Association Board.

17. The maintenance request form, "**Request for Action**," **(**)** must be submitted to the Recreation Center office or management company. **(**)** This form is available in the main hallway of the Recreation Center and the AppFolio Portal.

18. Repairs that the Association is responsible for must be reported to the Recreation Center office or the management company by submitting a "**Request for Action**" form **(**)**. The Association will complete the necessary repairs. **(**)** This form is available in the main hallway of the Recreation Center and the AppFolio Portal.

19. There shall be no obstructions of Common Areas and facilities, and nothing shall be stored or parked more than 48 hours **(**)** without prior consent of the Association Board. This includes automobiles as well as all types of equipment: campers, trailers, mobile homes boats, etc. and non-functional motor vehicles. All obstructions shall be removed at the owner's expense. Any damage to common areas will be repaired at the expense of the equipment owner.

(**) However, during a snow event of two (2) inches or more, owners are to remove their vehicles from the parking areas until snow plowing/removal operations are completed.

20. Awnings and outdoor carpeting are no longer permitted. Existing awning and outdoor carpeting installations may remain in place but cannot be replaced or refurbished without Board approval.

21. Decks **(**)** are permitted **ONLY** with board approval. **(**)** This application form, "**Green Ridge Repair and Upkeep of Existing Decks Guidelines,"** is available in the main hallway of the Recreation Center and the AppFolio Portal.

22. When selling a unit there will be a transfer fee of $650.00 due to the Association at closing. This is to help build up the reserve account for future maintenance costs.

Building

1. Changes, additions, or attachments to the outside of the building, doors, windows, or the Common or Limited Common areas are prohibited without the written consent of the Association Board. **(**)** This includes but is not limited to the installation of patios, fencing, storm or entry doors, railings, ramps, etc. Flagpoles, window flower boxes, decorative flags or banners and other decorations are not permitted to be attached to the buildings. The Board maintains a list of approved suppliers and materials. **(**)** The application forms, "**Window/Skylight Replacement Guidelines**," "**Garden Window Replacement Guidelines,**" and "**Patio Door Replacement Guidelines**" are available in the main hallway of the Recreation Center and the AppFolio Portal. Patios, fencing, storm or entry doors, railings, ramps, and flagpoles are referenced throughout the Rules and Regulations and along with the name of the applicable guideline.

(Continued)

2. Owners must install and maintain a smoke detector in each level of their unit, including in the basement.

3. Grills and other devices in which something is burned (i.e., Chimeras, Weber fire pits, etc.) are prohibited on upper balconies per State law.

4. Use of space heaters (fueled by propane, natural gas, etc.) are prohibited on front porches or any other location which is less than ten (10) feet from a wooden surface (walls, fences, decks, balconies, roof overhangs. etc., per State law).

5. Grills (charcoal, propane, natural gas) are not to be used within ten (10) feet of the building proper.

6. Carpeting is not permitted on sidewalks, stoops, or upper balconies. (See "General", number 20.)

7. Storm door **(**)** replacement must follow the guidelines approved by the Board of Directors. **(**)** This application form, "**Green Ridge Storm Door Replacement Guidelines**," is available in the main hallway of the Recreation Center and the AppFolio Portal.

8. Entry door **(**)** replacement must follow the guidelines approved by the Board of Directors. **(**)** This application form, "**Green Ridge Front Door Replacement Guidelines**," is available in the main hallway of the Recreation Center and the AppFolio Portal.

9. Awnings over upper balconies are not permitted. Existing awnings may continue in place but may not be replaced. (See "General," number 20.)

10. Handrails and ramps for handicapped individuals: Railings have been installed at all locations required by Federal and State Laws. Requests for additional railings or ramps will be considered on an individual basis by the Board. **(**)** The application form, "**Stoops, Ramps, Railings Guidelines**," is available in the main hallway of the Recreation Center and the AppFolio Portal.

11. Patio area. See rule number 1 and 1a under Common and Limited Common Areas."

12. Flooring being installed in an upper unit must be carpet, except in the kitchen, bathroom, and entryway.

13. The only security camera allowed is one doorbell camera on the front door and one doorbell camera by the patio door; the placement must be at the standard doorbell height.

Common and Limited Common Areas

The **Common Areas** and facilities of Green Ridge Condominiums are defined in the Association By-Laws and consist of a) Limited Common areas (those areas appurtenant to individual units) and b) Common Areas which are comprised of all Green Ridge Condominiums except the individual units and the Limited Common areas. (For further details see the Declaration.)

(Continued)

The **Limited Common Area** includes all patios, entry walks, porches, additional stairways, individual unit utility service areas and storage areas. Patio area is that area immediately adjacent to the building within the fenced area, or that area that would be fenced if fences projecting from the building were connected. Patios are not to be locked.

a) Any changes planned for a patio area **(**)** must be submitted and approved by the Board of Directors. This includes construction of patios, fencing, planting boxes, etc. Details of importance for fencing require that the height, material, design, and appearance be similar to the adjacent fencing which was originally installed by the Association. The Association reserves the right to make changes to the fencing to ensure uniformity and a pleasant appearance. The only maintenance provided by the association in the patio area is grass cutting. All patios in the backyard, including cement slabs, steps, bricks, wooden decks, composite decks, etc. have been added by an owner and is the owner's responsibility. Should a patio pitch toward the building causing the risk of water issues in the unit(s), it is the owner's responsibility to repair/replace the patio. Any repair needed to a unit will be the responsibility of the unit owner whose patio is causing the water damage. **Effective August 2024 cement slabs are no longer permitted** in the back patio area. **(**)** This application form, "**Green Ridge Patio Construction Guidelines**," is available in the main hallway of the Recreation Center and the AppFolio Portal.

b) Before any digging is done for projects like those listed above, underground utilities must be located and marked. There is normally a 3 day wait for such locates.

c) Continuation fencing **(**)** (defined as any fencing which was installed by a unit owner to enclose the space between sections of Association-installed fencing) will not be maintained by the Association. Maintenance, staining/painting, repair or removal will be the owner's responsibility. When the building is sided, the owner will be given a choice of painting the additional fencing himself (with paint/stain provided by the Association without charge) within ninety (90) days of the completion of the building being painted. **(**)** This application form, "**Green Ridge Patio Construction Guidelines**," is available in the main hallway of the Recreation Center and the AppFolio Portal.

d) Trees are not permitted to be planted in the patio area. Bushes and vines must be approved by the Board before planting; this is due to future problems which may be caused due to location and size of plantings. Flowers and vegetables may be planted without approval. **(**)** This application form, **"Green Ridge Planting Guidelines,"** is available in the main hallway of the Recreation Center and the AppFolio Portal.

e) Small playground equipment is allowed in the patio area. This equipment includes swing sets, child sized basketball hoops, inflatable pools, etc. For better and neater appearance of patios and balconies, any out-of-season equipment and furniture should be removed and stored in the basement or garage.

f) Dog houses, coops, and cages are not permitted.

g) Plantings, contact the property management company before planting anything other than vegetables or flowers in your patio or Limited Common area. Neither

(Continued)

h) vegetables nor flowers may be planted in the Common Area. **(**)** This application form, **"Green Ridge Plantings Guidelines,"** is available in the main hallway of the Recreation Center and the AppFolio Portal.

i) Every unit owner must maintain the Limited Common Areas appurtenant to his unit in a clean and proper condition. Objects (including bushes) **(**)** which are within the patio area are not to exceed the height of the original Association-installed fencing. (excluded from this height limit are flag poles and patio table umbrellas) Exceptions may be made for security and safety needs if approved by the Board of Directors. **(**)** This application form, **"Green Ridge Plantings Guidelines,"** is available in the main hallway of the Recreation Center and the AppFolio Portal.

j) No equipment, toys, bicycles, gardening tools, etc. may be left outside overnight unless they are within the unit owner's patio area.

k) Trellises are not to be attached to buildings or fences. Free standing trellises are permitted within the patio area, but the maximum height is not to exceed the height of the Association-installed fencing.

l) No permanent objects, structures, barbecue grills, etc. shall be placed in the patio area.

m) Grills (charcoal, propane, natural gas) are not to be operated within ten feet (10') of the building proper.

n) Grills and other devices in which something is burned (Chimeras, Weber fire pits, etc.) are prohibited on upper balconies per State law.

o) Use of space heaters (fueled by propane, natural gas, etc.) are prohibited on front porches or any other location which is less than ten (10) feet from a wooden surface (walls, fences, decks, balconies, roof overhangs, etc., per State law).

p) No decorations or displays are to be attached to the outside or tops of fences.

q) Flagpole **(**)** installations are to be approved by the Board prior to any installations. **(**)** The application form, "**Green Ridge Flagpole Guidelines**," is available in the main hallway of the Recreation Center and the AppFolio Portal.

14. Front of Building: The Common and Limited Common Area in the front of a building is the front stoop **(**)** and entry walks only. All other areas including the planting area in the building fronts are Common areas. **(**)** The application form, "**Stoops, Ramps, Railings Guidelines**," is available in the main hallway of the Recreation Center and the AppFolio Portal.

a) Outdoor carpeting is prohibited on sidewalks, stoops, and upper balconies. (See "General," number 20)

b) No lawn furniture, etc. shall be permitted in the front of buildings other than on the cement stoops.

c) Cooking grills must not be used or stored on front stoops or entry walks.

d) Entry walks and front stoops shall not be used to store materials, furniture, flowerpots etc., and shall be kept free of debris. Flowerpots with growing flowers and lawn furniture are permitted in the warm and growing season.

The Common Area:

The **Common Area** consists of all the area of Green Ridge Condominiums except the individual units and the Limited Common Areas.

1. Planting or removal of trees and shrubs in the Common Area is prohibited without the approval of the Association Board. Vegetable plants and flowers are not permitted in the Common Area except as permitted in the front of buildings. **(**)** This application form, **"Green Ridge Plantings Guidelines,"** is available in the main hallway of the Recreation Center and the AppFolio Portal.

2. No objects, structures, bird baths, bird feeders, barbecue pits, etc. shall be placed in the Common Area.

3. Temporary placements of lawn furniture, picnic tables, play equipment, etc. is permitted in the Common Area, but not to be left overnight.

4. Decorative items, including house numbers, outside lighting, flag poles, yard ornaments, etc., are not permitted in the Common Area.

5. Flowers may be planted and decorations may be placed within approved Common Planting Area in the front of the unit.

6. All maintenance of the Common Area shall be the responsibility of the Association.

Parking /Garages

Parking space is not uniform in design or distribution throughout the complex. Therefore, common sense, fairness, and consideration for neighbors is essential if parking problems are to be kept to a minimum. In general, there is an adequate amount of parking space in the complex, it is just not always located where everyone would like to have it. An amicable solution to parking problems may only result if some residents are willing to walk a few steps out of their way. Each building has a designated area to be used by residents and guests of that building. Owners will be responsible for any fines resulting from parking infractions caused by guests or occupants of their unit.

1. Owners/tenants must utilize their garages for parking their vehicle **(* *).** Campers, trailers, boats, etc. are not to be stored in garages if such storage requires that the owner's/tenant's car(s) cannot be parked in a garage.

(* *) "vehicle" is defined as an automobile, truck, SUV, van, etc. which is used for regular or frequent transportation and/or the primary mode of transportation.

(Continued)

2. Vehicles must not obstruct access to garages or unit entrances at any time. Parking in traffic lanes in front of buildings is permitted for the purpose of loading or unloading packages, groceries, passengers, etc.; but should be limited to 30 minutes. This time is extended for commercial vehicles engaged in deliveries or services to residents, for whom this time is not sufficient.

3. Handicapped residents must have access to their units at all times.

4. Overflow parking is normally available at the Recreation center and at the Maintenance Building.

5. Parking is prohibited on Windsor Way, Cambridge Circle, and Cambridge Lane.

6. Owners and tenants are required to display a Green Ridge parking sticker in the front window of their vehicle. Stickers will be provided to owners and tenants upon registration **(**)** with the management company. Owners and tenants will receive for free two (2) stickers upon registering two (2) vehicles. Any owner/tenant who has over two (2) vehicles will be required to pay a yearly fee. The additional vehicle fee is as follows: 3rd vehicle is $25.00 a year, 4th vehicle is $50.00 a year, 5th vehicle is $75.00 a year, etc. **(**)** This form, "**Green Ridge Owner Registration**," is available in the main hallway of the Recreation Center and the AppFolio Portal.

Vehicles

1. There shall be no obstruction of Common Areas and facilities, and nothing shall be stored or parked for more than 48 hours without prior consent of the Association. This includes automobiles as well as all types of equipment, campers, trailers, mobile homes, boats, etc.

2. Recreational vehicles, commercial vehicles, and vehicles requiring registration in excess of ¾ ton are prohibited. Parking or daily use of such vehicles is not permitted within the complex with the following exceptions:

   a) Recreational vehicles may be brought into the complex for the purpose of trip loading or unloading supplies and equipment but are limited to a period of not more than 24 hours. Note: Recreational vehicles include but are not limited to motor homes, campers, truck campers, travel trailers, etc.

3. Vehicles that leak fluids causing damage or contamination shall not be parked within the complex. Inoperable vehicles shall not be parked within the complex.

   a) Vehicles in violation will be towed away at the owner's expense.

   b) Unit owners are responsible for the cost of cleaning up and/or damage caused by their vehicles, their lessee's vehicles, or guest's vehicles, and are subject to a fine plus any legal fee incurred to collect.

4. Major vehicle repair, draining oil or radiator fluid in the Common Area is prohibited. Minor repair and maintenance are permitted to resident's vehicles only. Vehicle fluids must be disposed

(Continued)

of in compliance with the Town of Mount Pleasant ordinance.

5. Vehicles acquired for resale shall not be repaired or displayed for sale in the common area.

6. Snowmobiles, All-terrain vehicles and Go-carts shall not be operated within the complex.

7. The speed limit within the complex is 15 miles per hour.

Snow Removal

1. Vehicles must be removed from the common parking areas until snow plowing in those areas are complete. If vehicles are not removed, owners/tenants are responsible for immediately removing snow from around their vehicles. Violators will be subject to fines and towing at the owner's expense. There will be no warning letter as snow removal is an exception.

(* *) For more information see form, "**Snow Removal and Ice Control Information**," available in the main hallway of the Recreation Center and the AppFolio Portal.

Animals

1. No livestock, poultry, potbelly pigs, snakes, or reptiles of any kind shall be raised, bred, or kept within any unit or garage within the complex.

2. No more than two animals (dogs or cats) are permitted per unit.

3. The maximum adult weight of dogs permitted must be 35 pounds. (See number 4 below for more information.)

4. Dogs of certain breeds are prohibited. These include Akitas, American Pit Bull Terriers, Chow Chows, Rottweilers, Dobermans, mixtures of these breeds. wolf hybrids, or mixtures of domestic and wild dogs, nor cats of a domestic and wild mix.

5. Any animal which causes a threat, nuisance, or unreasonable disturbance must be removed at the order of the Association Board.

6. Animals are not permitted on upper balconies.

7. Dog houses, coops, cages, or runs are prohibited.

8. Animal owners must immediately pick up and properly dispose of the excrement of their animals.

9. Animals shall not run at large or be outside the owner's unit (or enclosed patio) unless on a leash extending no more than ten (10) feet and should be walked as far away from buildings as possible.

10. Animals shall not be gathered in the Common or Limited Common Areas unless the animal is within the owner's patio.

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11. Animals must be registered **(**)** with the association. Unregistered animals are not allowed. **(**)** To register complete form, "**Green Ridge Owner Registration,"** which is available in the main hallway of the Recreation Center and the AppFolio Portal.

Garbage/Refuse

1. Dumpsters in the complex are for the exclusive use of the household waste of Green Ridge residents. Dumpsters are not meant for disposing materials during reconstruction or disposing of personal items when moving.

2. All garbage is to be securely placed in plastic bags and placed in the dumpster provided for each building. Recyclable, hazardous, or toxic material must be disposed of in compliance with the Village of Mt Pleasant guidelines. Construction materials are not to be placed in dumpsters. Contractors are required to remove all construction materials from the property. Dumpster rentals that need to be temporarily placed on the property require approval from the Board of Directors.

3. Do not dispose of boxes and other recyclables in dumpsters. Cardboard boxes should be cut down as necessary so they can be laid flat and put out for recycle pickup.

4. Household items that require a special pick-up are the responsibility of the homeowner. Bulk items must only be placed outside when the pick-up date has been confirmed.

5. No items may be left out in the Common Area without a scheduled pick-up.

6. Items that the disposal company will not pick up, such as TVs, are the owner's responsibility.

Holiday Decorations

1. Seasonal decorations for Spring, Summer, Fall, Christmas, etc. are allowed in PATIO AREAS, BALCONIES, PORCHES, STOOPS and PLANTING AREAS IN FRONT OF YOUR UNIT (as described in Rules and Regulations as LIMITED COMMON AREAS) without written permission. Please be careful not to damage the exterior of the buildings or fences.

2. CHRISTMAS decorations are the ONLY decorations allowed in the COMMON AREA. These require written approval from the Property Management on behalf of the Board of Directors prior to decorating. **(**)** The application form, "**Christmas Decorations Guidelines**," is available in the main hallway of the Recreation Center and the AppFolio Portal.

3. When requesting approval:

- Describe or show the type of decoration.
- Explain how and where the decoration will be displayed and/or lighted.
- Understand that no decorations are to be put up before November 15th and no lights to be turned on prior to December 1st.
- All electrical cords must be UL approved for outdoor lighting.

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- Cords and decorations should not obstruct or endanger residential areas and/or walkways.

- All decorations must be removed by January 15th. Any decorations up after that date may be subject to a fine and will be removed at the owners' expense.

4. Owner(s), their successors and assignees agree to indemnify the Association for any cost the Association incurs as a result of claims against it for damages or injuries arising from or related to the decorations.

Communication, Harassing Behaviors

1. Residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other condominium members, residents, guests, occupants, invitees; or, directed at the property manager, its agents, its employees, or vendors.

2. Harassing behavior will include any unwelcome contact, and excessive contact (email, texts, phone calls, mail, or visits to a home or place of service) to management, its agents, its employees, or vendors, the Board, or other Green Ridge residents.

3. Excessive is defined as more than one (1) contact; either email, text, phone call, mail, or visit to place of service, per week about the same subject or concern.

4. If a question has been asked and answered and is still being asked, that will be construed as excessive.

5. If a Unit Owner has more than one concern, they should be addressed in one communication. Those concerns may be acted on individually or as a group by the Board or management company, dependent upon the concerns or situations. The Unit Owner will be notified by the Board or management company what determination was made about their concern by email, if possible, or mail.

6. No Unit Owner may interfere with any contracted vendor performing work at the direction of the Board or the Management Company. That will be deemed as harassment and may be subject to possible fines.

7. Any disruptive or harassing behavior by a Unit Owner or his or her proxy holder at an owners' meeting may result in fines being assessed to the Unit Owner.

Anti-Discrimination Anti-Harassment Policy

The Association is a Fair Housing provider under the federal Fair Housing Act. As such, the Association is committed to providing a living environment free from discrimination and harassment that is based on an individual's race, sex, age, religion, disability, color, national origin, military status, marital status, parental status, sexual orientation, or gender identity/expression. This Anti-Discrimination Anti-Harassment Policy ("AD-AH Policy") is intended to implement this commitment.

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This AD-AH Policy is intended to apply to every owner, resident, and guest at the Association, as well as every employee or agent of the Association. Violation of this AD-AH Policy may result in disciplinary action up to and including termination if the violator is an employee/agent of the Association, or penalties, including fines, if the violator is an owner/resident within the Association.

The Policy of the Association:

It is the policy of the Association that discrimination of any kind based on an individual's race, sex, age, religion, disability, color, national origin, military status, marital status, parental status, sexual orientation, or gender identity/expression is prohibited.

It is the policy of the Association that harassment of any kind based on an individual's race, sex, age, religion, disability, color, national origin, military status, marital status, parental status, sexual orientation, or gender identity/expression is prohibited.

a) For purposes of this AD-AH Policy, prohibited harassment includes both "quid pro quo" and "hostile environment" harassment.

"Quid pro quo" harassment is an unwelcome request or demand to engage in conduct, as a condition of providing services or facilities. Quid Pro Quo Harassment might also arise

when a person's access to services or facilities is interfered with because of a failure to submit to demands. Commonly, quid pro quo harassment involves an adverse action that occurs after unwelcome sexual advances are rejected by an owner/resident, or sexual favors are required for an Association service or access to an Association facility which would otherwise be available to the owner/resident.

"Hostile environment" harassment is defined as unwelcome conduct that is sufficiently pervasive or severe as to interfere with the providing of or enjoyment of services or facilities. Hostile Environment Harassment only applies to harassment based on a protected class (sex, religion, race, color, familial status, national origin, or handicap), and the harassment must be on the level of interfering with housing/living environment to be actionable under this AD-AH Policy.

For purposes of this AD-AH Policy, prohibited harassment described above includes insults, jokes, slurs, and other verbal or physical conduct relating to or based on an individual's race, sex, age, religion, disability, color, national origin, military status, marital status, parental status, sexual orientation, or gender identity/expression that has the purpose or effect of unreasonably interfering with an individual's living environment, or creating an intimidating, hostile, offensive, or demeaning living environment.

It is the Policy of the Association that any retaliation predicated on the fact that an employee/agent or owner/resident of the Association in good faith reported an AD-AH Policy violation or suspected violation, or in good faith participated or aided in the Association's investigation of an alleged AD-AH Policy violation, is prohibited.

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Application of This AD-AH Policy:

- It is a violation of this AD-AH Policy to discriminate against another individual on the basis of his or her race, sex, age, religion, disability, color, national origin, military status, marital status, parental status, sexual orientation, or gender identity/expression.

- It is a violation of this AD-AH Policy to harass another individual on the basis of his or her race, sex, age, religion, disability, color, national origin, military status, marital status, parental status, sexual orientation, or gender identity/expression.

- It is a violation of this AD-AH Policy to retaliate against an employee/agent or owner/resident of the Association on the basis of the fact that he or she in good faith reported an AD-AH Policy violation or suspected violation, or in good faith participated or aided in the Association's investigation of an alleged AD-AH Policy violation.
- This AD-AH Policy applies to all employees and agents of the Association, including contractors/vendors hired by the Association, and property management personnel.
- An employee/agent who violates this AD-AH Policy is subject to discipline, up to and including termination.
- An owner/resident who violates, or whose guest violates this AD-AH Policy is subject to penalties, including but not limited to fines.

Procedures:

Any employee/agent or owner/resident of the Association who believes he or she has been subjected to, or has witnessed, actions that constitute a violation of this AD-AH Policy promptly must report the matter to the Board of Directors. The individual reporting should not wait until the action he or she believes is a violation of this AD-AH Policy becomes severe or pervasive.

The Association's Board of Directors will timely investigate any report of an alleged violation of this AD-AH Policy and, where appropriate, take appropriate corrective action.

To the extent possible, the Association will protect the confidentiality of allegations of AD-AH Policy violations and of documents created or obtained that concern an investigation into an allegation of an AD-AH Policy violation.

Collection Policy

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.

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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 Owners informing them of the fines, penalties, or other charges.

4. All payments received will be applied to the oldest amounts due on record — first to any late fees, interest, attorneys' fees and costs, and then to the assessment or fine balance. Payments

5. 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).

6. 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.

7. In the event a Unit Owner ever submits a payment which is thereafter 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 as a result of the return of a unit owner's payment, whichever is greater.

8. 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 paragraph eleven (11) below.

9. A late fee of $25.00 shall be assessed against a Unit owner for any payment not received by the Association by the tenth (10th) 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 compound rate of 1.5% per month (18% per annum) until paid.

10. 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.

11. An administrative fee of $100.00 shall be assessed against a Unit Owner when a matter is turned over to the Association's attorneys 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.

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12. 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.

Enforcement, Fines and Grievance Procedure

1. The following is a schedule of the fines that will be imposed for non-compliance with the law, the Declaration, By-Laws, rules, regulations, covenants, conditions or restrictions (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:

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

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

3. 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

(Continued)

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.**

c) 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.

Grievances, Committee Rules and Procedures

1. The Grievance Committee shall consist of three (3) members at large of the Association who are chosen by the Board. The members at large shall not be officers or members of the Board of Directors of the Association.

2. The Grievance Committee may either be a standing committee, with each member serving for one (1) year, or the committee may be ad hoc and appointed on an as-needed basis by the Board of Directors.

3. For any grievance hearing, a majority vote of the Committee will determine the action and decisions of the Committee.

4. Members serving on any Grievance Committee must not be directly involved in the specific dispute at hand.

5. Upon receipt by the Grievance Committee of a grievance, the matter shall proceed as follows:

a) A letter shall be sent by certified mail, return receipt requested, informing all parties:

1. Of the time, place, and date of a hearing before the Grievance Committee.

2. Of the right to counsel.

3. That evidence shall be received and a record made whether or not the party complained against attends.

(Continued)

b) The hearing shall be divided into two (2) sections:

1. The hearing.

2. The determination and decision.

c) The Hearing Section shall be open to only the Grievance Committee, the parties involved, their attorneys and witnesses.

d) The Determination and Decision Section of the meeting shall be open only to the Grievance Committee, and possibly the attorney for the Association if so requested by the Grievance Committee. The decision will be rendered in writing to all concerned parties within five (5) business days of the hearing.

e) If the complainant, or their representative, fails to appear at the hearing without a valid excuse acceptable by the Grievance Committee, the grievance shall be dismissed without prejudice and reasonable and necessary costs incurred by the responding party assessed against the complaining party.

f) If the alleged offender fails to appear, the complainant must prove his/her grievance, and no presumption shall be made against the alleged offender for non-appearance.

g) The burden of proof shall be on the complainant to prove the grievance by a preponderance of the evidence.

6. The decision of the Grievance Committee is final and binding. There shall be no appeal of the decision absent evidence that:

a) The award was procured by corruption, fraud, or undue means;

b) There was evident partiality or corruption on the part of the Grievance Committee, or any of them;

c) A member of the Grievance Committee was guilty of misconduct in refusing to postpone the hearing, upon sufficient cause shown, or in refusing to hear evidence pertinent and material to the controversy; or of any other misbehavior by which the rights of any party have been prejudiced;

d) The Grievance Committee exceeded its powers, or so imperfectly executed them that a mutual, final, and definite award upon the subject matter submitted was not made.

Recreation Center and Facilities

(This includes all facilities within the building and tennis courts.)
ALL PERSONS USING ANY FACILITY DO SO AT THEIR OWN RISK!
(The Association is not responsible for injuries or personal items lost or stolen.)

Non-compliance with any Recreation Center, pool, or facilities rules resulting in damage will be charged to the unit owner.

1. The recreation center and facilities are for the exclusive use of owners and their guests and shall not be used by tenants, or on behalf of organizations, clubs, groups, or commercial or political functions.

2. A reservation and deposit are required when owners have more than ten (10) guests per unit. Combining two or more units for the same function is prohibited.

3. Reserved events have exclusive use of the party room, island, kitchen, card room, game room, and tennis courts. Pool and saunas are also open to the reserved event; however, other residents will also have access to those areas during that time.

4. Signs and/or posters are prohibited without specific permission from the Association Board. (Exceptions: signs no more than 8xl0 inches may be placed on the bulletin board).

5. Guests and persons under 18 years of age, must be accompanied by an adult.

6. Animals, bicycles, skateboards, scooters, roller skates, ice skates, etc., are prohibited.

7. Wet swimsuits/attire are prohibited except in the pool area and dressing rooms.

8. Running, horseplay, loud and/or boisterous conduct is prohibited.

9. Smoking is prohibited within the recreation building in its entirety.

10. Propping the front door open is prohibited. The side doors must be kept locked.

11. Parking is restricted to the area immediately east and north of the building.

12. Owners are responsible for damage to the building and/or its contents which they or their guests may cause.

13. Owners are responsible for their guests complying with the Rules and Regulations.

14. The building must be vacated by 10 p.m. daily with the following exceptions:

    a) If it is rented for a Friday night event, it may remain open until 11:59 p.m. Friday.

    b) If it is rented for a Saturday night event, it may remain open until 11:59 p.m. Saturday.

15. If the building is not vacated during the appropriate closing time, the owner will be responsible for all costs associated with resetting the alarms, as well as costs of Police and Fire Departments.

Pool/Pool Area

ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK!
(NO LIFEGUARD IS ON DUTY)

1. Pool hours are between 5 a.m. and 10 p.m. daily.

2. The wall lights must be on if the pool is occupied after dusk. The light switches are located on the right side of the hall leading to the pool.

3. Guests must be accompanied by an adult gowner, who must remain within the pool area with the guests. For safety purposes, persons under 18 years of age must be under constant supervision by an adult owner.

4. Showers are required before entering the pool.

5. Proper swimming attire must be worn. (No cut-offs, t-shirts, etc.)

6. Swimmers unable to control bowel and/or kidney function must wear waterproof garments which prevent body waste from entering the pool.

7. No smoking, beverages, food, or breakable containers. Water in plastic bottles are permitted but must be removed.

8. No conduct which will result in injury to self or others. (such as running. wrestling, throwing items, towel fighting, shoving or throwing someone into the pool, or other horseplay, etc.).

9. No spitting or blowing the nose in the pool.

10. No artificial swimming aids, except those required for safety or therapeutic purposes.

11. No air mattresses, inner tubes, balls, or large inflatables.

12. No boats, animals, scooters, bicycles, skateboards, roller skates, etc.

13. No electrical devices or equipment.

14. No persons with open sores, athletes' foot, infectious skin disease or condition.

15. Damage to locker room or sauna, caused by owner or guest, will be charged to owner.

Tennis Courts

1. Guests and persons under 18 years of age, must be accompanied by an adult owner.

2. The time limit for use of the tennis courts is 1 ½ hours - if other players are waiting.

Recreation Center Rental Procedure

1. Contact the Recreation Center office (262-886-9709) for dates available for reservation and rental information. The reservation form, "**Recreation Center Rental Reservation**," is available in the main hallway document stand of the Recreation Center or Recreation Center office. Please see numbers 9 and 10 below.

2. Reservations will be accepted from unit owners who reside here only (not persons who are renting units)

3. New Years Eve and Christmas Eve are not available for private use.

4. Reservations will not be accepted for dates more than six months in advance.

5. After an owner has had two reservations in a calendar year, additional reservations will not be accepted for a date that is more than two weeks in advance of that date.

6. Association functions have priority over all other requests.

7. Reservations shall not be made on behalf of non-residents.

8. Owners renting the facilities for an event must be present for the event. Renters are excluded from renting the Rec Center.

9. A $125.00 rental fee plus a $50.00 security deposit from the owner (check or money order only) and a copy of the Homeowner's Insurance must accompany the reservation request. The Association assumes no responsibility for payments not made directly to the office personnel.

10. A reservation is not official until the rental fee, security deposit, and copy of Homeowner's Insurance has been received by office personnel.

11. The rental fee and security deposit will be refunded if a cancellation is made within at least seven days prior to the reservation date. If no cancellation is made, or the cancellation is made less than seven (7) days prior to the reservation date, only the security deposit will be refunded.

12. The security deposit will be refunded if there have been no rule infractions and the post party check list had been complied with. The security deposit (all or in part) may not be refunded if infractions have occurred. Owner who violates Recreation Center rules will be fined by the Board based on severity and number of violations. Any damage in excess of the security deposit is the responsibility of the person renting the facilities. Also, infractions or property damage may result in future reservation requests needing Board approval.

13. Owners renting the facilities will be given a copy of the Rules and Regulations pertaining to the Recreation Center, a copy of the post party clean-up checklist, and are required to sign the Reservation form.

Post Party Cleaning Checklist

1. Place all trash/garbage in the trash containers located in the island area, meeting room, kitchen, and hallways. All trash bags used (either full or partially filled) are to be securely closed and placed in the dumpster (north side of the building). If the dumpster is full, put in another dumpster on property; do not leave it next to dumpster. Replace the liner in each trash container after removing full or partially filled garbage bags.

2. Clean the kitchen, counters, island area and tables used. If any other areas are used by your party, clean them also.

3. Vacuum the carpet and floors. Mop floors, if necessary, due to spills, etc. The vacuum cleaner and supplies are in the Janitor Closet located on the left side of the hallway leading to the pool.

4. Wash all dishes, pans, and silverware used. The dishwasher must be turned off and unloaded before leaving the premises. Dishwasher detergent is located under the kitchen sink.

5. Unplug, clean, and return the coffee pots to their storage location. Turn off and clean the kitchen stoves and ovens.

6. Return all cleaning equipment to the Janitors Closet.

7. Lock all windows and outside doors, including the pool patio doors.

8. Upon leaving, turn off all wall lights in the pool area. Turn off the lights and heat in the saunas and prop open the sauna doors. Turn off the lights in the dressing rooms. Turn off the remaining lights in the building except the lights in the foyer.

9. Check the outside area. Pick up and properly dispose of any litter that may have been left by your guests.

Trash Bag Replacement

All garbage containers	Black bags	Janitor Closet is located to the left of the pool entrance.

FINES FOR REC CENTER PARTY INFRACTIONS

Below is the list of minimum fines for each offense – a higher amount may be deemed appropriate according to the severity of the offense, i.e., Rec Center is vandalized after entry was gained since doors were left unlocked. Smoke damage due to ovens left on would equal the amount of damage, not $25. Higher amounts would be determined and subject to Board approval.

Doors or windows left unlocked	$25
Lights left on	$25
Burners or ovens left on	$100
Dishwasher not emptied	$25
Stove/Oven not cleaned	$25
Saunas left on	$25
Not vacuumed	$25
Not mopped	$25
Drinks/food in pool area (not allowed)	$50
Life preservers & ropes used as toys (for emergency only)	$100
Staying after close	$100
Garbage not removed	$25
Front door propped open	$50
Guests parked illegally	$25
Furniture not put back	$25
Damaged furniture	Replacement cost
Alarm	Cost of Police/Fire & Reset

GAME ROOM

Left in disorder	$25
Damaged Equipment (Cue tips/paddles)	Replacement Cost

TENNIS COURT

Damaged Equipment	Replacement Cost

Reference List of
Forms, Guidelines, and Informational Documents

Forms, Guidelines, and Informational Documents are available in the main hallway of the Recreation Center and in the AppFolio Portal. The Rental forms and Rental Informational documents are available from the management company and in the AppFolio Portal.

Forms-Owner: Return completed owner forms to the Recreation Center office or to the management company. Except for Form 3, which must be returned **only** to the Recreation Center office.

1. Green Ridge Owner Registration: Complete this form to register your vehicles and pets.
2. Noise Violation/Complaint Form: Complete this form to submit a complaint about a noise violation.
3. Recreation Center Rental Reservation: Complete to reserve the Recreation Center. Return the form to the Recreation Center office **only**.
4. Request for Action: Complete for all requests, complaints, and suggestions. Return to the Recreation Center office or management company before the 1st Wednesday of the month to secure Open Forum speaking time and ensure Board preparation.

Forms-Rental (Landlords): Return completed rental forms to the management company.

1. Tenant Acknowledgment Page: Landlords are responsible for providing, maintaining, and enforcing this form with their tenants.
2. Tenant Registration: Landlords are responsible for providing, maintaining, and enforcing this form with their tenants.

Guidelines: Guidelines must be completed and returned to management company.

1. Christmas Holiday Guidelines
2. Flagpole Guidelines
3. Front Entry Door Replacement Guidelines
4. Garden Window Replacement Guidelines
5. Interior Unit Construction Modifications Guidelines
6. Patio Construction Guidelines (Contains information on continuous fencing/Effective August 2024 cement patio slabs are no longer permitted.)
7. Patio Door Replacement Guidelines
8. Planting Guidelines
9. Repair and Upkeep of Existing Decks Guidelines
10. Stoops, Ramps, Railings Guidelines
11. Storm Door Replacement Guidelines
12. Windows/Skylight Replacement Guideline

Informational Documents:

1. Snow Removal and Ice Control Information

Informational Rental Documents (Landlords):

1. Summary of Key Rules for Landlords: Landlords are responsible for following these rules and ensuring their tenants comply with all Association governing documents.
2. Summary of Key Rules for Tenants: Landlords are responsible for providing, maintaining, and enforcing these rules with their tenants.

Created:ns 7/30/26

OK

ARTICLES OF INCORPORATION

OF

GREEN RIDGE CONDOMINIUMS, INC.

(A Non-Stock, Non-Profit Corporation)

The undersigned, being a natural person over the age of twenty-one (21) years and acting as incorporator of a non-stock, non-profit corporation under the provisions of the Wisconsin Non-Stock Corporation Law, Chapter 181 of the Wisconsin Statutes, does hereby adopt the following as the Articles of Incorporation of such corporation:

ARTICLE I

Name

The name of the corporation shall be the GREEN RIDGE CONDOMINIUMS, INC.

ARTICLE II

Period of Existence

The period of existence of the corporation shall be perpetual.

ARTICLE III

Purposes

Purposes for which this corporation is organized are as follows:

(a) To serve as an association of unit owners who own real estate and improvements under the condominium form of use and ownership (such real estate and improvements hereinafter sometimes referred to as "condominium property"), as provided in the "Unit Ownership Act" under the laws of the State of Wisconsin

and subject to the terms and conditions of the Condominium Declaration for Green Ridge Condominiums, as recorded in the Office of the Register of Deeds for Racine County, Wisconsin (hereinafter referred to as "Declaration");

(b) To serve as a means through which the unit owners may collectively and efficiently administer, manage, operate and control the condominium property in accordance with the Unit Ownership Act and the Declaration; and

(c) To engage in any lawful activity within the purposes for which a non-stock, non-profit corporation may be organized under the Wisconsin Non-Stock Corporation Law, Chapter 181 of the Wisconsin Statutes, subject to the Unit Ownership Act and the Declaration.

ARTICLE IV
Powers

The corporation shall have all of the powers enumerated in the Wisconsin Non-Stock Corporation Law, to the extent not inconsistent with the Unit Ownership Act, or the Declaration, or the By-Laws, including without limitation, the following:

(a) To exercise exclusive management and control of the common areas and facilities and limited common areas described and set forth in the Declaration;

(b) To maintain, repair, replace, reconstruct, operate and protect the common areas and facilities and limited common areas as set forth in the Declaration;

(c) To acquire and hold title to units for the benefit of the unit owners pursuant to the right of first refusal, or otherwise, as set forth in the Declaration and to sell, lease, mortgage, vote the votes appurtenant to, and otherwise deal with said units so acquired for the benefit of all unit owners as set forth in the Declaration;

(d) To hire, engage or employ and discharge such persons or entities as it may deem necessary or advisable to assist in the management of its affairs or to properly effectuate the duties and responsibilities of the corporation as set forth in the Declaration.

(f) To purchase insurance on the condominium property and insurance for the benefit of the corporation and its members as set forth in the Declaration;

(g) To make and amend reasonable regulations governing the use and operation of the condominium property in the manner provided by the Declaration;

(h) To enforce by legal means the provisions of the Unit Ownership Act, the Declaration, the By-Laws and any rules and regulations governing the use and operation of the condominium property;

(i) To establish and maintain one or more bank accounts for deposit and withdrawal of the funds of the corporation; and

(j) To do all things necessary or convenient to effectuate the purposes of this Declaration.

ARTICLE V

Members

There shall be two classes of members designated as Class "A" and Class "B" Members. The respective rights and qualifications of the classes of members are set forth in the By-Laws of the corporation.

ARTICLE Vl

Principal Office and Registered Agent

The location of the principal office of the corporation shall be 5700 Spring St., Unit 1 , Racine, Wisconsin, 53406, and the initial registered agent shall be Orrin Stearns, 5700 Spring St., Unit 1 , Racine, Wisconsin, 53406.

ARTICLE Vll

Directors

The number of the directors of the corporation shall be fixed in the By-Laws and in no event shall be less than three (3). The manner in which directors shall be elected, appointed or removed shall be provided by the By-Laws.

The number of directors constituting the initial Board of Directors shall be three, and the names and addresses of the initial directors are:

Mr. Orrin Stearns — 5700 Spring St., Unit 1, Racine, Wisconsin 53406

Mr. Melvin Rabushka — 9378 Olive Blvd.
St. Louis, Missouri 63132

Mr. Lester Shapiro — 4447 W. Cortland
Chicago, Illinois

ARTICLE VIII

Incorporator

The name and address of the incorporator of this corporation is:

Orrin Stearns
5700 Spring Street, Unit 1
Racine, Wisconsin 53406

ARTICLE IX

Stock, Dividends, Dissolution

The corporation shall not have or issue shares of stock. No dividend shall ever be paid and no part of the assets or surplus of the corporation shall be distributed to its members, directors, or officers. The corporation may pay compensation in reasonable amounts to employees, members, directors, or officers for services rendered, and may confer benefits upon its members in conformity with its purposes.

In the event of dissolution of the corporation, all of its assets, after payment of its liabilities, shall be distributed to such one or more non-profit corporations, societies, or organizations having purposes deemed by a majority of its directors to be similar to those of this corporation, and, if none are deemed to exist, then to non-profit corporations, societies, or organizations devoted to the promotion of aesthetic, cultural or educational purposes.

STATE OF WISCONSIN)
: ss.
RACINE COUNTY)

On this 23rd day of April, 1975, personally appeared before me the above named Orrin Stearns known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation, and he acknowledged that he executed the same for the purposes therein contained.

John V. Whaley

Notary Public, Racine County, Wisconsin
My Commission: is permanent
John V. Whaley

(This document was drafted by
John V. Whaley)

Art of Inc
Green Ridge Condominiums, Inc.

Mail Returned Copy to:
Whaley & Whaley
Attorneys at Law
610 Main Street
Racine, Wisconsin 53403

STATE OF WISCONSIN
DEPARTMENT OF STATE
FILED
APR 25 1975
DOUGLAS LAFOLLETTE
SECRETARY OF STATE

lw CK-#5
Fee-25
#25 Refund-#25

G-7593

OFFICE OF
REGISTER OF DEEDS

The undersigned, as Register of Deeds of
(COUNTY) Racine
County, Wisconsin, certifies that on
(DATE) April 29, 1975

there was received and accepted for record in my office, an instrument bearing the certificate of the Secretary of State of Wisconsin, and described as

(X) Articles of Incorporation ( ) Amendment to Articles of Incorporation ( ) Statement of Intent to Dissolve
( ) Articles of Dissolution ( ) Articles of Merger ( ) Name reservation
( ) Articles of Consolidation ( ) Restated Articles ( ) Change of Registered Office and/or Agent OF
GREEN RIDGE CONDOMINIUMS, INC.

(SEAL) Witness my hand and official seal on April 29, 1975 (DATE)

Stanley F. Bialecki
REGISTER OF DEEDS

Form 14&15--1971

Form 103-Sec. State
Certificate of Incorporation

United States of America

State of Wisconsin

Department of State

To All to Whom These Presents Shall Come:

The undersigned, as Secretary of State of the State of Wisconsin, hereby certifies that on 25 April 1975 *Articles of Incorporation were filed in my office under the provisions of Chapter 181 of the Wisconsin Statutes, for the following corporation formed*

WITHOUT STOCK AND NOT FOR PROFIT:

Name: GREEN RIDGE CONDOMINIUMS, INC.

Principal Office: 5700 Spring St, Unit 1, Racine WI 53406

Purposes for which organized: (a) To serve as an association of unit owners who own real estate and improvements under the condominium form of use and ownership...

I further certify that a certificate has been filed in my office to the effect that a duplicate of said Articles, bearing my certificate, was recorded in the office of the Register of Deeds of Racine *County, Wisconsin, on* 29 April 1975

THEREFORE, The State of Wisconsin *does hereby grant unto the said corporation the powers and privileges conferred by the Wisconsin Statutes for the purposes stated and in accordance with said Articles.*

In Witness Whereof, I have hereunto set my hand

GREEN RIDGE CONDOMINIUM ASSOCIATION

2026 BUDGET

		2025 BUDGET		2026 BUDGET
INCOME				
4020 - Association Fees	$	1,301,496.00	$	1,482,936.00
4030 - Special Assessment ($540)	$	235,200.00	$	181,440.00
4100 - Late Fee Income	$	1,500.00	$	1,500.00
4400 - Transfer Fee Income	$	8,000.00	$	8,000.00
4430 - Recreation Center Reservations	$	4,000.00	$	4,000.00
4500 - Interest Income	$	1,000.00	$	1,000.00
TOTAL INCOME	**$**	**1,551,196.00**	**$**	**1,678,876.00**
EXPENSES				
BUILDING AND GROUNDS MAINTENANCE				
6310 - Repairs & Maintenance - Asphalt/Conc	$	55,000.00	$	60,000.00
6320 - Repairs & Maintenance - Buildings	$	90,000.00	$	90,000.00
6322 - Repairs & Maintenance - Painting	$	25,000.00	$	25,000.00
6323 - Repairs & Maintenance - Fences	$	18,000.00	$	18,000.00
6321 - Repairs & Maintenance - Balconies	$	115,000.00	$	115,000.00
6325 - Repairs & Maintenance - Roofs	$	90,000.00	$	110,000.00
6328 - Repairs & Maintenance - Siding/Gutters	$	112,000.00	$	140,000.00
6324 - Repairs & Maintenance - Gutter Cleaning	$	-	$	20,000.00
6330 - Repairs & Maintenance - Ponds	$	12,000.00	$	6,000.00
6340 - Repairs & Maint - Grounds Contract	$	72,500.00	$	72,500.00
6350 - Repairs & Maint - Grounds Misc	$	15,000.00	$	15,000.00
6355 - Repairs & Maint - Tree Maint	$	10,000.00	$	15,000.00
6360 - Repairs & Maint - Snow Removal	$	63,000.00	$	63,000.00
6390 - Pest Control	$	4,200.00	$	4,200.00
6400 - Area Lighting	$	6,800.00	$	6,800.00
6410 - Water	$	82,000.00	$	82,000.00
6420 - Sewer	$	163,000.00	$	165,000.00
6430 - Insurance	$	270,000.00	$	305,000.00
PROFESSIONAL AND OFFICE	.			
6710 - Professional Fees - Accounting	$	500.00	$	500.00
6720 - Professional Fees - Management	$	86,000.00	$	88,376.00
6730 - Professional Fees - Legal	$	3,200.00	$	3,200.00
6740 - Office Services	$	4,000.00	$	4,000.00
RECREATION CENTER				
6010 - Recreation Center Maintenance	$	15,000.00	$	15,000.00
6020 - Swimming Pool Maintenace	$	31,000.00	$	31,000.00
6030 - License and Permits	$	450.00	$	500.00
6040 - Telephone	$	3,000.00	$	3,000.00
6050 - Heat	$	17,500.00	$	12,000.00
6060 - Electricity	$	19,800.00	$	18,000.00
6080 - Janitorial Services	$	12,000.00	$	17,000.00
6100 - Property Taxes	$	500.00	$	500.00
6090 - Water and Sewer-Rec Center	$	2,750.00	$	3,300.00
SUB TOTAL	**$**	**1,399,200.00**	**$**	**1,508,876.00**
RESERVES				
6910 - Transfer to Reserves-Asphalt/Concrete	$	12,000.00	$	18,000.00
6930 - Transfer to Reserves-Siding	$	50,000.00	$	60,000.00
6940 - Transfer to Reserves-Pool	$	1,500.00	$	2,500.00
6950 - Transfer to Reserves-Pond	$	1,500.00	$	2,500.00
6970 - Transfer to Reserves-Roofs	$	44,996.00	$	45,000.00
6980 - Transfer to Reserves-Rec Ctr Improvements	$	42,000.00	h $	42,000.00
SUB TOTAL	**$**	**151,996.00**	**$**	**170,000.00**
TOTAL EXPENSES	**$**	**1,551,196.00**	**$**	**1,678,876.00**
NET SURPLUS/DEFICIT	**$**	**-**	**$**	**-**

2026 -237 units @$370, 92 units @$363 & 7 units @$356 + $540 SA

a.) Increased to based on historical spending and needs of the property

b.) Budgeting for two building roofs and two to three garage roofs in 2026

c.) Budgeting to side two buildings in 2026

d.) New budget item to account for annual cleaning of gutters

e.) Reduced to pond maintenance spending only. Moving the anticipated cost of two Aerators in 2026 to a capital expense

f.) Increased for more regular pruning and trimming of trees

g.) Increased based on historical spending

h.) Insurance increase will be less than 20%, currently projected at 13%

i.) Management contract increased 3%

j.) Increased based on historical spending

k.) Lowered based on historical spending

l.) Lowered based on historical spending

m.) Contractor rate increased

n.) Increased based on historical spending

GREEN RIDGE CONDOMINIUM ASSOCIATION

2026 BUDGET - RATE PER UNIT PER MONTH

	2025 BUDGET	2026 BUDGET
INCOME		
4020 - Association Fees	$ 322.79	$ 367.79
4030 - Special Assessment ($540)	$ 58.33	$ 45.00
4100 - Late Fee Income	$ 0.37	$ 0.37
4400 - Transfer Fee Income	$ 1.98	$ 1.98
4200 - Recreation Center Reservations	$ 0.99	$ 0.99
4500 - Interest Income	$ 0.25	$ 0.25
TOTAL INCOME	**$ 384.72**	**$ 416.39**
EXPENSES		
BUILDING AND GROUNDS MAINTENANCE		
6310 - Repairs & Maintenance - Asphalt/Conc	$ 13.64	$ 14.88
6320 - Repairs & Maintenance - Buildings	$ 22.32	$ 22.32
6322 - Repairs & Maintenance - Painting	$ 6.20	$ 6.20
6323 - Repairs & Maintenance - Fences	$ 4.46	$ 4.46
6320 - Repairs & Maintenance - Balconies	$ 28.52	$ 28.52
6325 - Repairs & Maintenance - Roofs	$ 22.32	$ 27.28
6328 - Repairs & Maintenance - Siding/Gutters	$ 27.78	$ 34.72
6324 - Repairs & Maintenance - Gutter Cleaning	$ -	$ 4.96
6330 - Repairs & Maintenance - Ponds	$ 2.98	$ 1.49
6340 - Repairs & Maint - Grounds Contract	$ 17.98	$ 17.98
6350 - Repairs & Maint - Grounds Misc	$ 3.72	$ 3.72
6350 - Repairs & Maint - Tree Maint	$ 2.48	$ 3.72
6360 - Repairs & Maint - Snow Removal	$ 15.63	$ 15.63
6390 - Pest Control	$ 1.04	$ 1.04
6400 - Area Lighting	$ 1.69	$ 1.69
6410 - Water	$ 20.34	$ 20.34
6420 - Sewer	$ 40.43	$ 40.92
6430 - Insurance	$ 66.96	$ 75.64
PROFESSIONAL AND OFFICE		
6710 - Professional Fees - Accounting	$ 0.12	$ 0.12
6720 - Professional Fees - Management	$ 21.33	$ 21.92
6730 - Professional Fees - Legal	$ 0.79	$ 0.79
6740 - Office Supplies	$ 0.99	$ 0.99
RECREATION CENTER		
6010 - Recreation Center Maintenance	$ 3.72	$ 3.72
6020 - Swimming Pool Maintenace	$ 7.69	$ 7.69
6030 - License and Permits	$ 0.11	$ 0.12
6040 - Telephone	$ 0.74	$ 0.74
6050 - Heat	$ 4.34	$ 2.98
6060 - Electricity	$ 4.91	$ 4.46
6080 - Janitorial Services	$ 2.98	$ 4.22
6100 - Property Taxes	$ 0.12	$ 0.12
6090 - Water and Sewer-Rec Center	$ 0.68	$ 0.82
RESERVES		
6910 - Transfer to Reserves-Asphalt/Concrete	$ 2.98	$ 4.46
6930 - Transfer to Reserves-Siding	$ 12.40	$ 14.88
6940 - Transfer to Reserves-Pool	$ 0.37	$ 0.62
6950 - Transfer to Reserves-Pond	$ 0.37	$ 0.62
6970 - Transfer to Reserves-Roofs	$ 11.16	$ 11.16
6980 - Transfer to Reserves-Rec Ctr Improvements	$ 10.42	$ 10.42
TOTAL EXPENSES	**$ 384.72**	**$ 416.39**
NET SURPLUS/DEFICIT	$ -	$ -