RULES AND REGULATIONS OF THE GREENS OF ELKHART LAKE CONDOMINIUM ASSOCIATION INC

PREFACE

The Rules and Regulations established by the Board of Directors (the "Board") of The Greens at Elkhart Lake Condominium Association, Inc (the "Association") are not meant to be restrictive or to infringe on the rights of individuals. They are set forth to ensure the full enjoyment of your condominium Unit and surroundings. Cooperation by all is requested. Guests and Lessees are subject to the same Rules and Regulations as Unit Owners except for any modifications requested in writing and then submitted to and approved by the Board.

We as The Greens at Elkhart Lake, presumably have differing opinions and lifestyles, yet live in very close proximity. Like all groups that wish to live in harmony, we seek to blend the individual's rights with the group's desires. These Rules and Regulations have been established to preserve the beauty and architectural design of our community while allowing us to live in the manner and lifestyle we choose.

This Rules and Regulations document was developed to serve as a quick reference for the Association homeowners. It is not intended to replace the official Condominium Disclosure Materials document.

1. LANDSCAPE MAINTENANCE

a. Unit Owners may not give instructions, redirect or request that work be done by any maintenance personnel employed by the Association.

b. Unit Owners may not change, add or subtract permanent plant materials i.e. trees, bushes, grasses or other vegetation from any landscaped area without written permission from the Board.

c. Unit Owners are permitted to plant annual or perennial flowers in standing planters or pots adjacent to the individual Units.

d. Unit Owners who wish to change, update or enhance common space landscape beds should contact a board member to obtain the current guidelines, processes and standards.

e. When desired, Unit Owners are responsible for purchasing mulch for their respective Units. The Board requires that all mulch be dark brown cedar mulch. Mulching of the entrance bed on Paulina and the main tree bed along Hickory, however, is the responsibility of the Association.

2. EXTERIOR CHANGES AND MAINTENANCE

a. Maintenance or repairs of Limited Common Spaces are the responsibility of the Board however the costs are specifically assessed to the adjacent owner. The Board will work with Unit Owners to respond to requests in a collaborative

manner with Unit Owners. Cleaning of Limit Common Spaces is the responsibility of the Owner.

b. Patios and decks are considered private and will not be part of landscape maintenance.

c. Unit Owners shall not make any exterior changes to buildings or grounds including decks, patios, sidewalks, and driveways without written permission from the Board. All improvements will be consistent with association standards currently defined by the Board..

d. Improvements, replacement and major repairs of any part of decks, sidewalks, driveways and patios are to be approved and managed by the Board of directors working to achieve the wishes of Unit Owners while maintaining design standards and oversight of contractors. Unit Owners should reach out to the Board with sufficient timelines to work collaboratively to achieve timely work. No permanent structures shall be installed on a private deck or patio area without written permission from the Board.

e. All window, door and screen washing (interior and exterior), including garage door, is the responsibility of the individual Unit Owner. Should the Unit Owner fail to properly maintain his/her Unit in a consistent manner, any needed cleaning may be completed by the Association and assessed to the Individual Unit.

f. Repair of damaged siding will be determined on a case by case basis by the Board. Damage caused by landscape maintenance or flying debris (i.e. golf balls) will generally be the responsibility of the Association. Other damage may be the responsibility of the Unit Owner - depending on the circumstances involved.

g. Cleaning of siding will be carried out by the Association on a periodic basis as needed in the opinion of the Board. Most likely when due to excessive and extensively unsightly aspects such as mold growth and any construction related detritus arising from major projects implemented by the Association.Unit Owners are responsible for cleaning siding from a general maintenance standpoint to remove minor areas of dirt or dust arising out of day-to-day activities and any specific areas of discoloration of the siding arising out of landscaping, planting or other localized activities carried out by the Unit Owner.Any contractors that the Unit Owners wish to hire for any cleaning/power washing of siding must be from a list of contractors previously approved in advance by the Board.

h. Gutter cleaning will take place in the fall and is Association responsibility.

3. INTERIOR CHANGES / EXTERIOR LIGHTING

a. Interior improvements, replacements and major repairs are the responsibility of Unit Owners, however, the scope of the work and the resume of the contractor intended to be used should be communicated to the Board. The Board's role is to ensure contractors are of sufficient quality and reputation, properly insured, using an approach to work which will not be a nuisance to neighbors and the common

space is sufficiently protected from unintended damage or changes. Unit Owners should complete an application and form for Board approval prior to engagement with contractors.

b. Unit Owners are responsible for the replacement of interior bulbs.

c. All outdoor lighting fixtures are permanent and may not be changed by Unit Owners. Unit Owners are responsible for bulb replacement - using a maximum 100 watt bulb.

d. Additional patio lights or outside lighting is not permitted except with written permission of the Board.

4. PARKING

a. Space for vehicle parking has been provided for all individual Units. Guest parking must be in the Unit Owner's driveway or in one of the three designated guest parking lots. No parking on lawns or vacant land on the property is permitted without approval of the Board.

b. Guest parking areas are intended for the use of visitors or guests. Unit Owners should not utilize these areas for extra vehicle overflow parking.

c. Residents should use their garage and driveway for all overnight parking of vehicles.

d. Parking on or alongside either Otto Way or Paulina Place is not permitted at any time. These roads shall be kept clear at all times for both everyday and emergency traffic.

e. Driveways and guest parking areas shall not be used for vehicle storage, repairs, painting or similar activity.

5. REFUSE STORAGE AND REMOVAL

a. Trash and recycle items shall be disposed of as determined by the Village of Elkhart Lake. Containers provided should be placed at the end of each driveway no sooner than 12:00 noon, the day before pickup.

b. Individual trash and recycle containers may not be stored outside a Unit.

6. PETS

a. No pets are allowed to run loose within the Greens property. All Local and State ordinances must be followed with respect to pets.
b. Each Unit is currently limited to two animals, including dogs, cats or birds.
c. Clean-up after pets is the responsibility of the Unit Owner keeping the pet.

7. SNOW REMOVAL

a. Snow removal is the responsibility of the Association.

b. Snow removal priorities have been established as follows.

i. Clear Otto Way and Paulina Place roads.

ii. Clear the driveways of Units and prioritize Units that are known to be occupied first, followed by those that are not in residence. Unit Owners whose seasonal plans are not to be in residence should notify the Board.

iii. Clear Unit sidewalks only after the event is over and only once per event.

iv. Clear the sidewalk along Hickory Lane.

c. To assist in snow removal operations.

i. Keep your driveways and the guest parking areas clear of vehicles. Snow will not be removed if vehicles are in these areas.

ii. Turn on your outside lights to signal that the Unit is occupied. This will also assist in the plowing process.

d. Unit Owners may use reasonable amounts of rock salt or other melting chemicals on the Property with an intent to minimize runoff and plant damage.

8. SIGNS, NOTICES & GARAGE SALES

a. Each Unit of a building will be labeled with address and optionally name signage to assist visitors looking for a particular Unit. The association will provide the sign and the cost will be assessed to the Owner. The association prefers the Owner's last name be included on the sign.

b. Attaching any other signs on either the structure or the grounds is prohibited - with the exclusion being real estate “for sale” signs. These signs must at a minimum meet applicable Village of Elkhart Lake ordinance requirements.

c. Due to potential liability for the Association, no garage or estate sales are allowed within the Greens.

9. METHOD FOR ENFORCING RULES AND REGULATIONS

a. Unit Owners should report flagrant or repeated infractions of Rules and Regulations to the Board in writing.

b. Upon first infraction of a rule, the Unit Owner and/or occupant will receive a warning notice from the Board. Upon the second infraction of a rule, the Unit Owner and/or occupant will be assessed a $50 fine as prescribed in the bylaws. Any subsequent violations carry with them a $250 fine for each individual occurrence.

10. METHOD FOR CHANGING OR ADDING RULES AND REGULATIONS

a. Unit Owners wishing to either suggest a change in a specific rule or regulation or add a rule or regulation should make their request in writing to the Secretary of the Board for consideration by the full Board.

11. LIMITS ON USE OF PROPERTY

a. The common and limited common space shall be used only for the purposes for which they are reasonably suited and which are incidental to the use and occupancy of Units.

b. No nuisances or noxious odors shall be allowed on the Property nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or proper use of the Property by the Unit Owners.

c. No unlawful use shall be made of the Property or any part thereof, and all laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be complied with. Such compliance shall be accomplished at the sole expense of the Unit Owner(s) concerned or the Association, whichever shall have the obligation to maintain or repair such portion of the Property.

d. Unit Owners whose Units are unoccupied for winter seasons or other longer than ten days are required to turn off water at the main Unit shut off points to protect the association buildings and property of neighbors from accidental water damage.

e. No trailer, tent, shack, garage, barn or other outbuilding, or living quarters of a temporary character, shall be permitted on any part of the Property at any time. There shall be no camping on the Property at any time.

f. Except with the prior written permission of the Board of Directors, no trucks, buses, trailers, campers, snowmobiles, boats or vehicles (other than private passenger cars, recreational pick up trucks or similar private vehicles) shall be parked on the Property or Easement Property for purposes other than in the normal course of construction or for services rendered to a Unit.

g. The Association may designate grilling areas on the Property and shall promulgate rules and regulations with respect to the same. Patio furniture, umbrellas or plants shall not obstruct the view of any other Unit Owner.

h. Patios can not be used for storage of any items nor for drying of laundry. Nothing should be placed on a covered porch, deck or patio that exceeds its structural capacity including people and furniture. Patios cannot be used for storing items such as recreational water inflatables, boats, canoes, water skis, soccer nets, etc. However, reasonably sized storage bins can be used for patio/deck furniture cushions and small items such as yard games and grill accessories if needed. Please respect the view your neighbors have of your property by keeping it orderly.

i. Charcoal grills are not permitted for use.

j. Only bottled gas, direct gas line hookups or electric barbecue grills may be used on the decks or patios of individual Units. While in use grills should be kept sufficiently away from walls or structures of the building.

k. Fire pits are not allowed on any upper decks or lower patios as they pose a fire hazard. Bonfires are not allowed anywhere within the Greens property.

l. Access to the pond is not permitted. No swimming, boating or fishing is allowed.