ADMINISTRATIVE RULES AND REGULATIONS
OF
STORAGESHOPUSA-GRAFTON
CONDOMINIUM OWNERS ASSOCIATION, INC.

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ADMINISTRATIVE RULES AND REGULATIONS
OF
STORAGESHOPUSA – GRAFTON CONDOMINIUM

The following administrative rules and regulations are adopted by StorageShopUSA-Grafton LLC, (hereinafter "the Declarant"), on behalf of the STORAGESHOPUSA – GRAFTON CONDOMINIUM OWNERS ASSOCIATION, INC., (hereinafter the "**Association**") for the purpose of assuring that StorageShopUSA – GRAFTON Condominium shall be operated in an efficient and orderly manner so as to create a pleasant living environment for all Unit Owners. In furtherance of this purpose, all Unit Owners shall have an affirmative duty to maintain all property of the Condominium in a neat and orderly condition and shall abide by the following rules and regulations which may be amended by the Association:

1. Signs. No sign, including a "For Rent" or a "For Sale" sign, advertisement, notice, or other lettering shall be exhibited on any portion of the Condominium without the prior written consent of the Association except as provided for in the Declaration, or with written approval of the Board.

2. Obstructions. The Common Elements, including but not be limited to, the sidewalks, entrances, passageways, grass, lanes and driveways shall not be obstructed or encumbered or used for any purpose other than ingress and egress to and from Units. Personal property items, including but not be limited to, bicycles, tools, and toys which are not in use shall not be allowed on the Common Elements. Bicycles shall be kept inside the Unit or a garage when not in use.

3. Animals. No vicious animals are allowed in any part of the Condominium. All animals must be kept on a leash at all times when not in the Unit.

4. Hanging of Garments and Window Coverings. The hanging of garments, rugs, and similar articles from the windows or from any other facades of the Condominium property shall not be allowed. No outdoor clothes lines shall be allowed at any time. No sheets shall be used for window coverings unless on a temporary basis for a reasonable period of time while awaiting window coverings.

5. Protrusions. Except for the standard awning and optional satellite dish as allowed in the Declaration, no awning or other similar articles and no television antennae, machines, air conditioning units, wiring for electrical or telephone installation, or other similar protrusions shall be allowed on the exterior of the Condominium property without the prior written consent of the Board. If such equipment is necessary to upgrade the Unit, no consent may be unreasonably withheld by the Board.

The only area for signage is at the entrance to the facility (reserved for the StorageShopUSA sign). Real estate for sale or for rent signs are only allowed inside the window area.

6. Damage to Common Elements. All damage to Common Elements or Limited Common Elements caused by the moving or carrying of articles thereon or caused by any other action shall be the responsibility of, and shall be paid for by, the Unit Owner or person causing such damage.

7. Noise. Unit Owners shall not unreasonably disturb other Unit Owners. No Unit Owner shall conduct or permit any soliciting at the Condominium. No children shall be permitted to play or remain in the Common Elements.

8. Commercial Use; Zoning Code. All Units shall be used by their respective Unit Owners only as small scale commercial and office, or owner workshop and storage ***pursuant to Article 6.01 of the Declaration***, and for no other purpose whatsoever. The use of the Condominiums is limited to those commercial uses allowed currently or in the future by state and local zoning and use laws and building codes. Each owner is required to document that their use is compliant with such laws and codes, and the Association is given a private right to require owners to comply with the same. NO AUTO REPAIR OR WELDING BUSINESS IS ALLOWED IN THE CONDOMINIUM. COMMERCIAL WOOD WORKING IS REGULATED BY THE ASSOCIATION. NO RETAIL SHOPS ARE ALLOWED

No overnight sleeping in any Unit shall be permitted, and no storage outside the Unit is permitted.

Generally, the uses of the Condominiums are limited to the following:

> Low intense businesses, trades and contracting services, and personal workspace/storage which provide offices, indoor storage, and workshops limited to no more than one (1) employee onsite and requires two (2) or less parking stalls.

NOTE: Businesses that generate high traffic and/or have high intense operations are discouraged.

The site is on private septic and occupancies that require water usage of MORE THAN 7500 GALS/YEAR ARE PROHIBITED.

The facility will be accessible 24/7; except that, all businesses' hours of operation will be regulated by the Town of Grafton Ordinances.

9. Unit Rental. Other than for commercial wood working and other prohibited uses, a Unit may be rented by a Unit Owner in compliance with the Declaration. All leases shall be in writing and copies of all such leases shall be provided to any other Unit Owner upon request. All rental agreements shall contain as part of them an agreement by all parties a statement that any tenant, subtenant, assignee or other leaseholder has had an opportunity to read the Condominium documents and is subject to all terms of the Declaration, Bylaws and Rules, as amended from time to time or the Board shall have the power to void the instrument creating the tenancy. The Unit owner may be fined up to **$100.00** per day by the Board for a violation of this paragraph. **Renting the Unit for just storage is not allowed**.

10. Insurance Rates. Unit Owners shall be prohibited from conducting any activity or storing any article in their Units or on the Limited Common Elements and Common Elements which would increase the rate of insurance on the condominium property.

11. Maintenance of Unit. Each Unit Owner shall promptly perform or shall have promptly performed all maintenance and repair work within his/her own Unit which work, if omitted, would adversely affect any Common Elements or Limited Common Elements, any portion of the condominium property belonging to other Unit Owners, or the condominium property as a whole, and each Unit Owner shall be responsible for all damages and liabilities that any failure to maintain or repair may engender.

    Each owner shall shovel their own parking areas within 3 feet of the building. The remainder of the parking area is performed by the snow plowing contract with the association.

12. Nuisances. No immoral, improper, offensive, or unlawful use shall be made of the condominium property or any part thereof, and each Unit Owner at said Unit Owner's expense shall comply with, perform, and fully satisfy all city, state, and federal laws, statutes, ordinances, regulations, orders, or requirements applicable to his/her unit.

13. Parking. Unit Owners shall neither park, nor shall they permit their families, tenants or guests to park, in the parking areas of other Unit Owners, or in such manner as to prevent ready access to the parking areas of other Unit Owners. Improperly parked vehicles shall be subject to removal at their Unit Owner's expense. No parking shall be permitted at any time on any drive lanes or roads which run through the Condominium. No Unit Owner shall keep a junk vehicle (defined as a non-operating vehicle) on the Condominium at any time. No Unit Owner shall conduct any vehicle repair except on vehicles parked in a garage.

    No unit owner or guest may park any vehicle anywhere overnight, and no parking stalls may be leased for more than three years or conveyed, sold, transferred or assigned separately from the unit for which it is a limited common element.

14. Service and Recreational Vehicles. Storage of service vehicles owned or operated by Unit Owners, boats, travel trailers, mobile homes, campers, and other recreational vehicles outside of the Unit shall be prohibited. Temporary waiver of these prohibitions may be obtained from the Association Board of Directors, which waiver or denial thereof shall be in the sole discretion of the Association Board of Directors.

15. (intentionally left blank).

16. Storage. The Association shall not be liable for any loss or damage of or to property placed in any Unit or in the Limited Common Elements and Common Elements. No storage may be maintained outside any Unit.

17. Common Elements Maintenance. Unit Owners shall be prohibited from discarding any dirt or materials from the windows, balconies, or doors of the Units and shall be prohibited from discarding any dirt or materials into the Common Elements and Limited Common Elements.

18. Applicability to All Owners. Notwithstanding anything contained herein to the contrary, all rules and regulations shall apply to, and shall be complied with by, all Unit Owners and all persons under their control, including, but not limited to, the Unit Owners' servants, tenants, employees, agents, visitors, licensees, and family members.

19. Modifications. No unit owner may modify their Unit or the Common Element without prior consent from the Board of Directors and as provided under Article III of the Condominium. See WARNING in Declaration. All modifications or additions to the Common Element shall be made with Board consent, and the Board shall require that style and color match other Common Element.

20. Trash. Trash disposal is the duty of each Unit owner, and no trash container may be placed outside of the Unit. Notwithstanding the above, Declarant or the Association may designate a place on the Common Area for trash disposal and may provide individual trash containers for each unit.

21. Ventilation. Ventilation is required to meet the requirements of Chapter SPS 364. Depending on the use, mechanical or natural ventilation is acceptable. Penetrations to the structure are limited to the rear wall off each unit. Roof penetrations are subject to approval of the Association. A fresh air intake HVAC system is required for any use that needs to provide for "human comfort" according to the state comm. building code.

    The units have been conditionally approved as an S-1 moderate hazard storage building. Motorized vehicles may not be driven into the building for loading, unloading, or stored unless appropriate ventilation requirements for an enclosed parking garage are met. Additionally, hazardous materials such as fuel, gun powder,

fireworks, fertilizers, etc. may not be stored in the building unless the limitations in the amounts addressed in IBC 307 are adhered to. The owner shall be responsible to address these storage materials with the ensuing HVAC design professional so that appropriate exhausts and make up air are facilitated.

Unit owner MUST record the use and any changes in use with the Association. Failure to do so may result in fines and penalties.

OTHER

22. Exterior light in front is used to provide security and street lighting. Each unit owner has one and is responsible for keeping the light in working condition at all times. The fixture is equipped with a timer/and photocell combination to turn on and off automatically.

23. Road restrictions will be placed on the private road that match the Town of Grafton and Ozaukee County, Wisconsin, ordinances. Enforcement and subsequent penalties shall be in accordance with Ozaukee County ordinances and policies.

24. Service door and overhead door repair, maintenance and replacement are the responsibility of each Unit owner. Unit owner must keep the door free of any dents or scrapes. Replacement doors must be approved by the Association for both style and color. Repairs must match the original aesthetic appearance.

These Rules may be amended by the Board of Directors of the Association by a majority vote.

These administrative rules and regulations are adopted on this 27 day of February, 2023, and shall be effective upon the establishment of the Association.

STORAGESHOPUSA – GRAFTON CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.

By: StorageShopUSA-Grafton LLC, Declarant

Gregory A. Thompson, President

This instrument drafted by:
Gregory A. Thompson