GREENBRIAR HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

1. Dogs are not allowed. No pets other than small birds in cages, fish, or one domesticated cat may be kept by the occupant(s) of one unit.

2. The appearance of the exterior of a Building shall not be changed without the prior approval of the Association Board.

3. The monthly assessment provides for repair, maintenance and improvement of common areas as well as emergency repairs as the Association deems necessary.

Property and Liability insurance carried by the Association is billed directly to each individual unit owner. Each unit owner shall promptly pay his/her portion of the property and liability insurance. [See *Greenbriar Declaration and By-laws*: Page 17, Article X, Section 10.03, Part A. For description of Association Insurance see Page 18, Article X, Section 10.04, Parts A and B.]

4. Each property owner shall be responsible for procuring and maintaining adequate policies of insurance on the contents of his/her unit. [*Greenbriar Declaration and By-laws*: Page 17, Article X, Section 10.03, Parts B and C.]

5. The unit owner shall give the Association Board at least 10 days prior written notice of any conveyance, devise, or gift of a Unit.

6. Soliciting or selling any goods, commodities, or services of any type of any part of the condominium is prohibited without the prior written consent of the Association. This includes auctions, rummage sales and signs advertising cars, boats or household goods for sale.

7. The owner or occupant of any Unit shall not keep more than 2 motor vehicles on the condominium without the prior written permission of the Association Board. Permission shall be granted if there is sufficient room for additional vehicles. Vehicles shall be parked in the unit garage or in the unit parking space. No vehicle shall be parked in any way that would interfere with the free use of any other parking space.

8. Bicycles must be kept indoors when not in use.

9. The owner or occupant of any unit may plant flowers, shrubbery, or ornamentals within six feet of the exterior of any building. Trees of a species approved by the Association may be planted anywhere on the grounds with the approval of the Association. The Association shall not assume maintenance responsibility for individual landscaping. Any landscaping planted by a unit owner must be maintained by that unit owner and successors.

10. Use of grills on decks/balconies is prohibited by the City of West Bend. Grills (whether gas or charcoal) must be at least 10' away from dwelling or combustible materials. Storage of flammable fluids and materials in the garages or in any common area or limited common area is prohibited, except that charcoal starter fluid may be kept through the summer in the garage.

11. Unit occupants are not permitted to place playground equipment in common areas; and laundry poles or lines of any type, whether temporary or permanent, outside of the exterior walls of the building are not allowed. Laundry lines may, however, be installed within a garage.

12. Recreation vehicles and campers, boat trailers or other similar vehicles may be parked only within a garage.

13. With the exception of Satellite dishes, no outside antennae of any type shall be placed on any portion of the exterior common areas.

14. Unit owners are responsible for making certain that all unit occupants, guests and employees are aware of and comply with these rules and regulations.

15. All unit occupants and their guests shall conduct themselves, particularly when in common areas, in a manner which is respectful of the peaceful and quiet enjoyment of the condominiums by the other occupants. All occupants and their guests shall also comply with all applicable rules and regulations.

16. Garbage and recycling containers must be kept in the garages or, in some instances, a properly designated and Board approved area (e.g., the concrete pad next to the G1 Garage building). They are not allowed to be kept outside of units facing Miller Street or Hilltop Drive. Garbage and recycling containers may be placed roadside for collection up to twenty-four (24) hours before the scheduled collection time. Following collection, they must be promptly returned to their designated storage within twelve (12) hours, in compliance with the City of West Bend guidelines.

PARKING RULES FOR GREENBRIAR ASSOCIATION

17. For the safety and security of the residents of Greenbriar Association, parking on Hilltop is allowed only on the North side of the street. Residents on Miller Street shall comply with the city parking rules and regulations at all times.

18. There will be no overnight parking between 11:00 pm to 6:00 am on Hilltop Drive allowed without prior authorization from the Association Board. There Is NO OVERNIGHT PARKING ALLOWED ON THE CUL DE SACS OFF HILLTOP DR. This rule was approved by the Board of directors at the September 11, 2018 meeting.

19. Residents and guests who do not comply with these parking rules are subject to a fine of $20.00 per violation. If this fine is not paid within 3 months, the fine will increase to $50.00. The Association Board has the authority to levy and enforce these fines on Hilltop Dr.

Revised April 8, 2026