DAKOTA HILL
CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

Proposed 1/9/2007

INTRODUCTION

The community life style associated with condominium ownership is unique and in such a community, it is imperative that a harmonious atmosphere is achieved and preserved. It is important that the right of others are recognized and protected while, at all times, acting in the best interest of the Association as a whole. In order that all owner's rights and enjoyment of their homes is accomplished it is important that rules and regulations be established to govern conduct and to maintain a quality-living community.

The following Rules & Regulations have been prepared for the purpose of governing the day to day use of the common elements and the activities of owners, residents, and visitors. They were formulated by a committee, approved by the Board of Directors, and based on Wisconsin Condominium law and the Dakota Hill Declarations and Bylaws.

These rules are our rules and we all share the responsibility of enforcing them. Changes and amendments will be made from time to time or as experience dictates. If you feel any rule is unreasonable, or if you have any suggestions towards making them more easily understood, please submit your written comments to:

CAMCO MANAGEMENT, INC.
16535 W. Bluemound Rd. # 120
Brookfield, WI 53005

Please be advised that owners, residents, dependents, guests and any other individuals using Dakota Hill Condominiums are subject to the Declarations, Bylaws, and Rules of Dakota Hill Condominium Association. Ignorance of the Rules and Regulations, after they have been duly published, will not be a defense or basis for noncompliance.

It is the responsibility of a person selling his unit, or his/her agent, to pass along Rules and Regulations with other documents governing Dakota Hill Condominium Association to the buying party.

HEALTH, SAFETY AND USE

Rules and Regulations pertaining to health, safety and use are intended to assure a healthy, safe, clean, peaceful, and harmonious environment throughout the development, by prohibiting noxious and dangerous activities and by setting forth the responsibilities of owners, residents, and their guests.

Failure to comply with the Rules and Regulations set forth in this section could create an unsightly appearance, which could lesson property values, be an infringement upon the rights of others, create a dangerous health or safety hazard, increase the cost of insurance coverage, create a nuisance, and generally be contrary to the best interest of the Association.

USE

The units shall be restricted to residential use.

The Common and Limited areas shall be used only for the purposes for which they are reasonably suited and which are incidental to the use and occupant of units.

PLANTINGS

No tree or bush or other vegetation (whether planted by Declarant or naturally located) shall be removed from a common or limited common area without the prior written approval of the Board of Directors of the Association.
If you wish to change any plantings in the common or limited area you must have prior written approval from the Board of Directors who will seek the recommendation of the Landscape Committee.
The removal of logs or wood from any portion of the Property is prohibited.

VEHICLES

Except with the prior permission of the Board of Directors, no truck, buses, trailer, campers, snowmobiles, boats or vehicles (other than private passenger cars, station wagons or similar private vehicles) shall be parked on the Property (other than inside garages) for purposes other than in the normal course of construction or for serviced rendered to a unit..

Junked, inoperative, or unlicensed vehicles and vehicles licensed as trailer, campers, camping truck, house trailers, motorcycles, mopeds, motorized bicycles, snowmobiles or land vehicles or the like shall not be stores, parked, or placed on the Condominium. Licensed boats, boat trailer, van and trucks may be stored, parked or placed on

Condominium provided that they are so stored, parked, or placed only in a garage and further provided that such storing, parking or placing does not cause an automobile to be parked or placed only in a garage and further provided that such storing, parking or placing does not cause an automobile to be parked outside of a garage when but for the storing., parking or place of the other vehicle, the automobile could have been parked in the garage.
No vans or trucks may be stored, parked or placed overnight in a driveway of Condominium without a permit issued by the Board of Directors which permit may be issued in the discretion of the Board of Directors to permit overnight parking in areas designated by the Board of Directors.

No vehicle shall occupy, park upon or otherwise block the access to or exit from another Unit or the approach thereto.

No maintenance of any vehicle shall be permitted anywhere on the Condominium except that changing of oil of a vehicle and lubricating a vehicle are permitted provided that such work is done in a garage.

Bicycles shall be placed only in those areas designated by the Association.

TRASH/GARBAGE

Trash, garbage and other waste shall be placed in receptacles furnished by the City or the unit owner; stored in the unit and all of such items shall be timely place in receptacles in designated at any time. Trash and the items that can be recycled will be at the direction of the City of Waukesha. Trash should be secured in a manner so that loose items do not litter the property.

NUISANCES

No nuisances or noxious odors shall be allowed on the Property nor shall any use or practice be allowed which is an unreasonable cause of annoyance to its residents or which interferes with the peaceful possession or proper use of the Property by its residents.

PATIOS

Patio furniture, umbrellas, or plants shall not obstruct the view of any other unit owner. Patios shall not be used for storage of any items nor for the drying of laundry.

PETS

SATALLITE DISHES

No dish or antenna shall be installed without prior written approval of the Board of Directors.

1. Placement of the dish shall be in an inconspicuously location near the building. The dish may not be easily visible from the front of the building (unless otherwise approved)

2. Exterior cabling shall be run to the entry point as existing utility. Wires should be underground in planting/mulch beds.

3. Entry must be thru existing utility.

4. Owner is responsible for inspecting and maintaining the cable entry on a regular basis.

5. Damage caused by failure to inspect and maintain cable entry shall be the responsibility of the owner.

6. Antenna and cabling is to be removed and cable entry repaired, upon either the termination of the service or the sale of the unit, except where the purchaser specifically requests that the dish remain as a condition of the sale.

Owner is still responsible for the bulk cable fees that are owed to the condominium association.

CABLE

Part of ownership in the Dakota Hill Condominium Association includes bulk cable.

ARCHITECTUAL & DESIGN CONTROL

RULES AND REGULATIONS GOVERNING PARKING IN DRIVEWAYS

STATEMENT OF INTENT

The Board of Directors of the Condominium Association had been required to interpret and enforce Section 12-h of the Bylaws and Article IX – 4 of the Declarations. These sections govern the number and type of motor vehicles that may be parked on an individual unit's driveway. The primary goals and objectives are to maintain property value, ensure the quiet use and enjoyment of the individual unit, recognize the practical limitations with respect to the size of the driveways and the ability to park elsewhere, to establish uniform rules and regulations that are fair to both the individual property owner as well as the interest of the overall Condominium project, and finally to recognizing the changing lifestyles and types of vehicles used by individuals.

PROPOSED RULES

Up to three vehicles which are regularly used by a unit owner may be parked in the garage and on the driveway. {two in garage one on the driveway}. The vehicle parked outside shall be interpreted to mean everyday use as a primary vehicle and not in a commercial capacity. A vehicle used by an individual in his business is permitted as a regular use, so long as it is not a commercial vehicle, IE – cube van, stake truck, utility or ladder truck or a vehicle no larger than ½ ton. The vehicle parked outside shall be parked opposite the lane that is opposite the sidewalk. This will allow easy access to the sidewalk for medical purposes and for snowplowing.

A fourth or more vehicles for visitors or personal invites shall be permitted for 14 days without needing permission of the Board of Directors. The Board of Directors can approve a second 14 days if needed, twice within a twelve Month period of time. Requests for extensions for parking must be provided to the Board of Directors in Writing and contain the following.

1. Description of the vehicle including ownership.
2. Duration of stay.
3. Use or purpose for which the vehicle is parked.
4. Any additional information that the Board of Directors reasonably require In order to interpret and enforce the parking policy.

ENFORCEMENT

Any violation of the parking policy shall be subject to enforcement pursuant to the Declarations and Bylaws including fines of up to $50.00 per day for any violation of the policies. In addition , the grievance procedures as outlined in the Declaration and Bylaws are also applicable.

BP 8/2000

Dakota Hill Condominium Owners Association
Application for Pet Permit

Dear Unit Holder:

At the July 27, 1998, meeting of the Dakota Hill Condominium Owners Association, the following amendment was passed:

> **Now, Therefore,** in consideration of the above recitals, the By-Laws are herewith amended as follows:
>
> 1. Article V, Section 12, Subparagraph (i) is deleted and replaced with a new subparagraph (i) which read as follows:
>
> (i) No animals, livestock, or poultry of any kind shall be raised, bred, or kept on the property, except pursuant to permit issued by the Association. Any lot owner requesting the opportunity to have a pet shall provide a photograph to the Board of Directors. The Association may thereafter issue a permit to the occupant of a unit to keep two cats or two dogs, or one cat and one dog, or other small household pet (such as fish, canaries, or parakeets) provided they are not kept, bred, or maintained for any commercial purposes. All pets shall be kept on a leash and accompanied by its owner when in any portion of the common elements of the condominium. No pet shall be permitted which causes an unreasonable disturbance. No dog will be permitted which is trained as an attack dog. Any pet excrement in common areas shall be removed immediately by the owner of the unit in which the pet resides.

In order to comply with this amendment, the Board of Directors is asking that you supply the following information for them to consider in issuing a permit to you according to the Association By-Laws:

Unit Holder Name(s):_____

Address:_____

Phone Number:(Home)_____ (Work)_____

Photo of Pet(s):

Name of Pet:_____

Size of Pet (Approximate Weight):_____

Type of Pet:_____

Breed of Pet:_____

I have read the Association By-Laws that pertain to keeping pets on the premises of Dakota Hill and agree to abide by the By-Laws.

_____ _____

Unit Holder Signature Date Unit Holder Signature Date