Mariner IV Condominium Information Sheet

Condominium dwelling calls for certain rules that are necessary to ensure harmonious living. Each owner is entitled to complete use of his/her unit and the outside facilities, but such use must not be unreasonable or unnecessarily disturb or conflict with the rights of other owners.

Rules are dictated by common sense, fairness, and decency.

RULES ARE NOT ALL INCLUSIVE. Behavior or abuse of privileges, objectionable to a majority of owners, is not acceptable. Your Board of Directors hopes sincerely that there will be no violations that will demand punitive actions, such as fines or other reprimands.

We have attractive buildings, beautifully landscaped areas, and controlled parking. Through compliance with the rules governing the use of these areas, true satisfaction will result, and enhancement of your Condominium value will inevitably follow.

Revisions to the rules will be made if and when current rules become obsolete, inequitable, or fail to cover existing situations. Suggestions for such changes should be submitted to the Board of Directors in writing. The Board will review all suggestions as received as all suggestions are greatly appreciated.

Unit owners and occupants must familiarize themselves with the Association's governing documents, which include the Declarations, Bylaws, and Rules & Regulations. It is the owner's responsibility to see that occupants and guests adhere to all governing documents.

While the following is not intended as our Rules & Regulations, we are highlighting some of the requirements.

1. Owners not occupying a unit must furnish the Board of Directors with a list of ALL occupants of a unit as well as the occupant's relationship to the owner. Please ensure Washington Properties has your most up to date contact information by filling out an Emergency Contact Form.
2. Each occupant will be accountable for whom he/she allows to enter his/her unit.
3. Behavior that unnecessarily or unreasonably disturbs others is a violation of the Bylaws, Article V, Section 12 Use of Property.
4. Extremely loud playing music and slamming doors can reverberate to other units. Care should be exercised in the control of volume on TV's or stereos, with special attention to the time of day, so as not to disturb neighbors. The Association's "quiet hours" are 9:00 PM – 7:00 AM.
5. Since condominium residents live in close proximity, consideration of your neighbors should be exercised when entertaining, especially outside in the evening and during the departure of guests.
6. Owners are responsible for any damage or defacing which they, their occupants, or guests may have caused.
7. Owners are empowered to call attention to any rule violation they may observe. If the violation persists, Washington Properties should be notified, and appropriate action will be taken. The Board of Directors is primarily responsible for the enforcement of all Association governing documents.
8. No equipment (toys, bicycles, gardening tools, etc.) shall be left outside overnight in front of units or garages.
9. Smoke detectors are required in all units by order of the Mount Pleasant Fire Department. It is requested smoke detectors be checked twice a year when the clocks are moved forward/set back for Daylight Savings Time.
10. If there is failure of any item within your unit that causes damage to your unit or any other unit, you will be responsible and must handle repairs with any other unit that is affected. There is no Association insurance liability. It is best practice, if the damage is extensive, each unit owner open a claim with their insurance company. This is an owner to owner issue.

MARINER IV CONDOMINUMS HOMES ASSOCIATION, INC.

RULES & REGULATIONS

REVISED: MARCH 8, 2023

EFFECTIVE DATE: JULY 1, 2023

RENTAL OR LEASE OF UNITS OR GARAGES IS PROHIBITED, as indicated in the Bylaws Article VII, Section 5 Rental.

NO PETS ARE ALLOWED

BOARD OF DIRECTORS CONTACT – Unless there is an emergency, contact with the Board of Directors will be through Heidi Slivon at Washington Properties. Please submit in writing your concern and email to hslivon@wpiracine.com or mail to Mariner IV Condominiums, 6939 Mariner Drive, Racine, WI 53406.

OUTDOOR GRILLING – Grilling with gas or charcoal is not allowed on patios, balconies, in garages, or on the grass within 10 feet of any building. An electric grill is permitted for use on the patios or balconies and can be stored on the patios or balconies. Grills must be stored in your garage after having sufficiently cooled down.

PLANTINGS – The planting of annuals is permissible, but without disturbing any grass areas. Mulch is to be maintained around the plantings. Plantings are to be removed no later than after the first frost. If you want to plant permanent shrubbery you must send a letter to the Board of Directors for review and approval, prior to the planting. The area adjacent to the lower patio is reserved for the lower unit. The upper unit has the ability to use the balcony railing for plant arrangements. Plant arrangements should be secured and not pose a hazard to units below, such as falling off the balcony railing. NO clothing or rugs are to be placed over the balconies.

BUILDING ALTERATIONS - Owners within the Association are prohibited from making alterations to the buildings in which they live including railings, mailboxes, or security cameras/lights associated with their unit. They may not install or insert anything deemed permanent in nature into the ground around the building in which they live. This includes poles (wooden or otherwise) inserted into the ground. Exceptions to this rule include bird feeders and shepherd's hooks for hanging seasonal plants, as they are not considered permanent fixtures.

TRASH – Regular trash must be placed in the bins and put at the curb for Wednesday pickup; recycle bins are picked up every other Wednesday. Recyclable materials must be placed in bins, NO bags inside recycle bins. **Please do not put these items out before 4:00 pm Tuesday evening.** Remember, pickup is delayed one day when there is a holiday involved. Please retrieve your bins in a timely manner.

PARKING –

Owner Parking:

- Units with a one car garage have one parking space outside the garage per the Declaration.
- Units with a two car garage have two parking spaces outside the garage per the Declaration.
- Unit owners can use the "free" parking spaces only after they have used the allowed space(s) behind their garage. You do not have to use the space inside your garage before using the "free" parking spaces.

Guest Parking:

- Guests are allowed to park in designated owner parking or in the "free" parking spaces.

Roadways:

- Parking is prohibited along the entrance and exit drive to the Association property and any other common areas not designated as "free" parking spaces.

"Free" Parking Spaces:

- Parking, more than 48 hours, in the same "free" parking space is NOT allowed and can result in fines or your vehicle or guest's vehicle being towed. "Free" parking spaces are designed to handle temporary parking for all residents and guests.
- There are only two areas with "free" parking spaces on the property, both are on the east side of the property.
    1. One area is located on the east side of building 1047 Prairie Dr.
    2. The second area is located on the east side between building 7041 Mariner Dr and 1021 Prairie Dr.
- There are NO "free" parking spaces on the east side of 7041 Mariner Dr, that area is part of unit 104's limited common area.
- "Free" parking spaces are available to any guest or any unit owner on a first come first served basis and are not intended for the exclusive use of any particular building.

Commercial Vehicles:

- Commercial vehicles with advertising are not permitted to park on the property overnight unless parked inside an owner's garage.

Only Licensed Vehicles with up to date (current) registration and plates are allowed to park within the property.

Examples of vehicles not allowed within the Association:

- Vehicles with more than 4 tires, Trailers, Mobile homes, Semi-Trucks, Boats, etc.

Vehicle Repairs are not allowed in the common or limited common areas unless the vehicle is broken down.

REPAIR OR REMODELING –No equipment or supplies associated with repairing or remodeling your vehicle or condominium unit is allowed in the common or limited common areas. All such operations are to be done inside your garage and only between the hours of 7:00 AM – 9:00 PM.

Vendor, friend, or relative vehicles involved in remodeling or repairing will be allowed to park in the unit owner's parking space outside the garage while performing the services during the hours specified above. They are to perform the preparation work inside the garage if at all possible. Please use common sense and be considerate of your neighbors. We will not allow heavy power equipment in the common or limited common areas.

SAFETY & INSURANCE LIABILITY – It is recommended that you not leave your washer, dryer, or dishwasher running when you are away from home. This precaution could prevent or minimize damage that could occur should your appliance fail. The Mount Pleasant Fire Department suggests that dryers should only be operated when there is someone home. Clean your dryer vent at least once a year.

EMERGENCY CONTACTS – It is required that you have an up to date Emergency Contact Information form on file at Washington Properties, which should include your phone number (cell phone number preferred) and contact information for someone who has a key to your unit. If there is an emergency we have been informed by local authorities they might have to force entry to check out the unit for the source of the emergency. If you fail to provide the necessary information you will be held responsible for any damage to your unit, the building or damage to another unit in the building. The information will not be available to anyone but Washington Properties and the Board of Directors.

FINES FOR VIOLATIONS – Fines for violating any of the Association's governing documents will be issued to the violating unit owner. Please refer to "Policy For Association Violations" for more information. Information relating to fines is subject to change.

Should an owner violate any of the above rules, the Board of Directors will require the unit owner to remove such items at their own expense and repair/replace the buildings or grounds to their original condition.

ASSOCIATION VERSUS UNIT OWNER RESPONSIBILITY CHECKLIST

ITEM	ASSOCIATION	UNIT OWNER
Inner surfaces of walls, ceilings, and floors		X
Fireplace and chimney		X
Chimney chase caps	X	
Windows: including moldings and frames		X
Doors: including moldings and frames for interior door, storm door, and garage door		X
Exterior painting of garage doors	X	
Smoke detectors		X
Fire alarms	X	
Appliances		X
Exterior siding	X	
Roofs, gutters, and downspouts	X	
Exterior utility and plumbing equipment serving more than one unit	X	
Heating, air conditioning system, water heater, dryer vent		X
Landscaping and snow removal	X	
Components of plumbing, heating, electrical, telephone, and cable connections serving more than one unit	X	
Walkways, driveways, parking areas, fences, and water main easement	X	
Patio and balcony	X	
Storage area		X
Repair or replacement to common areas when damage is due to unit owner negligence		X
Municipal water and sewer service to more than one unit	X	
Electricity or gas per unit		X
Electricity used for common area	X	
Insurance on exterior of building	X	
Insurance on furnishings and personal property		X

This information is for Mariner IV Condominiums only. This is not intended for general information for use by any other condominium association.