JW PROPERTY MANAGEMENT INC.

Harbor Park – Parcel G

Rules and Regulations

JW Property Management, Inc.
☎Office: (262) 697-8200 | 🖷Fax: (262)697 8201
4816 Green Bay Rd, Kenosha WI 53144

RULES AND REGULATIONS OF
HARBOR PARK PARCEL G CONDOMINIUM

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RULES AND REGULATIONS OF
HARBOR PARK PARCEL G CONDOMINIUM

These Rules and Regulations are established pursuant to Article V, Section 15 of the Bylaws of Harbor Park Parcel G Condominium Association, Inc. The purpose of the Rules and Regulations is to provide for the common benefit and enjoyment of the condominium, common elements and limited common elements. These Rules and Regulations may be changed or clarified in the future, pursuant to Article V. These Rules and Regulations do not apply to the Declarant during the period of construction and sales. These Rules and Regulations shall be observed and are enforceable as if fully set forth in the Bylaws of Harbor Park Parcel G Condominium Association, Inc. The Board of Directors of the Association (the "Board") shall have the authority to grant variances from any of the provisions of the Rules and Regulations where literal enforcement of the Rules and Regulations constitutes an undue hardship on a unit owner and/or where the Board determines that a variance will not unduly and adversely affect any other unit owner or owners.

1. Parking Restrictions.

A. Generally, motor vehicles shall be parked only in garages or in other designated parking spaces, stalls, or area driveways serving the unit.

B. No commercial vehicles, equipment, trailers, motor homes, campers, boats, boat trailers, all terrain vehicles, snowmobiles, or inoperable vehicles may be parked outside the garage of each individual unit.

C. Motor homes, campers and trailers may be parked in the driveway only for loading and unloading.

D. No vehicle repairing is permitted.

E. At no time, are cars to be parked off of the pavement.

F. Unauthorized vehicles or vehicles parked contrary to these Rules will be ticketed or towed at the owner's expense as authorized by Wisconsin Statutes §346.55(4), as amended and revised from time to time.

2. Occupancy Restrictions. Occupancy of any unit for purposes of sleeping and residential use shall be limited to a total number of persons determined as follows: A maximum of two (2) persons per bedroom plus one (1) person. This restriction shall not apply to overnight

guests of a unit owner who stay for a period of less than ten (10) consecutive days. Permission may be given by the Board for temporary use by a greater total number of persons for a limited period of time.

3. Outside Lights. It is the unit owner's responsibility to keep a working frosted 60-watt light bulb in all "dust to dawn" light fixtures attached to the exterior of the unit.

4. Use of Porches, Decks, Balconies and Patios.

A. Unit owners and their guests have the exclusive right to use the porch, deck, balcony and/or patio adjacent to the unit.

B. No hot tubs or spas are permitted on the porch, deck, balcony, or patio.

C. Use of common patio furniture and barbecue equipment is permitted. Other storage is not allowed. Grill or patio cover colors must blend with the surroundings.

5. Garbage and Refuse.

For all Villa and Town Home Units the following rules shall apply:

A. All garbage cans and recycle bins and other like receptacles shall be stored inside of the garage or unit by the unit owner.

B. All garbage shall be kept in garbage cans or other receptacles with tight-fitting tops except for items placed in the recycle bin.

C. Garbage cans, receptacles and bins shall be taken by the unit owner to designated areas no earlier than sundown on the day prior to garbage pickup. Garbage cans, receptacles and recycle bins shall be removed from the areas no later than sundown on the day of garbage pickup.

For all other units, garbage shall be taken to and deposited in designated dumpsters for regular pickup.

6. Business Activity. Owners may conduct business activity within a unit so long as the activity (a) is not detectable by sight, sound, or smell from outside the unit, (b) conforms to local zoning ordinances and rules, (c) does not create any safety hazard or threat, (d) does not involve non-condominium residents coming to the property (except for rummage/garage/yard/ estate sales permitted hereunder), and (e) does not disrupt other unit owners (as is determined in the sole discretion of the Board). Upon advance, written approval of the Board, a unit owner may conduct a rummage/garage/yard/estate sale of the unit owner's personal property; provided

that the sale takes place only in the unit or the limited common element of such unit and provided that in no event may the owner of any unit have more than two (2) such sales in any calendar year.

7. Plantings and Flowers.

A. Flower pots, planters, or containers may be placed by unit owners on stoops, porches, patios, balconies, or decks.

B. Flowers outside of the unit must be natural; no artificial flowers are permitted.

C. Hanging baskets are permitted subject to advance, written approval of the Board.

D. No flower pots, planters, or containers may be placed on sidewalks or driveways.

8. Signs.

A. The right is reserved by the Declarant, or its agent, to place "for sale" signs on any unsold or unoccupied units and to place such other signs on the property as may be required to facilitate the sale of unsold units.

B. No signs of any other kind may be erected on the condominium property; including the common area, without the written consent of the Board, including "for sale" signs.

9. Pets. In addition to the general prohibitions and limitations set forth in the Bylaws, the Board adopts the following pet rules and regulations applicable to each and every unit in the condominium in which a dog or cat is kept ("Permitted Pet").

A. Any Permitted Pet shall be carried or kept on a leash at all times when not in the unit. No Permitted Pet shall be left unattended in the common elements.

B. Unit owners are responsible for IMMEDIATE cleanup of any defecation discharged by their Permitted Pet, regardless of the circumstances.

D. Permitted Pet owners are pecuniarily liable for any damage to the property of the condominium, or other unit owners to include, but not be limited to, carpeting, doors, walls, plantings, or lawns committed by their Permitted Pet.

E. Under no circumstances may a unit owner temporarily or permanently maintain a home for a Permitted Pet in or on a common element or limited common element of the condominium.

F. No Permitted Pet shall be allowed to commit or cause a nuisance of any unreasonable disturbance of other unit owners. Excessive barking or other noise, evidenced by complaints on three (3) separate occasions by other unit owners or any other person, shall be cause, at the sole discretion of the Board, for an order of removal of the Permitted Pet from the condominium. If a Permitted Pet bites or otherwise attacks any person or other animal on one (1) occasion, that shall be the cause, at the sole discretion of the Board, for removal of the Permitted Pet from the condominium. Any otherwise Permitted Pet may be removed from the condominium if the Board, in its sole discretion, determines that such Permitted Pet constitutes a nuisance to the other unit owners.

10. General Prohibitions.

A. No firewood use or storage is permitted.

B. No satellite dishes, antennas, basketball hoops, play equipment, or other recreational equipment may be installed in the common area or limited common elements.

C. There shall be no outdoor storage of vehicles, bicycles, furnitures, or equipment except patio furniture, grills and related equipment.

~~D~~. No statuary is permitted.

E. No name plates may be placed on the exterior of any unit.

F. No bird baths or bird feeders are permitted in the common area or any limited common area unless permitted by the Board.

G. No hoses shall be stored outside of the unit or garage.

H. No hanging of laundry outside of unit. Garage door must be kept closed if hanging laundry is in garage.

I. No window air conditioning equipment.

J. No exterior alterations, additions, or modifications, including painting of front door, is permitted except as directed and approved by the Board.

K. No unit owner shall overload the electric wiring or operate any machines, appliances, accessories, or equipment in such manner as to cause, in the sole judgment of the Board, an overload of the utility infrastructure or an unreasonable disturbance to the other unit owners.

L. No hanging or display of items on the outside of windows or placed on the outside walls of the unit is permitted except temporary holiday decorations may be placed on exterior doors during the months of November, December and January, provided the decoration arrangement is approved by the Board or conforms to established policies set and approved by the Board.

M. No soliciting. No unit owner shall solicit other unit owners for the sale of goods or services or for donations.

N. No noise shall disturb other unit owners. Unit residents should attempt to minimize noise intrusion in any form, including music, television, appliances and other machinery or equipment.

O. No storm door shall be installed by a unit owner unless it is a "full view" door of such quality and with color, style and operating mechanism approved by the Board. The Board specifically reserves the right to prohibit the installation of storm doors.

The Board reserves the right to amend, alter, or cancel any of these rules and regulations and make such other rules and regulations as may be deemed necessary for the safety, care and cleanliness of the condominium premises and in order to secure the comfort and convenience of all unit owners.

00010097.WPD

Block G

Total Units: 38
S.F. Area: 72,963

Percent Ownership Total:

204-28 56th St.		Townhomes - Perimeter			% of Building	% of Block	Monthly Assessment Estimate: Common Building Charges	Common Block Charges	Total Assessment
location	floor	type	temp. #	Size					
228	-	middle	1	1,460	13.61%	2.0010%	$24.49	$63.03	$87.53
224	-	middle	2	1,460	13.61%	2.0010%	$24.49	$63.03	$87.53
220	-	middle	3	1,460	13.61%	2.0010%	$24.49	$63.03	$87.53
216	-	middle	4	1,460	13.61%	2.0010%	$24.49	$63.03	$87.53
212	-	middle	5	1,460	13.61%	2.0010%	$24.49	$63.03	$87.53
208	-	middle	6	1,460	13.61%	2.0010%	$24.49	$63.03	$87.53
204	-	end	7	1,969	18.35%	2.6986%	$33.03	$85.01	$118.04
		Totals:		10,729	100.00%		$180.00	$463.20	$643.20
		Averages:							

Building Estimated Budget:	Monthly	Frequency	Annual
Electric	$25	12	$300
Gas	$0	7	$0
Water	$0	12	$0
Cleaning - lobbies/windows	$0	12	$0
Cleaning - garage	$0	12	$0
Ext. Building Maintenance	$40	12	$480
Misc. Repairs	$40	12	$480
Elevator Maintenance	$0	12	$0
Security Leasing & Monitoring	$0	12	$0
subtotal expenses:	$105		$1,260
Roof & Structure reserve	$75	12	$900
Total:	$180		$2,160

Block Estimated Budget:	Monthly	Frequency	Annual
Block Landscape Maintenance	$600	7	$4,200
55th Street Landscape Maintenance	$600	7	$4,200
Management Company Fees	$650	12	$7,800
Association Insurance	$300	12	$3,600
Snow removal	$500	5	$2,500
Trash Removal	$400	12	$4,800
subtotal block expenses:	$3,050	0	$27,100
Landscape Reserve	$100	12	$1,200
Total:	$3,150	0	$28,300

This estimated condominium budget was prepared with the use of available cost estimating information from sources deemed reliable, however it is not guaranteed and is subject to revision.

prepared: 6/15/00

Block G

Total Units: 38
S.F. Area: 72,963

Percent Ownership Total:

5517-21 3rd Ave.		Townhomes - Interior			% of Building	% of Block	Monthly Assessment Estimate: Common Building Charges	Common Block Charges	Total Assessment
location	floor	type	temp. #	Size					
5521	-	middle	1	1,460	33.33%	2.0010%	$45.00	$63.03	$108.03
5519	-	middle	2	1,460	33.33%	2.0010%	$45.00	$63.03	$108.03
5517	-	middle	3	1,460	33.33%	2.0010%	$45.00	$63.03	$108.03
		Totals:		4,380	100.00%		$135.00	$189.10	$324.10

Building Estimated Budget:	Monthly	Frequency	Annual
Electric	$15	12	$180
Gas	$0	7	$0
Water	$0	12	$0
Cleaning - lobbies/windows	$0	12	$0
Cleaning - garage	$0	12	$0
Ext. Building Maintenance	$30	12	$360
Misc. Repairs	$30	12	$360
Elevator Maintenance	$0	12	$0
Security Leasing & Monitoring	$0	12	$0
subtotal expenses:	$75		$900
Roof & Structure reserve	$60	12	$720
Total:	$135		$1,620

Block Estimated Budget:	Monthly	Frequency	Annual
Block Landscape Maintenance	$600	7	$4,200
55th Street Landscape Maintenance	$600	7	$4,200
Management Company Fees	$600	12	$7,800
Association Insurance	$300	12	$3,600
Snow removal	$500	5	$2,500
Trash Removal	$400	12	$4,800
subtotal block expenses:	$3,050	0	$27,100
Landscape Reserve	$100	12	$1,200
Total:	$3,150	0	$28,300

This estimated condominium budget was prepared with the use of available cost estimating information from sources deemed reliable, however it is not guaranteed and is subject to revision.

prepared: 6/15/00

Block G

Total Units: 38
S.F. Area: 72,963

Percent Ownership Total:

201-09 55th. St.		Villas			% of Building	% of Block	Monthly Assessment Estimate: Common Building Charges	Common Block Charges	Total Assessment
location	floor	type	temp. #	Size					
209	-	A	1	1,973	10.51%	2.7041%	$28.90	$85.18	$114.08
	-	B	2	2,297	12.24%	3.1482%	$33.65	$99.17	$132.82
207	-	A	3	1,810	9.64%	2.4807%	$26.51	$78.14	$104.66
	-	B	4	1,601	8.53%	2.1943%	$23.45	$69.12	$92.57
205	-	A	5	1,810	9.64%	2.4807%	$26.51	$78.14	$104.66
	-	B	6	1,601	8.53%	2.1943%	$23.45	$69.12	$92.57
203	-	A	7	1,810	9.64%	2.4807%	$26.51	$78.14	$104.66
	-	B	8	1,601	8.53%	2.1943%	$23.45	$69.12	$92.57
201	-	A	9	1,973	10.51%	2.7041%	$28.90	$85.18	$114.08
	-	B	10	2,297	12.24%	3.1482%	$33.65	$99.17	$132.82
		Totals:		18,773	100.00%		$275.00	$810.48	$1,085.48

Building Estimated Budget:	Monthly	Frequency	Annual
Electric	$40	12	$480
Gas	$0	7	$0
Water	$0	12	$0
Cleaning - lobbies/windows	$0	12	$0
Cleaning - garage	$0	12	$0
Ext. Building Maintenance	$50	12	$600
Misc. Repairs	$75	12	$900
Elevator Maintenance	$0	12	$0
Security Leasing & Monitoring	$0	12	$0
subtotal expenses:	$165		$1,980
Roof & Structure reserve	$110	12	$1,320
Total:	$275		$3,300

Block Estimated Budget:	Monthly	Frequency	Annual
Block Landscape Maintenance	$600	7	$4,200
55th Street Landscape Maintenance	$600	7	$4,200
Management Company Fees	$650	12	$7,800
Association Insurance	$300	12	$3,600
Snow removal	$500	5	$2,500
Trash Removal	$400	12	$4,800
subtotal block expenses:	$3,050	0	$27,100
Landscape Reserve	$100	12	$1,200
Total:	$3,150		$28,300

This estimated condominium budget was prepared with the use of available cost estimating information from sources deemed reliable, however it is not guaranteed and is subject to revision.

prepared: 6/15/00

On July 13th 2005, a special meeting of the board was called. The purpose was to authorize a new regulation pertaining to the placement of "For Sale" and "For Rent" signs.

Current Condo Association regulations prohibit the display of any such signage (see: Association Bylaws, Article V, Sect. 12, Item J – "No signs, including, but not limited to, signs advertising sale or rental of units, shall be allowed in the common elements, limited common elements, or units, except as specifically authorized by the Board of Directors.")

It was moved and seconded that a new regulation be established to allow the use of "For Sale and/ or "For Rent" signs.

These signs will be in a uniform format, 20" wide 30" high with the border and text printed in dark red on a white background. See attached samples for layout and type specifications. Such signs will be ordered (at unit owner's or realtor's expense – about $28.00) through Minute Man but placed by the management company. They will be supplied with the computer software specifications that will enable them to produce such signs to the above requirements.

Only one sign shall be permitted for any unit.

Placement must be inside a unit window. The only exception will be for sign placement at the Marina condo Rotunda units (5524 2nd Ave., 1A, 2A & 3A). Their signs may be attached to the outside surface of the porch railing.

No "Take one" information boxes or tubes shall be allowed.

This regulation will take effect immediately. Notification will be by letter from the property manager serving our association to the address on record of the unit owner in violation. The letter will advise the unit owner of the date they must comply by.

The motions carried 3 for 1 against.

Board of Directors
Harbor Park Parcel G

AFFIDAVIT OF CORRECTION
(Scrivener's Error)

Document Number

Document Title

DOCUMENT NUMBER
1204205

AFFIDAVIT OF CORRECTION
R E C O R D E D
At Kenosha County, Kenosha, WI
Louise I. Principe, Register of Deeds
on 1/05/2001 at 2:07PM
10000806 $16.00
BARD REGDEED2

Recording Area

Name and Return Address

Lloyd, Phenicie, Lynch &
Kelly, S.C.
P.O. Box 700
Burlington, WI 53105

16

12-4-223-32-236-111 and
12-4-223-32-236-112

Parcel Identification Number (PIN)

COPY

AFFIDAVIT OF CORRECTION
(Scrivener's Error)

The undersigned Affiant hereby affirms as follows:

1. That Exhibit B to the Declaration of Condominium of Harbor Park Parcel G Condominium, recorded at the office of the Register of Deeds of Kenosha County, Wisconsin, on November 15, 2000, as Document No. 1199833, contained typographical errors which are inconsistent with the Condominium Plat for Harbor Park Parcel G Condominium. A complete copy of the original Exhibit B as recorded is attached hereto as Attachment No. 1.

2. That attached hereto as Attachment No. 2 is the corrected Exhibit B to Declaration of Condominium of Harbor Park Parcel G Condominium.

Dated: December 6, 2000

R. William Phenicie-Affiant

AUTHENTICATION

Signature of R. William Phenicie authenticated this 6th day of December, 2000.

Patrick M. Lloyd
MEMBER: State Bar of Wisconsin

Drafted by:
R. William Phenicie
Attorney at Law

00013787.WPD

ATTACHMENT NO. 1

EXHIBIT B TO DECLARATION OF CONDOMINIUM OF HARBOR PARK PARCEL G CONDOMINIUM

Schedule of Percentage of Ownership in Common Elements

Unit Number	Percentage of Ownership
209A	2.7041
209B	3.1428
207A	2.4807
207B	2.1943
205A	2.4807
205B	2.1943
203A	2.4807
203B	2.1943
201A	2.7001
201B	3.1482
5521	2.0010
5519	2.0010
5517	2.0010
228	2.0010
224	2.0010
220	2.0010
216	2.0010
212	2.0010
208	2.0010
204	2.6986
5524A	3.9294
5524B	2.6041
5516A	2.6041
5516B	2.6041
5508A	2.6041
5508B	3.2702
5524A	4.1047
5524B	2.6041
5516A	2.6041
5516B	2.6041
5508A	2.6041
5508B	3.4523
5524A	4.1047
5524B	2.6041
5516A	2.6041
5516B	2.6041
5508A	2.6041
5508B	3.4523

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207B	2.1943
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205B	2.1943
203A	2.4807
203B	2.1943
201A	3.1482
201B	2.7001
5521	2.0010
5519	2.0010
5517	2.0010
228	2.0010
224	2.0010
220	2.0010
216	2.0010
212	2.0010
208	2.0010
204	2.6986
5524 1A	3.9294
5524 1B	2.6041
5516 1A	2.6041
5516 1B	2.6041
5508 1A	2.6041
5508 1B	3.2702
5524 2A	4.1047
5524 2B	2.6041
5516 2A	2.6041
5516 2B	2.6041
5508 2A	2.6041
5508 2B	3.4523
5524 3A	4.1047
5524 3B	2.6041
5516 3A	2.6041
5516 3B	2.6041
5508 3A	2.6041
5508 3B	3.4523

Document Number

AFFIDAVIT OF CORRECTION
(Scrivener's Error)

Document Title

DOCUMENT NUMBER
1,224,205

AFFIDAVIT OF CORRECTION
RECORDED
At Kenosha County, Kenosha, WI
Louise I. Principe, Register of Deeds
on 1/05/2001 at 2:07PM
10000806 $16.00

BARD REGDEED2

Recording Area

Name and Return Address

Lloyd, Phenicie, Lynch &
Kelly, S.C.
P.O. Box 700
Burlington, WI 53105

COPY

12-4-223-32-236-111 and
12-4-223-32-236-112

Parcel Identification Number (PIN)

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(Scrivener's Error)

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2. That attached hereto as Attachment No. 2 is the corrected Exhibit B to Declaration of Condominium of Harbor Park Parcel G Condominium.

Dated: December 6, 2000

R. William Phenicie-Affiant

AUTHENTICATION

Signature of R. William Phenicie authenticated this 6th day of December, 2000.

Patrick M. Lloyd
MEMBER: State Bar of Wisconsin

Drafted by:
R. William Phenicie
Attorney at Law

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205A	2.4807
205B	2.1943
203A	2.4807
203B	2.1943
201A	2.7001
201B	3.1482
5521	2.0010
5519	2.0010
5517	2.0010
228	2.0010
224	2.0010
220	2.0010
216	2.0010
212	2.0010
208	2.0010
204	2.6986
5524A	3.9294
5524B	2.6041
5516A	2.6041
5516B	2.6041
5508A	2.6041
5508B	3.2702
5524A	4.1047
5524B	2.6041
5516A	2.6041
5516B	2.6041
5508A	2.6041
5508B	3.4523
5524A	4.1047
5524B	2.6041
5516A	2.6041
5516B	2.6041
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5519	2.0010
5517	2.0010
228	2.0010
224	2.0010
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208	2.0010
204	2.6986
5524 1A	3.9294
5524 1B	2.6041
5516 1A	2.6041
5516 1B	2.6041
5508 1A	2.6041
5508 1B	3.2702
5524 2A	4.1047
5524 2B	2.6041
5516 2A	2.6041
5516 2B	2.6041
5508 2A	2.6041
5508 2B	3.4523
5524 3A	4.1047
5524 3B	2.6041
5516 3A	2.6041
5516 3B	2.6041
5508 3A	2.6041
5508 3B	3.4523