FIRST AMENDMENT TO BYLAWS OF SP-RIVERFRONT CONDOMINIUM OWNERS ASSOCIATION, UA

WHEREAS, the unit owners believe it is in the best interest of the SP-Riverfront Condominium Homeowners Association to amend the Bylaws to restrict short-term rental of condominium units, and

WHEREAS, Article VIII allows amendment to the Bylaws by a two-thirds (2/3) vote of the unit owners.

NOW, THEREFORE, the Owners Association of the SP-Riverfront Condominium Homeowners Association, UA does ordain as follows:

Section 1. **Recreating Section**. Article VII, Section 6, Rental of Units, is hereby deleted in its entirety and recreated to read as follows:

"Section 6. Rental of Units.

(a) Purpose. The Association finds that frequent turnover of occupants, transient lodging use, and hotel-like rental activity is inconsistent with the residential character of the Condominium and may adversely affect safety, security, and quiet enjoyment of the residents. Therefore, the Association adopts the following restrictions on rental.

(b) Minimum Rental Term. No unit may be rented, leased, licensed, or otherwise occupied by any non-owner for a period of one (1) year or less. Any occupancy arrangement of one-year or fewer, whether documented by lease, license, online reservation, or any other agreement, shall be deemed a prohibited short-term rental.

(c) Prohibition on Short-Term Rental Activity. Owners are prohibited from (i) advertising or listing a unit for rental for one-year or less; (ii) offering a unit on short-term rental platforms (including but not limited to Airbnb, VRBO or other similar services); and (iii) entering into any agreement allowing occupancy for a term of less than 366 consecutive days.

(d) Compliance with Association Rules and Laws. All permitted rentals must comply with the Declaration, these Bylaws, Association rules, and applicable federal, state and local laws. Owners remain responsible for the conduct of renters and guests.

(e) Enforcement and Penalties. A violation of this Section 6 constitutes a violation of the Bylaws and shall subject the owner to: (i) a fine of $250.00 per day for each day that the violation occurs; (ii) recovery of attorney's fees and costs; and (iii) other remedies available under the Declaration, these Bylaws or Wisconsin law.

(f) No Waiver. Failure of the Association to enforce any provision of this Section shall not constitute a waiver of the right to enforce it later."

Section 2. **Effective Date**. This First Amendment to Bylaws of SP-Riverfront Condominium Owners Association, UA was adopted by the affirmative vote of two-thirds (2/3) of the unit owners at a duly held meeting of the unit owners and shall be effective as of July 1, 2026.

The Unit Owners of the SP-Riverfront Condominium Owners Association approved the foregoing amendment on the 18th day of May, 2026.

SP-RIVERFRONT CONDOMINIUM OWNERS ASSOCIATION, UA

By: _____
Roger Buttke, President

By: _____
Anne Edmunds, Secretary