GRANTOSA HEIGHTS CONDO ASSOCIATION

HOUSE RULES

GENERAL INFORMATION, DEFINITIONS AND RULES

1. Owners shall be held strictly responsible for notifying guests as to the House Rules in effect.

2. Any flagrant or repeated breach or violation of the following rules and regulations shall result in a fine or one month's fee (as a special assessment to the violator in addition to all other legal remedies).

3. A resident shall be defined as a person or persons who own a unit in accordance with the by-laws of Grantosa Heights.

4. No signs, advertisements or posters of any kind shall be displayed anywhere.

5. Plastic tie bags are required for all spoilable garbage (not recyclables or paper).

Please call 286-8300 for curb pick-up if needed. No large items are to be placed around the dumpsters in the courtyard.

6. Grantosa Heights is set and cable ready for Time Warner Cable or AT & T U-verse.
NO SATELLITE DISHES ARE PERMITTED.

ENTRANCE, OPEN SPACES AND PARKING

1. Parking is allowed only on the street, or in each unit's garage (see By-Laws Sec. 6A) NO PARKING ALLOWED IN THE COURTYARD, EXCEPT FOR EMERGENCY OR REPAIR VEHICLES. Any vehicles parked in the courtyard are subject to being ticketed. Any guests parking over-night must park on the street with a permit from the city. Complete the online form here: https://city.milwaukee.gov/Parking/ParkingPermits/Online-Night-Parking-Permission-Request

COMMON AREAS

1. No items, chairs, lounges, tables may be stored on sidewalks, front porches, walks, or on lawn areas of condominium property.

BUILDING EXTERIOR

1. Painting, altering or otherwise changing the exterior appearance of any unit or common element is prohibited.

2. No structural additions or alterations shall be made to the interior unit or the common elements or limited common elements without prior written consent of the Board of Directors.

3. Nothing shall be affixed or attached to, or hung, or displayed, or placed on the exterior of the building (except in the recessed area around the front door or the inside area of balcony) without written consent of the board. (Declaration of Condominium, page 6 & 7, B). "No Unit Owner shall decorate, landscape or adorn any Limited Common Elements, or permit such, in any manner contrary to the By-Laws and rules and regulations". Limited Common Elements consist of patios, balconies, and an enclosed two car parking garage.

4. Garments, towels, rugs, etc., shall not be hung from nor stored on windows, balconies, railings, or from any other part of the building or exterior walls or trees. No clothesline or similar device shall be allowed on any portion of the condominium property.

5. Architectural control-no wires, air conditioners, TV antennas, machines, equipment, or any additions or improvements are allowed without the approval of the association.

BUILDINGS, INTERIOR

1. Units shall be used only as single-family dwellings by owners, family members and social guests.

2. There shall be no more than four residents per two-bedroom unit.

3. Owners shall not permit or suffer anything to be done or kept in his unit which will increase the insurance rates on his unit or the common elements, or which will obstruct the right or interfere with the rights of other members or annoy them by unreasonable noises or otherwise; nor shall a member commit or permit any nuisance, immoral or illegal acts in his unit or on the common elements.

4. Only animals up to two cats and no other animals shall be allowed in any unit.

5. The personal property of the unit owner must be stored within their own unit, storage area, or garage.

RESALES, RENTALS AND GUESTS

1. Owners may not lease their unit.

2. Any owner who allows someone to reside in a unit in their absence must notify the Board of Directors. An example of this would be if you went to Florida, Arizona etc. for the winter and you had a family member or friend stay in our condo while you were gone.

3. Any guests parking over-night must park on the street with a permit from the city. Complete the online form here: https://city.milwaukee.gov/Parking/ParkingPermits/Online-Night-Parking-Permission-Request

COMPLAINTS

1. All complaints of any nature whatsoever are to be made in writing and signed, addressed to the Board of Directors.

CONDOMINIUM ASSOCIATION

1. Each Unit owner shall be personally responsible, at his own expense, for all maintenance and repair work within and to his Unit that, if omitted, may affect other condo property.

2. No commercial use may be made of any property; they are for residential purposes only.

3. Only one vote per Unit is allowed at Association meetings.

4. Monthly fees are due on the first of each month. Fees paid after the 10th of the month are considered delinquent and are subject to a late fee charge of $15.00. After two violations, one month's association fee (currently the association fee is $250.00 per month), is to be the late charge.

5. There shall be ten days written notice of the time and date of Association meetings.

6. The Annual meeting is to be held once a year in July for the election of officers for the Association. Any additional meetings are up to the desire of the members.

These House Rules are not to take the place of the Declaration of Condominium, By-Laws, and Articles of Incorporation, but are meant to be an interpretation, expansion and clarification of such rules and regulations. The By-Laws state on page 9, Section Four, "The Board of Directors may adopt additional rules and regulations concerning the use, maintenance, and operation of the condominium. Rules and regulations may also be adopted, amended, or repealed by Unit Owners having 13 or more of the votes of the Association.

Revised 07/2023