RULES AND REGULATIONS
Autumn Ridge Estates Condominium Association, Inc.

Declarant hereby adopts the following rules and regulations, which the Secretary is authorized to publish:

The following are the Rules and Regulations of Autumn Ridge Estates Condominium Association, Inc. (the "Association"). These Rules and Regulations may be amended or repealed by a majority vote of the Board of Directors at any time during the existence of the Condominium. The Rules and Regulations contained herein that are also contained in the Declaration of Autumn Ridge Estates Condominium (the "Condominium"), as amended from time to time, may not be amended unless the Declaration is amended and the Amended Declaration is recorded with the Washington County Register of Deeds. Copies of all amendments to the Rules and Regulations shall be furnished to the Unit Owners by the Secretary at least ten days prior to the time such amendment shall be effective. Capitalized terms not defined herein shall have the meaning attributed to such terms as set forth in the Declaration of Autumn Ridge Estates Condominium.

PRELUDE

Congratulations on your purchase of a Unit in Autumn Ridge Estates Condominium. Condominium ownership has a great many benefits. Such ownership, however, carries certain responsibilities that are not shared by renters in an apartment setting. As a Unit Owner, you are part owner of the entire project and are automatically a member of the Association that manages the common elements of the Condominium. In a sense, the Unit Owner is a landlord.

These Rules and Regulations are your rules and regulations and are intended to help all Unit Owners manage their shared interests. It is generally the responsibility of the Association to manage the elements of the Condominium that are commonly owned and not to be involved in the management and maintenance of individual Units except to the extent that the management and maintenance of individual Units affects other Unit Owners. .

As a Unit Owner, you can all improve your ownership experience by bringing to it an attitude of mutual interest and cooperation. It is not the role of the Association to manage the relationships of neighbors. Try to approach your neighbors as you would in a single-family neighborhood working out differences in a friendly and understanding manner.

Again, welcome to Autumn Ridge Estates Condominium. We are confident that you will enjoy and take pride in your condominium.

ARTICLE I. ENFORCEMENT AND MANAGEMENT

. Section 1.1. In order to reduce expense and maintain uniform enforcement of the rules, the President of the Association will designate one or more persons through whom all questions and concerns regarding the enforcement of these Rules and Regulations will be communicated to the

Association. All Unit Owners will be notified in writing of the person(s) so designated. Except in the case of an emergency, all communications to the designated Unit Owner should be in writing.

Section 1.2. Unit Owners are not to have direct contact with any third party hired by the Association to manage the Common Elements of the Condominium. Such direct contact could lead to substantial additional expense to the Association and, therefore, the Unit Owners, in the form of increased assessments. Accordingly, if you have a concern about Common Element maintenance, you should direct your concerns to the Association's designated representative identified pursuant to Section 1.1 of these Rules and Regulations.

Section 1.3. Dispute Resolution. The Association is willing to help Unit Owners find solutions to disputes; however, the Association is not a law enforcement agency or a court. Unit Owners should comply with the following procedure when violations of the Rules and Regulations are noticed:

A. When a neighbor acts in an offensive or unreasonable manner, try to approach the neighbor with your concern.

B. If a neighbor is disturbing the peace, please call the local police.

C. If an animal is causing a problem and you cannot or are unwilling to contact the Unit Owner directly, please call the local police or animal control authorities.

D. If a violation is not resolved by a Unit Owner's independent efforts, report the violation to the Association. Reports must be filed in writing with the President of the Association or such other person as the President shall designate. A report must include the date and time of the violation and a specific description of the violation. The report must identify a contact person who can provide additional information to the Association if necessary. The Association is under no obligation to act upon a report if these procedures are not followed.

Section 1.4. Procedure for Enforcement. The Association may enforce these Rules and Regulations as it deems necessary and appropriate pursuant to Section 8.03 of the Bylaws. Enforcement may include recourse to the police, a lawsuit, if necessary, and fines of not less than $25.00 per day per violation, nor more than $500.00 per day per violation. Fines, if levied pursuant to the Bylaws, shall constitute an assessment against the Unit Owner's Unit as well as the Unit Owner, and may be enforced by, without limitation, the placing of a lien on the unit to which it relates.

A. Except in the case of an emergency, the Board of Directors shall provide written notice to a Unit Owner Violating the Rules and Regulations that includes the nature of the rule violation, the fine to be levied if the violation is not timely corrected, and the deadline for correction of the violation.

B. If the violation is not corrected within the period provided in the initial notice, the Board shall so advise the Unit Owner that the fine is being levied.

C. Any Unit Owner who receives notice of a fine may appeal the fine to the Board of Directors. To appeal, the Unit Owner must file a written notice of appeal with the

Association's President and request to appear before the Board at a mutually agreeable time, which shall not be later than 30 days from the date of the Unit Owner's notice of appeal. During the period of Declarant Control, the Unit Owner shall appear before one Director. Following the period of Declarant Control, the Unit Owner shall appear before at least three Directors unless alternative arrangements are agreed to in writing. The Directors hearing the appeal may establish such rules of procedure and decorum as they deem appropriate for the nature and severity of the violation and issues on appeal.

D. The decision of the Board of Directors regarding an appeal shall be final and binding unless the Unit Owner submits a written demand for arbitration to the Board within 10 days of the date of the Board's decision. A neutral third party that is mutually agreed upon by the Unit Owner and the Board shall conduct arbitration. If the Unit Owner and the Board cannot agree upon a neutral third party, either party may petition the Circuit Court for Washington County to appoint an arbitrator. The cost of the arbitration shall be shared equally between the Unit Owner and the Board prior to the receipt of an arbitration award, but the arbitrator, shall have the right to allocate fees and costs between parties as part of an arbitration award. If more than one Unit Owner is a party to the arbitration, the cost of the arbitration shall be shared equally between all parties. Arbitration shall be final and binding.

E. The above enforcement procedures are not exclusive. If the Board of Directors, in its sole discretion, determines that circumstances so warrant it may proceed immediately and without notice to exercise any remedy provided in the Declaration or by law or equity, including turning the violation over to an attorney for enforcement and/or filing a lawsuit.

F. The offending Unit Owner will pay any costs incurred by the Association to enforce rules, including attorney fees incurred in litigation or arbitration.

ARTICLE II. PARKING

Section 2.1. To facilitate required maintenance and snow plowing of driveways and parking areas, all vehicles shall be parked inside the Unit's garage. Persons who park outdoors may be asked to move their vehicles temporarily for snowplowing or parking lot maintenance.

Section 2.2. No vehicle of any type shall be stored in any outdoor parking areas. No personal property including, but not limited to, boats, campers, trailers, recreation vehicles or other vehicles of similar nature and design, shall be stored or parked in the outdoor parking areas for a period of longer than twenty-four (24) hours in any one (1) week period. No individual shall be allowed to use or occupy any recreational vehicle or any similar vehicle designed or used for overnight camping while such vehicle is parked on the Property.

Section 2.3. No Unit Owner, any of his family members, agents, employees, lessees, invitees or guests may use any of the parking areas for the purpose of repairing or restoring any motor vehicle. Any personal property that is stored, parked, located in, or on, any parking area in violation of these Rules and Regulations may be towed, removed and stored at the owner's expense. If the owner of any such property is also a Unit Owner, the expense of such towing, removal and storage shall be specially assessed to such Unit Owner and will become a lien on such Unit Owner's Unit.

Section 2.4. The Association assumes no responsibility for damage, loss or theft of any vehicle parked anywhere in the Condominium, or for damage caused by the towing, removing or storing of any properly pursuant to Section 2.3 above and Section 8.08 of the Declaration.

Section 2.5. Every Unit Owner and his family members, agents, employees, lessees, invitees or guests shall travel at reasonably safe speeds when operating a vehicle on the premises and shall obey all traffic and safety rules and regulations.

ARTICLE III. USE OF UNIT AND COMMON ELEMENTS

Section 3.1. No Unit Owner shall occupy or use his Unit or the Common Elements appurtenant thereto, or permit the same or any part thereof to be occupied or used, for any purpose other than as a private residence, which, subject to the Condominium Documents, may include a home office for himself, his family or his 'temporary guests and lessees.

Section 3.2. No Unit Owner, any of his family members, agents, employees, lessees, invitees, or guests may obstruct in any way the use of the Common Elements or another Unit.

Section 3.3. No Unit Owner, any o family members, agents, employees, lessees, invitees or guests shall carry on any noxious or offensive activity in any Unit or in the Common Elements, nor shall anything be done therein which may be or become an annoyance or nuisance to others.

Section 3.4. No Unit Owner, his family members, agents, employees, lessees, invitees or guests shall commit any form of waste on the Common Elements.

Section 3.5. No Unit Owner shall allow his Unit to be used for any improper, immoral, unlawful or objectionable purpose, nor shall any Unit Owner do anything to injure the reputation of the Condominium.

Section 3.6. No Unit Owner, his family members, agents, employees, lessees, invitees or guests shall allow the unreasonable or unsightly accumulation of waste, litter or any form of trash in any area. All trash, garbage and other waste materials removed from a Unit shall be placed in designated covered containers provided by the Association.

Section 3.7. No patios, balconies or decks shall be used for storage of personal property including, but not limited to, motorcycles, bicycles, baby carriages, toys, sporting goods or similar items. Personal property shall not be permitted to accumulate in an unsightly or unsafe fashion on lawn areas. Seasonal patio furniture is allowed on patios and decks.

Section 3.8. No patios, balconies or decks shall be used for shaking or drying laundry, carpets, rugs or clothing.

Section 3.9. Placement and use of barbeque grills, similar cooking devices and portable fire pits shall strictly comply with all municipal, state and federal fire codes.

Section 3.10. Use of bedrooms is limited to the regular and routine occupancy of a maximum of two persons per bedroom. This rule does not prohibit guests residing in a Unit for a period of one week or less.

Section 3.11. Smoking is prohibited in all Common Elements of the Buildings. Smoking is allowed in individual Units.

Section 3.12. No Unit shall have more than one bird feeder. Bird feeders, if erected, shall not be located within fifty feet of any building nor in such a way so as to impede grounds maintenance.

ARTICLE IV. ARCHITECTURAL CONTROL COMMITIEE

Section 4.1. The Architectural Control Committee shall promulgate rules and regulations regarding what plans, specifications and other types of documentation must be provided to the Architectural Control Committee in order for the Architectural Control Committee· to render a decision regarding any planned improvement that requires Architectural Control Committee approval. The Architectural Control Committee shall have twenty (20) business days from the receipt of the plans, specifications or other documentation to approve or disapprove the planned improvement; provided, however, if the planned improvement requires additional time to evaluate, the Architectural Control Committee shall be given such additional time as is reasonably necessary to evaluate the Planned improvement. All reasonable ·expenses incurred by the Architectural Control Committee, including, but not limited to, the retaining of consulting engineers, architects and designers, shall be paid by the. Unit Owner who is requesting the evaluation of the planned improvement.

Section 4.2. Construction activities will be limited to the hours of 8:00 a.m. to 6:00 p.m.

Monday through Friday and 10:00 a.m. to 4:00 p.m. on Saturday. No construction activities are permitted on Sunday. This provision does not apply to Declarant's construction activities so long as Declarant owns any Units in the Condominium.

Section 4.3. In addition to the items set forth in the Declaration that require the consent of the Architectural Control Committee, the following alterations shall also require the approval of the Architectural Control Committee:

A. The installation of all awnings, canopies, enclosures, doors or windows;

B. The installation of any television or radio antennas, or satellite dishes, or any device used for reception of radio waves or similar data transmissions;

C. The installation of any signs, "For Sale" signs, displays, posters or advertising material of any kind, which are visible to the public. (This rule shall not apply to any sign or advertising material erected or installed by the Declarant.)

D. The installation of any hard-surface flooring products in second floor Units. For purposes of defining "hard-surface floors", we will be using the definition of flooring manufacturer, Armstrong®: "Flooring for your home can be divided into two categories: soft-surface, such as carpet and hard-surface. Armstrong is America's most trusted brand for hard-surface flooring – hardwood, laminate, vinyl, and linoleum." Second-floor unit owners that notify the Board of Directors of the existence of hard-surface flooring in areas ***other than bathrooms, kitchens and laundry rooms*** by December 15, 2015 and providing access for confirmation will be grand-fathered and the hard-surface flooring allowed. In the event registration is not confirmed by December 16, 2015, hard-surface flooring in areas outside of the bathrooms, kitchen and laundry rooms will not be allowed.

ARTICLE V. ANIMALS

Section 5.1. Pets shall be limited to dogs, cats, birds and fish, unless prior written approval is obtained from Board of Directors.

Section 5.2. Pets shall be allowed, provided the owners of pets take all reasonable actions to prevent their pets from being a nuisance, annoyance or danger to any of the Unit Owners;

Section 5.3. All pets shall be picked up after and all droppings shall be immediately disposed of by the person in control of the pet in such person's waste container;

Section 5.4. All pets shall be leashed and within the immediate control of a person when outside of a Unit;

Section 5.5. Unit Owners shall not keep more than two (2) pets total. No Rottweilers, Pit Bulls, Doberman Pinschers, Akitas, Wolfhybrids, Chow Chows or Perro de Presa, Canarias (Canary Dog), or other breeds of dog that increase the insurance premium for the Association, or are deemed by the Board of Directors be dangerous, are not allowed.

Section 5.6. Each pet must be licensed by the appropriate municipal authority, if required under applicable ordinances; and

Section 5.7. Upon written determination by the Board of Directors that an animal is a nuisance, the owner of the animal shall remove the animal from the Condominium within the period determined by the Board. The Board shall have the right to determine what constitutes an unreasonable nuisance. The owner of the animal shall have the right of prior notice of, and attendance at, the meeting of the Board at which any such determination is made.

ARTICLE VI. INSURANCE RATES AND COMPLIANCE WITH LAW

Section 6.1. No Unit Owner, his family members, agents, employees, lessees, invitees or guests shall do or act in any manner in any Unit or in the Common Elements, which will cause an increase in the rate of insurance on the Common Elements.

Section 6.2. Unit Owners shall strictly comply with all municipal, state and federal fire codes including, but not limited to, those dealing with the placement and use of barbeque grills and similar cooking devices and those dealing with portable fire pits.

Section 6.3. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on any Unit or any part of the Common Elements, or which would be in violation of any law or ordinance.

ARTICLE VII. LEASING OF UNITS

5.1 Notwithstanding any existing provisions regarding the leasing of Units in the Declaration and/or By-Laws, the Association would like to emphasize to all owners and prospective owners that Autumn Ridge is a residential community developed with the intent that the homes within it be owner-occupied. It is the fiduciary responsibility of the Association to maintain the integrity of an owner-occupied residential community and not become a rental community with excessive turnover. Rules outlined below are not intended to discriminate against any protected or unprotected classification of individuals by the State of Wisconsin or the federal government. They are intended to protect the investment each property owner has within the community and to work to insure the ability to obtain financing for the purchase or re-financing of our condominiums.

5.2 Any Unit Owner and/or prospective Unit Owner intending to lease their Unit must notify the Association not less than thirty (30) days prior to the commencement of any such lease. In the event that the Unit Owner has lived in the unit for less than five years or has purchased the unit as an investment, Owner must remit to the Association a non-refundable rental fee as follows:

First year:	2 x the monthly fee
Second year:	3 x the monthly fee
Third year:	4 x the monthly fee
Fourth year:	5 x the month fee and so on for each additional year

These funds will be deposited into the reserve account.

Should the owner of the unit have owned and occupied their condominium for a minimum of five years, no rental fee will be assessed the owner.

~~5.3 Tenants are not allowed to have pets of any type within the community and guests may not bring pets to visit. Any pets of tenants prior to September 1, 2015, will be allowed to continue in residence for the life of the pet(s) or through the residence of the current tenant, whichever comes first.~~

5.4 All leases must comply with all Wisconsin laws pertaining to leases

5.5 The Association must approve all Tenants prior to lease execution. Unit owners electing to lease their Unit must, no later than seven (7) days prior to commencement of the lease, provide the Association the following:

(a) All prospective Tenants' name and a criminal background check for each adult intending to reside within the Unit

(b) Contact information for all adult occupants including personal and professional phone numbers and a personal email address

(c) Written, signed statement stating Tenants have received a copy of the Declaration, By-Laws and Rules & Regulations and agree to adhere to all provisions. Unit Owners will still remain the responsible party for any and all matters dealing with the subject property and communication from the Association will be directed to the Unit Owner and not the Tenant.

The Association will approve/disapprove Tenant's based solely on background check and will not allow occupancy of anyone guilty of a felony and will provide approval/disapproval within 72 hours of receipt of required information.

5.6 Once approved, a copy of the fully executed written lease must be supplied to the Association prior to occupancy together with a Certificate of Insurance from the Tenant showing renter's coverage.

5.7 No lease may be shorter than one (1) year.

5.8 The above requirements are effective any time a Unit Owner changes Tenants including, but not limited to, the change of occupancy fee.

5.9 Failure to comply with any rental provision outlined above will result in the full imposition of fines as outlined in ARTICLE IX of the Rules and Regulations including escalating fines to $500 per day for successive noncompliance.

5.10 Nothing in this policy shall prohibit the Association from leasing a unit that it may own through foreclosure or otherwise; however, the Association Board will be obligated to perform the criminal and financial background checks on any potential tenant, and will require the same documentation from the tenant as described above.

Exhibit A to Rules & Regulations

Autumn Ridge Condo Association
Rental Guidelines

The following rules and regulations should be understood by the Owner and the Renter. These guidelines do not override, modify or cancel any of the Condo Association By-Laws or Rules & Regulations. The renter is expected to abide by the same Condo Association By-Laws and Rules & Regulations as the unit Owner.

— Trash Cans
- All trash cans are to be kept in the associated unit's garage
- Containers should not be placed at the curb more than 24 hours prior to scheduled pick up
- Emptied cans should be returned to the garage on the day of pickup

— Landscaping
- Any customizations or changes to the landscaping need to be submitted to the Association's Board of Directors for approval, prior to any work being done

— Parking
- Parking areas cannot be used for repairing or restoring vehicles
- During winter months, the owner(s) of any car(s) parked outside need ensure that their vehicles are moved to accommodate snowplowing as required and the driveway will not be plowed.

— The Unit
- Patios, balconies and decks shall not be used for shaking or drying laundry, carpets, rugs, or clothing

The Owner and Renter acknowledge that the renter has received and understands the Autumn Ridge Condo Association By-Laws and Rules & Regulations.

Owner Name: _____

Signature: _____ Date: __ / __ / _____

Renter Name: _____

Signature: _____ Date: __ / __ / _____

12/15