The Villas of Racine

Administrative Rules and Regulations

Date Adopted: August 29, 2025

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The Villas of Racine Board of Directors has the power to adopt and amend Rules and Regulations from time to time pursuant to the Bylaws. As such, the Board has adopted the following Rules and Regulations: administrative rules in addition to rules contained in the Declaration and By-Laws.

DEFINITIONS

The board defines the following terms when used in Villas of Racine Rules and Regulations:

a. Vehicle is defined as anything on wheels or tracks propelled by a motor or an engine.

b. Bicycle is defined as anything on wheels or tracks that is motorized, including scooters.

c. Fixer-up Vehicle is defined as a vehicle that has any of the following conditions: It does not run or runs only sometimes. It has one or more flat tires, significant body damage, the body is falling apart and rusting out, or leaking fluids. Any part of the car sits on something other than its own wheels.

d. Direct Family Member is defined as a spouse, fiancée, domestic or life partner, parent, grandparent, sibling, son, daughter, aunt, uncle, niece, nephew, grandson, granddaughter, first cousin, father in-law, mother in-law, brother in-law, sister in-law.

e. Designee of the Board or Manager is defined as a person or contractor appointed, hired or contracted by the board or manager to conduct official Association business.

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RULE 1 – COLLECTION POLICY

1.	The regular monthly assessments are due on the first day of each month.
2.	Special assessments, as may be levied from time to time by the Board, and/or any installment thereof, shall be due on or before the date or dates stated in the Board's notice to the Unit Owners informing them of the special assessment.
3.	Any fines, penalties, or other charges assessed against a Unit Owner shall be due on or before the date or dates stated in the Board's notice to the Unit Owner, informing them of the fines, penalties, or other charges.
4.	All payments received will be applied to the oldest amounts due on record. Payments tendered for current amounts due will not be accepted by the Association if the instrument of payment is drafted with a future date (i.e., a postdated check).
5.	The actual date of the Association's receipt of a payment, as reflected on the ledger of the Association, shall control as to the date that payment was made.
6.	In the event a Unit Owner submits a payment which is thereafter returned for any reason (e.g. insufficient funds or account closed), the Unit Owner shall be automatically assessed $50.00, or the actual costs incurred by the Association because of the return of the payment, whichever is greater.
7.	No statement of "payment in full," "accord and satisfaction," or other similar notation on or accompanying any payment shall be binding on the Association, unless the statement is written in "red," the check or payment instrument is mailed to the attention of the Board of Directors, and the reduced payment amount is accepted by motion of the Board of Directors. However, if the Unit Owner has knowledge that the account has been referred to legal counsel for collection, then the payment must be mailed to the Association's attorney pursuant to point 11 below.
8.	A late fee of $50.00 shall be assessed against a Unit owner for any payment not received by the Association by the fifth (5^{th}) day after its due date. This late fee assessment shall be made upon each failure by the Unit Owner to remit good and timely payment of any assessment or installment thereof. In addition, unpaid assessments will incur interest at a rate of 1.5% per month (18% per annum) until paid.
9.	The basic collection system of the "board' shall be as follows: A. At 15 days past due, a board member or the property manager may call the delinquent owner; B. At 30 days past due, a past due notice may be sent; C. At 45 days past due, a second past due notice may be sent; and D. At 60 days past due, the matter may be referred to the attorney for collection; E. e. At 90 days' past due, the matter shall be referred to the attorney for collection.
10.	An administrative fee of $100.00 shall be assessed against a Unit Owner when a matter is turned over to the Association's attorneys for collection. The Unit Owner is responsible for all costs and actual attorneys' fees incurred by the Association in connection with collecting the Unit Owner's past due balance.
11.	Once a Unit Owner is notified or becomes aware that its account has been referred to legal counsel, then all future payments, until the account is current, must be submitted to such legal counsel for

	proper application of same, unless the Association's attorney directs the Unit Owner in writing to pay in some other manner. Unit Owners in collection will not receive further statements from the Association's property manager, and their online access to their account balance will be suspended until their account is brought current. Unit owners are responsible for all legal fees charged for collection activities.

RULE 2 – ENFORCEMENT AND GRIEVANCE PROCEDURE

1.	The following is a schedule of the fines that will be imposed for non-compliance with the Declaration, Bylaws, rules, regulations, covenants, conditions or restrictions (herein collectively "Condominium Documents"): A. **A WRITTEN WARNING for a Unit Owner or resident's first violation** of the Condominium Documents. In addition, a member of the Board may attempt to contact the offending party to explain the violation and the need that all residents and Unit owners comply with the Condominium Documents. B. **SEVENTY-FIVE DOLLARS ($75.00)** shall be assessed against a resident or Unit Owner for a second violation of the Condominium Documents (or for the violation that remains after the Unit Owner has received the warning letter discussed in 1.a). The second violation does not need to be the same violation as the first violation for the $75 fine to be assessed. C. **ONE HUNDRED-FIFTY DOLLARS ($150.00)** shall be assessed against a resident or Unit Owner for each successive violation of the Condominium Documents. D. Notwithstanding paragraphs (a-c) immediately above, **FIVE HUNDRED DOLLARS ($500.00) shall be assessed for each violation** of the Condominium Documents, when in the sole opinion of the Board of Directors the violation meets one or more of the following criteria: • The violation is in direct defiance of a previous mandate from the Board of Directors. • The violation was malicious in its intent. • The violation is evidence of a pattern of the resident's or Unit Owner's noncompliance with the Condominium Documents. • The violation is of such that the violation cannot be corrected and/or that direct monetary restitution cannot be determined *(i.e. if alterations are made that cannot be restored to their original state*).
2.	Each day that a violation exists shall be a new violation subject to fine at the discretion of the Board.
3.	Attorney Fees A. The Board may also assess a unit owner who has violated the Condominium Documents for the actual attorney fees incurred associated with reviewing the facts and Condominium Documents and advising the Board. B. In the event that the Association retains an attorney to collect any funds due, enforce any rule within its governing documents, bring any claim against a unit owner or defend any claim or allegation by a unit owner, including any counterclaim, the Association shall, if it is the prevailing party in the claim or defense, be entitled to collect from the unit owner all of its costs and and expenses, including reasonable attorney fees. If the Association retains an attorney to represent the Association's interest in a suit filed by the unit owner's mortgage company in which

	the Association is a named defendant, the Association shall be entitled to collect from the unit owner all its costs and expenses, including reasonable attorney fees. **This Rule does not apply to owners' fair housing complaints, neither State nor Federal.**
4.	Any Unit Owner or resident who has been accused of violating the Condominium Documents or been fined may demand that the matter be heard by the Grievance Committee. Such a demand must be in writing and provided to the Board of Directors within 14 calendar days of the notice of the violation or fine. If no demand is made within 14 calendar days, then the finding of a violation and/or fine shall be final and binding. If a demand is timely made, the matter shall be submitted to the Grievance Committee within seven (7) days.

RULE 3 – GRIEVANCE COMMITTEE RULES AND PROCEDURES

1.	The Grievance Committee shall consist of three (3) members at large of the Association who are chosen by the Board. The members at large shall not be officers or members of the Board of Directors of the Association.
2.	The Grievance Committee may either be a standing committee, with each member serving for one (1) year, or the committee may be ad hoc and appointed on an as-needed basis by the Board of Directors.
3.	For any grievance hearing, a majority vote of the Committee will determine the action and decisions of the Committee.
4.	Members serving on any Grievance Committee must not be directly involved in the specific dispute at hand.
5.	Upon receipt by the Grievance Committee of a grievance, the matter shall proceed as follows: A. A letter shall be sent by certified mail, return receipt requested, informing all parties: • Of the time, place, and date of a hearing before the Grievance Committee. • Of the right to counsel. • That evidence shall be received and a record made whether the party complained against attends. B. The hearing shall be divided into two (2) sections: The hearing, The determination and decision. C. The Hearing Section shall be open to only the Grievance Committee, the parties involved, their attorneys and witnesses. D. The Determination and Decision Section of the meeting shall be open only to the Grievance Committee, and possibly the attorney for the Association if requested by the Grievance E. Committee. The decision will be rendered in writing to all concerned parties within five (5) business days of the hearing. F. If the complainant, or their representative, fails to appear at the hearing without a valid excuse acceptable by the Grievance Committee, the grievance shall be dismissed without prejudice and reasonable and necessary costs incurred by the responding party assessed against the complaining party. G. If the alleged offender fails to appear, the complainant must prove his/her grievance and no presumption shall be made against the alleged offender for non-appearance.

	H. The burden of proof shall be on the complainant to prove the grievance by a preponderance of the evidence. I. The decision of the Grievance Committee is final and binding. There shall be no appeal of the decision absent evidence that: • The award was procured by corruption, fraud or undue means; • There was evident partiality or corruption on the part of the Grievance Committee, or any of them; • The member of the Grievance Committee was guilty of misconduct in refusing to postpone the hearing, upon sufficient cause show, or in refusing to hear evidence pertinent and material to the controversy; or of any other misbehavior by which the rights of any party have been prejudiced; • The Grievance Committee exceeded its powers, or so imperfectly executed them that a mutual, final and definite award upon the subject matter submitted was not made.

RULE 4 – BOARD MEMBER NOMINATION AND ELECTION PROCESS

1.	**Eligibility for Candidacy** Any homeowner in good standing with the Villas of Racine Condominium Association is eligible to run for a position on the Board of Directors.
2.	**Nomination Methods** **Candidates may be nominated in one of the following ways:** C. **Advance Self-Nomination** Homeowners may submit a completed Candidate Nomination Form by the deadline specified in the election notice (typically no later than 30 days prior to the Annual Meeting). The form must include the candidate's: • Full name and unit number • Why they wish to serve on the Board. • Any project, plans, policy ideas etc. they would like to put forth. • A summary of their qualifications, such as relevant experience, education, or community involvement. These candidates names will appear on the printed ballot distributed at the Annual Meeting. D. **Floor Nomination at the Annual Meeting** A floor nomination period will occur during the Annual Meeting, prior to the start of voting. During this time: • Any eligible homeowner who is physically present may nominate themselves or be nominated by another member. • Floor nominees must verbally accept the nomination at the time it is made. • Upon acceptance, the nominee must immediately provide a brief verbal statement including: o Why they wish to serve on the Board. o Any project, plans, policy ideas etc. they would like to put forth.

	○ A summary of their qualifications, such as relevant experience, education, or community involvement. E. **Write-In Candidates** Ballots may include space for write-in candidates. However: • Any write-in candidate must be physically present at the Annual Meeting. • If their name is written in, they will be called upon during the meeting to accept the nomination and provide a brief verbal statement of: ○ Why they wish to serve on the Board. ○ Any project, plans, policy ideas etc. they would like to put forth. ○ A summary of their qualifications, such as relevant experience, education, or community involvement. • Write-in candidates who are not present to accept their nomination in person will not be considered for the open Board position. Any votes toward that individual will not be counted.
3.	**Attendance and Statement Requirement** All floor nominees and write-in candidates must: • Be present in person at the Annual Meeting • Accept the nomination verbally • Provide a brief statement of interest and summary of qualifications A nominee or write-in candidate who fails to meet these requirements will not be considered for the open Board position.
4.	**Voting Procedure** Voting will occur after the close of nominations. Each unit may cast one vote per open Board position, in person or by valid proxy, according to the Association's governing documents.
5.	**Election Results** The candidates receiving the highest number of votes shall be elected to the open Board seats. In the event of a tie, a runoff vote will be held immediately during the same meeting.

RULE 5 – OWNER CONTACT INFORMATION AND EMERGENCY CONTACT FORM

1.	Unit owners shall submit a complete Owner Information and Emergency Contact form within 30-days of unit purchase. This includes a working phone number and email address. The Property Manager and Board must be able to contact owners in case of emergency. Additionally, the Property Manager and Board communicate most information to owners using email.
2.	Owners shall update this form as soon as changes are made to keep the contact information current.

RULE 6 – OWNER REPLACMENT OF EXTERIOR FACING UNIT ELEMENTS

1.	Unit owners shall inform the Board in writing via the architectural change form, and have board approval, prior to making any changes to exterior facing unit elements (windows, balcony doors, exterior doors, garage doors, exterior light fixtures, balconies).

2.	All installation work will be done at the owner's expense.
3.	The owner assumes all responsibility for the work necessary to install the element including but not limited to the workmanship of the installation, all local, state, and federal codes, and regulations. The Board and the Association have no responsibility and will be held harmless.
4.	The owner shall comply with standards where such exist. Failure to comply with a standard will result in the owner having to bring the element into compliance at the owner's expense.
5.	**Screen Door** – Menards carries the Larson, Lakeview full view screen door and Larson Lakeview full view split screen. Not the mid-view or the high-view version but full view. It should be white, and the handle can be whatever color you like. **Front Doors** – Menards carries the Mastercraft Six Panel door. They come with a top light or without. The top light is very nice for the lower units as they allow more light to come into the unit. The upper unit must have divided sidelights when replacing the entire door kit. The front door should be painted according to the color scheme of the building. The Association has paint in the back hallway of the clubhouse for owners to use. **Windows and Patio Doors** – Owners may choose their own brand and opening mechanism. The only standards are white with a screen, and they must follow the divided light scheme. Windows are six over six, the balcony is five rows of four, and the transom window is eight. **Garage Doors** – Owners can choose their own brand and installation company. The only standards are they must look like all the others and the color is sandstone. **Balconies and Outdoor Lights** – The deck boards, top rail and spindles on the balconies can be wood or a composite material. They just need to be a similar color to balcony paint. The deck board can be whatever composite color you like; no one will see it but you. The outdoor lights should be like the style currently there.

RULE 7 – SECURITY CAMERAS

1.	With respect to any and all Security Cameras placed by the Association on Common Elements, the following Rules shall apply: A. The Association's Board members and property manager are the only parties who control access to the security cameras' video footage. B. No homeowner is allowed to view the footage, except as noted below. C. Board members and the property manager are only allowed to view the footage at their discretion for the purpose of addressing security threats and assisting in the prosecution of criminal conduct and/or governing document violations. D. For homeowners, if an incident occurs involving them, the Board can, in its sole discretion, share the footage with the homeowner and/or the police/investigator.
2.	Homeowners are allowed to have security cameras that face common areas. Owners shall not have cameras that deliberately point into their neighbors' units. Any camera allowed to be installed must

	be used in an appropriate, professional, ethical and legal manner consistent with all existing applicable laws and Association policies. Cameras will be limited to situations that don't violate the reasonable expectation of privacy as defined by law.
3.	The function of surveillance cameras is to assist in protecting the safety and property of the Association, its members and guests. Accordingly, any camera used on the property is subject to the following: a) The primary use of surveillance cameras will be to record images for future identification of individuals in the event of legal or policy violations. b) Any images or recordings from cameras located on the exterior of any unit or which captures images outside of units shall be available to the Board on request; c) All images or recordings must be maintained by the unit owner or resident for a period of at least 7 days; d) If an incident occurs that is substantiated with surveillance camera data and a member, resident or guest (child or adult) is involved, either as a victim or suspect, the data shall be transmitted to the Board or the property manager by the unit owner or resident who owns or controls the camera. If/when installed cameras are removed, all costs to repair and restore damaged common element are the unit owner's responsibility

RULE 8 – CLUBHOUSE RENTAL

1.	All owners must be current on Association assessments to rent the clubhouse.
2.	All instructions on the clubhouse rental agreement form must be followed. This form is available on the owner portal.

RULE 9 – POOL, HOT TUB, AND WORKOUT ROOM USE

1.	Owners must be current on Association assessments to use the pool, hot tub, and workout room.
2.	All instructions on the access fob agreement form must be followed. This form is available on the owner portal.

RULE 10 – ANIMALS

1.	Animals shall not be kept, housed, caged, or left alone in any common or limited common areas (any area outside of the unit) or garage at any time.
2.	Animals are expressly prohibited from being in the pool area, the workout room and clubhouse.
3.	Animal waste bins are to be kept inside of the garage only.

4.	No more than two (2) animals shall be allowed in a Unit.
5.	An owner shall be required upon a written request by the Board to remove an animal from the owner's unit that has been determined to be an unreasonable nuisance. The Board and or its designees shall have the right to determine what constitutes an unreasonable nuisance.
6.	Animal waste shall be picked up immediately from the common and limited common areas.
7.	Animals shall be on a leash at all times in the common and limited common areas. The leash shall be no longer than 10 feet and the animal must be under complete control of the human companion at all times.
8.	Animals must not be left unattended on a tie out in the common area.
9.	The Village of Mount Pleasant has ordinances for the keeping of animals owners are to be review and comply with them.
10.	**Examples of unreasonable nuisance behavior includes but is not limited to the following:** • Animals whose unruly behavior causes personal injury or property damage. • Human companions repeatedly fail to pick up the animal's waste from the common area and limited common area. • Animals that make noise continuously and/or incessantly for a period of ten minutes or intermittently for one hour or more to the disturbance of any person at any time of day or night. • Animals which continuously cause foul odor problems for neighbors. • Animals that relieve themselves on walls or floors. • Animals in common areas that are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than 10 feet in length or in an animal carrier. • Animals that exhibit aggressive or other dangerous or potentially dangerous behavior. • Animals that are conspicuously unclean or parasite infested.

RULE 11 – STREETS AND PARKING

1.	Speed Limit on all streets is 15 miles per hour. All vehicles shall comply with all posted traffic signs. The only two-way traffic is on the approach to the cul-de-sacs on Stratford and Bedford Court, the rest of the streets are one-way traffic only.
2.	The only vehicles allowed to be driven on the Villas streets are those that are those with current license and registrations. Owners may not operate any motorized vehicle on the Villas lawns or ponds under any circumstances.
3.	Personal use vehicles (2-dr, 4dr, SUV, crossovers, vans, pick-up trucks) are allowed to be parked at the Villas without advanced board approval. Commercial vehicles, which is defined as a vehicle required to be registered; which is used or maintained for the transportation of people for hire, compensation, or profit or designed, used, or

	maintained primarily for the transportation of property; will need prior written approval from the Board to be parked at the Villas unless the vehicle can fit and is parked within the unit's garage with the door closed. These rules shall apply to any vehicle displaying a decal or advertisement for services The Board will, if approved, specify where the vehicle may be parked on the premises. Failure to obtain approval from the Board prior to parking a commercial vehicle may result in fines and/or pursuit of removal of the vehicle from the premises. Personal vehicles used for ride share/car share or rental vehicles can be parked at the Villas. All drop off/exchanges must be done off premises. Customers of ride share/car share or rental vehicles are prohibited from parking their vehicles on the Villas property.
4.	Owners and guests parking on the driveways/park pads may not block another's garage or park sideways. Park no further than the middle of the light fixture on the wall between the garages.
5.	If an owner needs to have a boat, trailer, moving pod, RVs, trailers, boats, campers, moving vans/trucks, moving pod, roll off dumpster, etc, parked at the Villas for a short time the owner must get written approval from the Board prior to parking at the Villas. They may not be kept on site for more than 7-days. The Board may grant additional time on a case-by-case basis.
6.	Vehicles shall not drip fluids on the parking pads or streets, owners are responsible for cleaning up any fluids from their vehicle. "Fixer up" vehicles are not permitted to be parked outside. See the definition of a fixer up vehicle in the definitions section.
7.	Guests parking is limited to 7 full days (24/7) parking in the guest parking spots. Should the need for more than 7 full days arise, the Board must approve the additional time in writing.
8.	Owner Parking Rules • Owners should be parking their garages or in the two spaces on the park-pad/driveway in front of their garages. • Owners can park in the guest parking areas. They may not park in those spots for more than 7 full days in a row. • Owners shall not park their vehicles in the clubhouse parking lot unless they are attending a meeting or have rented the clubhouse. The clubhouse parking lot is reserved for rentals and meetings only. The Board allows contractors to use the parking lot as to not take up space elsewhere on the site.

RULE 12 – USE OF COMMON AREAS

1.	Violators of this rule may be fined plus be responsible for the cost of repairing any damage.
2.	No gazebos, tents, stakes, poles or any structure may be erected on, or placed in the common grounds without prior written approval from the board. Bounce house(s) are prohibited.

3.	Owners may not prevent another owner from accessing the common areas or the common outdoor water faucet.
4.	Owners may not alter, mow, trim, the common areas without prior approval from the board.
5.	Owners may not throw, dispose of, dump, or clean anything in the ponds.
6.	All holiday decorations are allowed to be displayed no more than thirty (30) days before the holiday and must be removed within seven (7) days after the holiday is celebrated. (For holidays that are multiple days, this applies to the last day the holiday is celebrated). With holiday lights in the winter, unit owners shall have until January 31st to turn off and take down lights. Large blow-up displays and bounce houses are prohibited, for any holiday or occasion.
7.	Owners may not use the ponds for recreation activities of any kind. As per the ByLaws, Article V Operation of the Property Subsection 5.11 Use of Property, f. Recreational Areas, Detention Ponds: "Notwithstanding anything to the contrary contained in the Declaration, the detention pond(s) on the Property is dedicated for the purpose of retention of storm water run-off and drainage of the Property. There shall be absolutely no recreational activity or use, including and not by way of limitation, boating, swimming, wading or fishing, on, in or about the detention pond(s). "

RULE 13 – SATELLITE DISHES AND OUTDOOR ANTENNAS

1.	The following rule applies to any owner who installs a satellite dish, C.B., television, or other antenna. The rule does not apply to the extent that it conflicts with applicable law: • Owners must notify the Board in advance of installing a satellite dish or antenna. • No satellite dishes or antennas may be placed in the common area or attached to the building. • If adequate reception quality cannot be achieved by installation on the unit's balcony/patio/deck, application may be made to the Board of Directors with a proposed alternative placement for the Board's review. • Satellite dishes shall be professionally installed and may not be larger than 3 feet in diameter. Wiring for the dish must be installed through the front or side of the unit and may not penetrate the building's masonry exterior. All wires must go through part of the "unit" as defined in Association Documents (windows, doors, door frames, etc.). • Satellite dishes and wiring must be removed upon termination of service or sale of the unit, whichever occurs first, and any common or limited common area affected during removal must be returned to its original condition at owners' expense within 30 days after removal. If the seller does not pay for the expense, the buyer (new unit owner) will be responsible for the cost.
2.	The location does not interfere with other utilities or Association operations.

RULE 14 – USE OF GRILLS AND FIREPITS

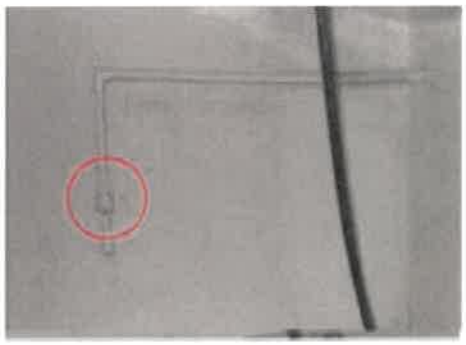
1.	Gas, electric grills or fire pits/rings cannot be used on balconies, patios or in garages. They must be put away immediately after they have completely cooled off and may not be stored in the common areas.
2.	The fire department recommends that gas, electric grills or fire pits/rings be used at least 20 feet from the building.
3.	Owners are responsible for any damage to the buildings, the grass, any other common element or to another unit caused by using their grill or fire pit/ring.
4	Charcoal grills are prohibited for use at the Villas.

RULE 15 – OUTSIDE WATER FAUCETS

1.	Lower unit owners shall turn outside faucets off and drain outside tap by November 1st each year. Lower unit owners shall not turn outside faucets on earlier than April 1st in the year.
2.	Outside water faucets are a common utility and are available to any owner for use. No one shall attempt to prevent the use of the water faucet.
3.	Lower unit owners who leave their units unattended for the winter months, shall maintain their unit at no less than 50 degrees Fahrenheit and leave doors to furnace room open so that warm air is able to enter the furnace room and prevent water piping in the room from freezing. (See photos that follow below).



Outside Tap located near patio



Turn valve (circled in red below) for outside tap off in the winter and drain the water out from outside by turning the water on, on the outside faucet, then turn the water handle off after water is drained out.

RULE 16 – DRY SPACE INSTALLATION

1.	The Board has approved the use of the product commonly called "Dry Space" which may be installed under the balcony. See the photo below.
2.	Unit owners shall inform the Board in writing before they install the product on the deck. If the request is from the lower unit, they must first have permission from the upper unit as the balcony belongs to them.
3.	If the product is not properly installed, the Board reserves the right to require that it be taken down or corrected.
4.	The color shall match the color of the deck.
5.	The panels shall be taken down and cleaned at least once per year.
6.	If damage results to the deck or building because of installation or weather, the unit owner shall be responsible for repairs.



RULE 17 – BALCONY AWNING INSTALLATION

1.	Unit owner shall inform the Board in writing before they install an awning over the balcony doors.
2.	All work to install and remove the awning will be done at the owner's expense.
3.	Awnings can be taupe or tan in color, can be manual or mechanical operational and must not overhang the balcony.

4.	Awnings are not designed to be left open 24/7. The awning should be used when you are at home and the weather is not too windy. Windy conditions can damage the awning and possibly the building.
5.	The owner assumes all responsibility for the work necessary to install the awning including but not limited to the workmanship of the installation, all local, state, and federal codes and regulations. The Board and the Association have no responsibility and will be held harmless.

RULE 18 – HOMEOWNER INFORMATION AND EMERGENCY CONTACT

1.	All homeowners are required to have an information form on file with the property manager. This form must have a working phone number, email address and an emergency contact who has access to the unit.
2.	The form must be submitted to the property manager within 30 days of ownership of the unit.
3.	The form must be updated within 30 days of a change of owner or emergency contact information.

RULE 19 – FIRE SAFETY

1.	Unit owners must keep unit smoke alarms in proper working condition. All units have smoke detectors that are hard wired and have a battery back-up. Homeowners should have them checked once per year to ensure the battery is still working. Smoke detectors will expire in 10 years. Homeowners should check the expiration date on the smoke detector to make sure it functions properly. Low batteries and an expired smoke detector will cause it to beep or alarm non-stop.
2.	Unit owners must have a minimum of one operational fire extinguisher in the unit. Fire extinguishers expire make sure you are checking the expiration date. Overtime fire extinguishers will lose pressure. Make sure you check the pressure gage every few months. If the pressure gets too low the extinguisher will not work properly.

RULE 20 – WATER LEAK DAMAGE MITIGATION

1.	Water is the most common form of damage at the Villas. There is one water shut off per building. It is in the lower unit that has the Star next to the address on the garage. There is one additional shut off that is in the lawn or asphalt. The caps of these shut offs are painted blue. Know where they are and learn how to operate them. There is a T-bar hanging on the back of the clubhouse to use for lawn and asphalt shut offs. Any plumber will know how to operate the shut offs as well. • All homeowners must install water alarms under each sink, by the laundry center, and in the utility room where the water heater, floor drain, and HVAC condensation line drain. • All homeowners must have a laundry closet water shut off access panel installed. • All homeowners must have the water heater drainage line plumbed to the floor drain.

	• All homeowners must have the HVAC condensation line zip tied to the water heater drain line to ensure it doesn't come out of the floor drain.
2.	Owners are required to report water leaks to the property manager within 48-hours of discovery of the leak.
3.	Upon discovery of a water leak the unit owner shall immediately contact the property manager, contact any neighbor that is affected, call a plumber, shut the water off, contact their insurance company.
4.	Whenever work involving water in the unit is being completed, the owner must let the property management company know of the work. Owners are responsible for informing their neighbors of work being done that requires the water to be shut off and to coordinate the water shut off with the unit owner that has the water shut off for the building.

Water Heater and HVAC Plumbed to Floor Drain

The water heater spigot and the HVAC condensation drain line must be plumbed to the floor drain in the utility closet. This is necessary due to the amount of damage a leaking water heater and HVAC condensation drain line can cause.

The floor drain should be just slightly above the floor. The water will not spill into the drain until it reaches the height of the drain. Other things you can do to minimize water damage are the use of water absorbent mats or have a water heater pan installed.



Water Shut Off Access Panel for Laundry Closet

Each unit must install a water shut off access panel for the laundry closet. This is the quickest and most effective way to shut off the water in case of an overflow. The access panels are easy to install and can be purchased at the hardware store or Amazon. They can be painted, or wall papered and are barely noticeable. If you are not handy contact Ogden and they will have someone, come out for a fee.

Cut out the drywall with the small saw where the water housing is. Go slowly, take your time. Some units have a pipe right behind the drywall. Zip tie the washer hose to the housing so it can't wiggle out.







RULE 21 – FLAG AND SIGN POLICY

1.	American Flags or those that Honor Armed Forces are the only flags that can be flown at the Villas. They need to be right side up and flown by a pole attached to the balcony or by the front door only. The flag can be a maximum of 3'x5'. No other flags may be flown or displayed at the Villas.
2.	Small 12"x24" Garden banners/decorations are allowed by the front door in the garden area. They need to be non-political and may not contain offensive or derogatory language.
3.	Balcony decorations like a banner or bolster may follow the American flag pattern but may not overhang the balcony by more than half. These types of decorations need to be non-political and may not contain any offensive or derogatory language.
4.	One 12"x24" political party affiliation, position or candidate support sign can be in the window. That sign can only be put up 90-days prior to the election and removed 7-days after the election.
5.	A sign celebrating a graduation, birthday, school term ending, anniversaries, new baby, wedding, or retirement may be put in the unit window for 7-days. The sign needs to be no larger than 12"x24" and there can only be one sign.

RULE 22 – HOMEOWNER NEGLIGENCE

1.	Owners are responsible for ensuring the ongoing maintenance and operation of all mechanical, electrical, plumbing, and appliances within their units.
2..	Owners are responsible for reporting to the property manager any defect causing damage to their units within 48-hours of discovery.
3.	Owners must cease use of any defective features causing damage to prevent further damage from occurring until such feature is fixed. For example, if there is a leaking shower within a unit that is causing damage to the common elements or other units, that shower must not be used until it is fixed and is no longer causing damage.
4.	Failure to properly maintain the unit, not reporting defective unit elements in a timely manner, and/or continuing to use a defective unit element, is negligence on the part of the owner. Any damage that is found to be caused by owner negligence will be the responsibility of the owner and not the Association.

RULE 23 – USE OF LICENSED CONTRACTORS FOR ELECTRICAL AND PLUMBING WORK

1.	Owners are responsible for using licenses, bonded and insured electrical and plumbing contractors for work done within their units.

RULE 24 – CARE OF UNOCCUPIED UNITS -WINTERIZING THE UNIT

1.	Unit owners who leave their units unattended for any extended period (vacations, time-share, second homes, hospital or care facility stays, or are snowbirds, etc.) shall ensure their units are being looked after, maintained, and are winterized in the winter months. If a pipe freezes and bursts it damages not just your personal unit but impacts the entire building. Winterizing means the unit heat shall be kept on and set at a minimum of 55 degrees. Leave the pilot light on for the fireplace to allow some warm air to circulate. This is necessary for the lower units because of the water pipe that runs behind it. Leave the doors to the primary bedroom closet and furnace room open so that warm air can enter the furnace room and prevent water piping in the room from freezing. Turn off the water valves to the toilets and sinks and leave the sink cabinet doors open. The Villas Declaration, Article V General Provisions As To Unit and Common Elements, 5.12 Negligence of Owner, explains that causing damage to other units, is negligence and the responsibility of the owner causing the damage.

RULE 25 – RENTAL OR LEASING OF UNITS

1.	The Villas ByLaws, section 5.11 Use of Property, point (m) Owner Occupancy of Units Required; Leasing Prohibited states: Units must be occupied by the title owner of the Unit, and no leasing or rental of Units is allowed (the "Owner Occupancy Requirement"). **In line with the Owner Occupancy Requirement, leasing of units for any length of time, including short-term rentals, is strictly prohibited.** Any unit found to be rented or leased for any length of time will be; • Assed a fine equal to the rental fee plus $500.00 per month until the unit is no longer leased.

AMENDED AND RESTATED BYLAWS OF

THE VILLAS OF RACINE

CONDOMINIUM ASSOCIATION, LTD.

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AMENDED AND RESTATED BY-LAWS OF

THE VILLAS OF RACINE CONDOMINIUM ASSOCIATION, LTD.

ARTICLE I PLAN OF OWNERSHIP

1.01 Unit Ownership. The real property located in the Village of Mt. Pleasant, Racine County, State of Wisconsin, (the "Property") known as the Villas of Racine Condominiums (the "Condominium"), has been submitted to the provisions of the Wisconsin Condominium Ownership Act by a certain Declaration of Condominium (the "Declaration") recorded in the office of the Register of Deeds for Racine County, Wisconsin.

1.02 Applicability of By-laws and Definitions. These By-Laws are adopted as the By-Laws of The Villas of Racine Condominium Association, Ltd. (the "Association"), a Wisconsin corporation, organized under the Wisconsin Nonstock Corporation Law to serve as an association of Unit Owners under the Wisconsin Condominium Ownership Act (the "Act"). The provisions of these By-Laws are applicable to the Property and to the use and occupancy thereof. The term "Property" and other terms used herein shall, unless the context or the Declaration require otherwise, have the same meaning as the definitions contained in Section 703.02 of the Act.

1.03 Office. The principal office of the Association and of the Board of Directors of the Association (the "Board of Directors" or the "Board") shall be as stated on file with the Wisconsin Department of Financial Institutions.

1.04 Association Members. Subject to Section 3.01, below, all Unit Owners shall be members of the Association.

ARTICLE II BOARD OF DIRECTORS

2.01 Board of Directors, Qualifications; Association. The direction and administration of the Property shall be vested in a Board of Directors, consisting of three (3) persons who shall be elected in the manner hereinafter provided. The Unit Owners, as described in the Declaration and in these By-Laws, acting collectively through the Board, shall be known as The Villas of Racine Condominium Association, Ltd. Notwithstanding any other provision herein contained to the contrary, all duties, functions and obligations herein imposed upon the Board is the governing body and agent of the Unit Owners and the Association. Each member of the Board shall be one of the Unit Owners, provided, however, that in the event a Unit Owner is a corporation, partnership, limited liability company, trust or other legal entity other than a natural person or persons, then any director or officer of such corporation, partner of such partnership, member of such limited liability company, individual trustee or beneficiary of such trust, or manager of such other legal entity, shall be eligible to serve as a member of the Board. If a Unit or Units is/are owned by spouses or domestic partners, the spouses or domestic partners are prohibited from serving as directors at the same time, regardless of the number of Units owned. If a Unit Owner has a delinquent assessment account with the Association, that Unit Owner cannot be elected as a director. If at any time a director becomes delinquent on paying assessments, the director is required to resign from his board position (and any officer position held) unless he brings his account current within ten (10) days' notice from the Board. If a director shall cease to meet such qualifications during his term, he shall thereupon cease to be a director and his place on the Board shall be deemed vacant.

2.02 Determination of Board to Be Binding. Notwithstanding that the words "Board" and "Association" may in some instance be used interchangeably in various sections of the By-Laws, matters of dispute or disagreement between Unit Owners relating to the Property or with respect to interpretation or application of the provisions of the Declaration or the By-Laws, shall be determined

by the Board, which determination shall be final and binding on the Association and on all Unit Owners.

2.03 Voting Rights. There shall be one person with respect to each Unit Ownership who shall be entitled to vote at any meeting of the Unit Owners. Such person shall be known (and hereinafter referred to) as a "Voting Member." Such Voting Member may be the Unit Owner or one of the group composed of all the Unit Owners of a Unit Ownership, or may be some person designated by such Unit Owner or Unit Owners to act as proxy on his/her or their behalf and who need not be a Unit Owner. Such designation shall be made in writing to the Board and shall be revocable at any time by actual notice to the Board of the death or judicially declared incompetence of any designator, or by written notice to the Board by the Unit Owner or Unit Owners. Proxies shall be valid only for the particular meeting designated thereon and must be filed with the Board before the scheduled time of the meeting. Proxies may be filed with the Board via email or other electronic means. Voting at an owners' meeting may be either in person, electronically (remotely, via electronic means), or by proxy.

2.04 Meetings.

(a) Quorum; Procedure: The presence in person or by proxy of the voting Unit Owners having twenty-five percent (25%) of the total votes shall constitute a quorum. Presence "in person" at a meeting may be via video or digital means if the Association has access to such technology. Unless otherwise expressly provided herein, any action may be taken at any meeting of the voting Unit Owners at which a quorum is present upon the affirmative vote of the voting Unit Owners having a majority of the total votes present at such meeting. Presence at an owners' meeting may be in person, electronically (remotely, via electronic means), or by proxy. Any Voting Member in writing may waive notice of a meeting, or consent to the holding of a meeting without notice, or consent to any action of the Association without a meeting.

(b) Annual Meeting: There shall be an Annual Meeting of the voting Unit Owners during the month of May each year, at the date, time, and place (whether physical or virtual) as may be designated by written notice of the Board delivered to the voting Unit Owners not less than fifteen (15) days prior to the date fixed for said meeting.

(c) Special Meetings: Special meetings of the voting Unit Owners may be called at any time for the purpose of considering matters which require the approval of all or some of the voting Unit Owners, or for any other reasonable purpose. Said Meeting shall be called by written notice, authorized by a majority of the Board, or by the voting Unit Owners having one-third (1/3) of the total votes, and delivered not less than fifteen (15) days prior to the date fixed for said Meeting. The notices shall specify the date, time and place (physical or virtual) of the Meeting and the matters to be considered.

2.05 Notices of Meetings. Notices of meetings required to be given herein may be delivered either personally, by email or other electronic means, or by mail to the persons entitled to vote thereat, addressed to each such person at the address given by him/her to the Board for the purpose of service of such notice, or to the Unit of the Unit Owner with respect to which such voting right appertains, if no address has been given to the Board.

2.06 Action Without a Meeting by Written Ballot. Any action required or permitted by any provision of the Wisconsin Nonstock Corporation Law, the Declaration, the Articles of Incorporation, or these By-Laws to be taken by the vote of the unit owners may be taken without a meeting if the Association delivers a written ballot to every unit owner entitled to vote on the matter. The written ballot may be delivered to the unit owner by any of the methods set forth in Section 2.05 above. The written ballot shall set forth each proposed action, shall provide an opportunity to vote for or against each proposed action, and shall be accompanied by a notice stating the number of responses needed to meet the quorum requirements, the percentage of approvals necessary to approve each matter other than election of directors, and the time by which the ballot must be received by the

property manager of the Association in order to be counted. Approval of any action by written ballot shall be valid only when the number of votes cast by ballot equals or exceeds the quorum required at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot. Ballots may be delivered to the property manager via email. Once received by the property manager of the Association, a written ballot may not be revoked.

2.07 Board of Directors; Election; Meetings.

(a) At each Annual Meeting, the voting Unit Owners shall, by a majority of the total votes present at such meeting, elect sufficient members to the Board of Directors for the forthcoming year, to provide for a Board consisting of three (3) members, subject to the qualifications set forth in Section 2.01 above. Two (2) members shall constitute a quorum. Members of the Board shall serve, without compensation, for a term of three (3) years or until their successors are elected and qualify, provided, however, that the terms of at least one-third (1/3) of the Directors shall expire annually. If a member of the Board of Directors shall cease to meet any qualification herein required for a member of the Board, such member shall thereupon cease to be a member of the Board and his/her place on the Board shall be deemed vacant. Vacancies in the Board may be filled by unanimous vote of the remaining members thereof. The Property shall be managed by the Board, and the Board shall act by majority vote of those present at its meetings when a quorum exists, or without a meeting consistent with Section 2.13 below. Meetings of the Board may be called, held and conducted in accordance with such regulations as the Board may adopt.

(b) The Board shall elect from among its members a President who shall preside over both its meetings and those of the voting Unit Owners (Association), a Secretary who shall keep the minutes of all meetings of the Board and of the voting Unit Owners and who shall, in general, perform all the duties incident to the office of secretary, including counting votes at any meeting, and a Treasurer to keep the financial records and books of account.

(c) Any Board member may be removed from office, by the affirmative vote of the voting Unit Owners having at least two-thirds (2/3) of the total votes, at any Special Meeting called for the purpose. A successor to fill the unexpired term of a Board member removed may be elected by majority vote of the voting Unit Owners at the same meeting or any subsequent meeting called for that purpose.

(d) An Annual Meeting of the Board shall be held immediately following the Annual Meeting of the Unit Owners and at the same place. Special Meetings of the Board shall be held upon call by the President or by a majority of the Board on not less than forty-eight (48) hours' notice in writing to each member, delivered personally or by mail or email or other electronic means. Any Board member may in writing waive notice or consent to any action of the Board without a meeting.

(e) Board members shall receive no compensation for their services, unless expressly provided for in resolutions duly adopted by the Unit Owners.

2.08 General Powers of the Board. Without limiting the general powers which may be provided by law, this Declaration and the Act, the Board shall have the following general powers and duties:

(a) To elect the officers of the Association as hereinabove provided;

(b) To administer the affairs of the Association and the Property;

(c) To engage the services of a manager or managing agent who shall manage and operate the Property and the Common Elements thereof for all of the Unit Owners, upon such terms and

for such compensation and with such authority as the Board may approve subject to restrictions as provided herein;

(d) To formulate policies for the administration, management and operation of the Property and the Common Elements thereof;

(e) To adopt administrative rules and regulations governing the administration, management, operation and use of the Property and the Common Elements, and to amend such rules and regulations from time to time;

(f) To provide for the maintenance, repair and replacement of the Common Elements and payments therefor, and to approve payment vouchers or to delegate such approval to the officers or the manager or managing agent;

(g) To provide for the designation, hiring and removal of employees and other personnel, including accountants, and to engage or contract for the services of others, and to make purchases for the maintenance, repair, replacement, administration, management and operation of the Property and the Common Elements, and to delegate any such powers to the manager or managing agent (and any such employees or other personnel who may be employees of the managing agent);

(h) To estimate the amount of the annual budget, and to provide the manner of assessing and collecting from the Unit Owners their respective shares of such estimated expenses, as hereinafter provided;

(i) To comply with the instructions of a majority of the Unit Owners, as expressed in a resolution duly adopted at any Annual or Special Meeting of the Unit Owners; and

(j) To exercise all other powers and duties of the Board of Directors or Unit Owners as a group referred to in the Act and all powers and duties of a Board of Directors referred to in the Declaration or these By-Laws.

2.09 Specified Powers of the Board. The Board, for the benefit of the Board, the Association and all Unit Owners, shall provide and shall pay for out of the maintenance fund hereinafter provided, the following:

(a) Utility Service for Common Elements: Water, sewer, waste removal, electricity, gas and telephone, heat, power and other necessary utility service for the Common Elements (and, if not separately metered or charged, for the Units).

(b) Casualty Insurance: The Board of Directors of the Association shall purchase property/casualty insurance covering the Property as more fully set forth in Section 5.08(a) below.

(c) Additional Insurance. The Board of Directors of the Association shall purchase additional insurance as more fully set forth in Section 5.08(b) below.

(d) Wages and Fees for Services: The services of any person or firm employed by the Board, including, without limitation, the services of a person or firm to act as manager or as managing agent for the Property, the services of any person or persons required for maintenance or operation of the Property, and legal and/or accounting services necessary or proper in the operation of the Property or the enforcement of this Declaration and for the organization, operation and enforcement of the rights of the Association.

(e) Care of Common Elements: Landscaping, gardening, snow removal, painting, cleaning, tuckpointing, maintenance, decorating, repair and replacement of the Common Elements (but not including the interior surfaces of the Units, which the Unit Owner shall paint, clean, decorate, maintain

and repair, and subject to the provisions of subsection (h) of this Section, not including any portion of the Common Elements which are the responsibility of any Unit Owner) and such furnishings and equipment for the Common Elements as the Board shall determine are necessary and proper, and the Board shall have the exclusive right and duty to acquire or provide the same for the Common Elements.

(f) Additional Expenses: Any other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations, insurance or assessments which the Board is required to secure or pay for pursuant to the terms of these restrictions or by law or which in its opinion shall be necessary or proper for the maintenance and operation of the Property as a first class building or for the enforcement of the Declaration.

(g) Discharge of Mechanic's Liens: Any amount necessary to discharge any mechanic's lien or other encumbrance levied against the entire Property or any part thereof which may in the opinion of the Board constitute a lien against the Property or against the Common Elements, rather than merely against the interest therein of any particular Unit Owner; it being understood, however, that the foregoing authority shall not be in limitation of any statutory provisions relating to the same subject matter. Where one or more Unit Owners are responsible for the existence of such lien, they shall be jointly and severally liable for the cost of discharging it and any costs incurred by the Board by reason of said lien or liens shall be specially assessed to said Unit Owners.

(h) Certain Maintenance of Units: Maintenance and repair of any Unit as provided in the Declaration, and maintenance and repair of any Unit if such maintenance or repair is necessary in the discretion of the Board to protect the Common Elements, or any portion of the Building and the Unit Owner or Unit Owners of said Unit have failed or refused to perform said maintenance or repair within a reasonable time after written notice of the necessity of said maintenance or repair shall have been delivered by the Board to said Unit Owner or Unit Owners, provided that the Board shall levy a special assessment against such Unit Owner for the cost of said maintenance or repair. The Board or its agents may enter any Unit when necessary in connection with any maintenance or construction for which the Board of Association is responsible. It may likewise enter any balcony or patio for maintenance, repairs, construction or painting. Such entry shall be made with as little inconvenience to the Unit Owners as practicable. In the event of any emergency originating in, or threatening, any Unit, or in the event of the Unit Owner's absence from the Unit at a time when required alterations or repairs are scheduled, the management agent or his/her representative or any other person designated by the Board may enter the Unit immediately, whether the Unit Owner is present or not. The Board reserves the right to retain a pass key to each Unit, and no locks or other devices shall be placed on the doors to the Units to obstruct entry through the use of such pass key.

(i) Capital Additions and Improvements: The Board's powers hereinabove enumerated shall be limited to the extent that the Board shall have no authority to acquire or provide or pay for out of the maintenance fund any capital additions and improvements (other than for purposes of replacing or restoring portions of the Common Elements subject to all the provisions of this Declaration) having a total cost in excess of twenty-five thousand dollars ($25,000.00), nor shall the Board authorize any structural alterations, capital additions to, or capital improvements of the Common Elements requiring an expenditure in excess of twenty-five thousand dollars ($25,000.00), without in each case the prior approval of the voting Unit Owners holding two-thirds (2/3) of the total votes.

(j) Certain Utility Services to Units: The Board may pay from the maintenance fund for water and sewer taxes, waste removal and/or any utilities which are not separately metered or otherwise directly charged to individual Unit Owners. However, the Board may discontinue such payments at any time, in which case each Unit Owner shall be responsible for direct payment of his/her share of such expenses as determined by the Board. The Board reserves the right to levy additional assessments against any Unit Owner to reimburse it for excessive use by such Unit Owner of any utility service, the expense of which is charged to the maintenance fund.

2.10 Vouchers. All vouchers for payment of expenditures by the Board shall be signed by such officer or officers, agent or agents of the Board and in such manner as from time to time

shall be determined by written resolution of the Board, such vouchers shall be signed by the Treasurer and countersigned by the President of the Board.

2.11 Rules and Regulations.

(a) Rules: The Board may adopt such reasonable rules and regulations as it may deem advisable for the maintenance, conservation and beautification of the Property, and for the health, comfort, safety and general welfare of the Unit Owners and occupants of said Property. Written notice of such rules and regulations shall be given to all Unit Owners and occupants and the entire Property shall at all times be maintained subject to such rules and regulations.

(b) Management: Notwithstanding any other provision herein, the Board may engage the services of an agent to manage the property to the extent deemed advisable by the Board.

(c) Not for Profit. Nothing hereinabove contained shall be construed to give the Board authority to conduct an active business for profit on behalf of all the Unit Owners or any of them.

2.12 Liability of the Board of Directors. The members of the Board of Directors shall not be liable to the Unit Owners for any mistake of judgement, failure to adhere to the provisions of the Declaration of these By-Laws, negligence, or otherwise, except for their own individual fraudulent misconduct or bad faith. The Unit Owners shall indemnify and hold harmless each member of the Board of Directors against all contractual liability to others arising out of contracts made by the Board of Directors on behalf of the Association unless any such contract shall have been made in bad faith. It is intended that the members of the Board of Directors shall have no personal liability with respect to any contract made by them on behalf of the Association. It is also intended that the liability of the Unit Owners arising out of any contract made by the Board of Directors or out of the indemnity in favor of the members of the Board of Directors shall be shared equally by all of the Unit Owners, and the liability of any single Unit Owner shall be limited to such equal proportionate share of the total liability. Every agreement made by the Board of Directors or by the managing agent or by the manager on behalf of the Association shall provide that the members of the Board of Directors, or the managing agent or the manager, as the case may be, are acting only as agents for the Unit Owners and shall have no personal liability thereunder (except as Unit Owners), and that the liability of the Unit Owners under said agreements shall be shared equally by all of the Unit Owners, and the liability of any single Unit Owner shall be limited to such equal proportionate share of the total liability. Directors' and Officers' liability insurance shall be obtained and shall be paid for as a Common Expense as set forth in Section 5.08 (b) below.

2.13 Informal Action. Any action which is required to be taken at a meeting of the Board of Directors or which may be taken at such a meeting, may be taken without a meeting if a consent in writing setting forth the action so taken shall be given by all of the Directors entitled to vote with respect to the subject matter. Such consent may be given via email or other electronic means, and such consent shall have the same force and effect as a unanimous vote. Informal actions taken under this section shall be recorded in the next Board meeting minutes.

ARTICLE III UNIT OWNERS

3.01 Association Membership. The following provisions shall govern membership within the Association:

(a) All Unit Owners shall be members of the Association. The foregoing is not intended to include persons who hold an interest in a Unit merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from Ownership of any Unit.

(b) Initial membership in the Association shall be established by the recording of the Declaration in the office of the Register of Deeds for Racine County, Wisconsin. Transfer of membership

in the Association shall be established by the recording in the office of the Register of Deeds for Racine County a deed or other instrument establishing a change of record title to a Unit and the delivery to the Association of a certified copy of such instrument. The new Owner designated by such instrument shall thereby become a member of the Association, and the membership of the prior Owner shall thereby be terminated.

3.02 Annual Meeting. The Annual Meeting of the Association shall be called and held as set forth in Section 2.04(b) above.

3.03 Place of Meetings. Meeting of the Unit Owners shall be held at the principal office of the Association or at such other suitable place (physical or virtual) convenient to the Unit Owners as may be designated by the Board of Directors.

3.04 Special Meetings. It shall be the duty of the President to call a special meeting of the Unit Owners if so directed by resolution of the Board of Directors or upon a petition signed and presented to the Secretary by Unit Owners having thirty-three and one-third percent (33-1/3%) of the authorized votes of all Unit Owners. The notice of any special meeting shall state the time, place (physical or virtual), and purpose of the meeting. No business shall be transacted at a special meeting, except as stated in the notice.

3.05 Adjournment of Meetings. If any meeting of Unit Owners cannot be held because a quorum has not attended, a majority of the authorized votes of the Unit Owners who are present at such meeting, either in person, electronically, or by proxy, may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called.

3.06 Title to Units. Title to Units may be taken in the name of an individual or in the names of two or more persons, as tenants in common, as joint tenants, or as survivorship marital property, in the name of a corporation, partnership, limited liability company, or in the name of a fiduciary.

3.07 Majority of Unit Owners. As used in these By-Laws, the term "majority of Unit Owners" shall mean those Unit Owners having more than fifty percent (50%) of the authorized votes of all Unit Owners present in person, electronically, or by proxy and voting at any meeting of the Unit Owners.

3.08 Majority Vote. The vote of a majority of Unit Owners at a meeting at which a quorum shall be present shall be binding upon all Unit Owners for all purposes except where a higher percentage vote is required by law, by the Declaration, or by these By-Laws.

ARTICLE IV OFFICERS

4.01 Designation. The principal officers of the Association shall be the President, the Secretary, and the Treasurer, all of whom shall be elected by the Board of Directors. The Board of Directors may appoint an Assistant Treasurer, and Assistant Secretary, and such other officers as in its judgment may be necessary. The President must be a member of the Board of Directors. Any of the below officers' duties may be delegated to a property manager or other professional at the discretion of the Board.

4.02 Election of Officers. Officers shall be elected annually by the Board of Directors at the organization meeting of each new Board of Directors and shall hold office at the pleasure of the Board of Directors.

4.03 Removal of Officers. Upon the affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his/her successor may be elected at any regular meeting of the Board of Directors called for such purpose.

4.04 President. The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the Unit Owners and of the Board of Directors. The President shall have all of the general powers and duties which are incident to the office of President of a stock corporation organized under the Wisconsin Business Corporation Law, including but not limited to the power to appoint from among the Unit Owners any committee which the President decides is appropriate to assist in the conduct of the affairs of the Property.

4.05 Secretary. The Secretary shall keep the minutes of all meetings of the Unit Owners and of the Board of Directors. He/she shall have charge of such books and papers as the Board of Directors may direct, and he/she shall, in general, perform all the duties incident to the office of Secretary of a stock corporation organized under the Wisconsin Business Corporation Law.

4.06 Treasurer. The Treasurer shall have the responsibility for Association funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements and for the preparation of all required financial statements. He/she shall be responsible for the deposit of all moneys and other valuable effects in the name of the Association in such depositories as may from time to time be designated by the Board of Directors, and he/she shall, in general, perform all the duties incident to the office of Treasurer of a stock corporation organized under the Wisconsin Business corporation Law.

4.07 Agreements, Contracts, Deeds, Checks, Etc. All agreements, contracts, deeds, leases, checks and other instruments of the Association shall be executed by any two officers of the Association or by such other person or persons as may be designated by the Board of Directors.

4.08 Compensation of Officers. No officer shall receive any compensation from the Association for acting as such.

ARTICLE V OPERATION OF THE PROPERTY

5.01 Preparation of Estimated Budget. Each year on or before December 1, the Board shall estimate the total amount necessary to pay the costs of wages, payroll taxes, materials, insurance, services, management fees, supplies, maintenance, repairs, landscaping, fuel, power and other common utilities and Common Expenses, which will be required during the ensuing calendar year for the rendering of all services, together with a reasonable amount considered by the Board to be necessary for a reserve for contingencies and replacements and shall, on or before December 15, notify each Unit Owner in writing as to the amount of such estimate, with reasonable itemization thereof. Said "estimated cash requirement" shall be assessed to the Unit Owners according to the By-Laws. Said assessments shall be payable as provided in the By-Laws. On or before the date of the Annual Meeting of each calendar year, the Board shall supply to all the Unit Owners an itemized accounting of the Common Expenses for the preceding calendar year actually incurred and paid, together with a tabulation of the amounts collected pursuant to the estimates provided, and showing the net amount over or short of the actual expenditures, plus reserves. Any amount accumulated in excess of the amount required for actual expenses and reserves shall be deposited in the reserve account or as otherwise determined by the Board.

5.02 Reserve for Contingencies and Replacements. The Board shall build up and maintain a reasonable reserve for contingencies and replacements. If said "estimated cash requirement" proves inadequate for any reason, including nonpayment of any Unit Owner's assessment, the Board may, at any time, levy a further assessment, which shall be assessed to the Unit Owners according to these By-Laws. The Board shall serve notice of such further assessment on all Unit Owners as provided in the By-Laws and such further assessment shall become effective as provided in the By-Laws. All Unit Owners shall be obligated to pay the adjusted amount. At the time each Unit is transferred, subject to restrictions and conditions as may be set forth in the Rules and Regulations, the Unit Owner shall pay to the manager or managing agent or as otherwise directed by the Board, an amount not less than two (2) months' assessments (the "Capital Contribution") which amount shall be deposited in the reserve account.

5.03 Failure to Prepare Annual Budget. The failure or delay of the Board to prepare or serve the annual or adjusted estimate on the Unit Owner shall not constitute a waiver or release in any manner of such Unit Owner's obligation to pay the maintenance costs and necessary reserves, as herein provided, whenever the same shall be determined, and in the absence of any annual estimate or adjusted estimate, the Unit Owner shall continue to pay the monthly maintenance charge at the then existing monthly rate established for the previous period until the monthly maintenance payment which is due more than ten (10) days after such new annual or adjusted estimate shall have been mailed or delivered. Said payment shall be as provided in the By-Laws.

5.04 Books and Records. The board shall keep full and correct books of account in chronological order of the receipts and expenditures affecting the Common Elements, specifying and itemizing the maintenance and repair expenses of the Common Elements and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for inspection by any Unit Owner or any representative of an Unit Owner duly authorized in writing, at such reasonable time or times during normal business hours of week days as maybe requested by the Unit Owner. Upon ten (10) days' notice to the Board, any Unit Owner shall be furnished a statement of his/her account, setting forth the amount of any unpaid assessments or other charges due and owing from such Unit Owner.

5.05 Status of Collected Funds. All funds collected shall be held and expended for the purposes designated and (except for such special assessments as may be levied against less than all the Unit Owners and for such adjustments as may be required to reflect delinquent or prepaid assessments) shall be deemed to be held for the benefit, use and account of all the Unit Owners as provided in the By-Laws.

5.06 Payment of Assessments. Annual assessments for shall be payable in twelve (12) monthly installments, in advance, on the first day of each month. Special assessments for expenses incurred by the Association for any reason stated herein shall be shall be due and payable within fifteen (15) days after a Unit Owner's receipt thereof, or such other time as may be established by the Board, and shall immediately become a personal liability of the Unit Owner and also a lien, until paid, against the Unit to which charged. No Unit Owner may exempt himself or herself from liability for his or her assessment by waiver of the use of enjoyment of any of the Common Elements and facilities or by abandonment of his or her Unit.

5.07 Remedies for Failure to Pay Assessments. If any Unit Owner shall default in the payment of any charge or assessment imposed by the Board, the Board shall have the authority for and on behalf of itself and said Association and as the representative of all Unit Owners, to exercise and enforce any and all rights and remedies as may be provided in the Act, the By-Laws, this Declaration or otherwise available at law or in equity, for the collection of all such unpaid charges or assessments.

5.08 . Insurance.

(a) **Property Damage Insurance.** The Board of Directors of the Association shall obtain, to the extent available in the normal commercial marketplace, broad form insurance against loss by fire and against loss by lightening, windstorm, hail, snow storm and other risks normally included within risk of loss extended coverage, including vandalism and malicious mischief, insuring all Common Elements, Units and Unit upgrades or betterments, together will all service machinery appurtenant thereto, as well as all personal property belonging to the association, but excluding any Unit Owner personal property, in an amount equal to the full replacement value, with code upgrades, without deduction for depreciation. The Board of Directors shall obtain a third-party insurance appraisal, to be updated at least every 5 years, to determine the full replacement value of the Property insured.

(b) **Additional Insurance.** In addition to the insurance required above, the Board shall obtain, to the extent available in the normal commercial marketplace, with the costs thereof to be borne as a Common Expense:

(i) Worker's compensation insurance;

(ii) Liability insurance providing coverage in an amount not less than two million dollars ($2,000,000) per occurrence for injury, including death, and property damage covering the Association, the Board of Directors, officers, and all agents and employees of the Association, and all Unit Owners and other persons entitled to occupy any Unit or other portion of the Property;

(iii) Directors and Officers Insurance covering the officers, directors, property managers and volunteers;

(iv) Fidelity insurance covering officers, directors, property managers, employees, and other persons who handle or are responsible for handling Association funds. Such insurance shall be in an amount at least equal to no less than three (3) months' operating expenses plus reserves on hand as of the beginning of the fiscal year and shall contain waivers of any defense based upon the exclusion of persons serving without compensation; and

In addition to the insurance required above, the Board of Directors may obtain such other insurance, including cyber or automobile insurance, as it deems necessary.

(c) **Insurance Deductible.** In the event of any insured loss on the Association's master insurance policy, the Association's deductible shall be the responsibility of the person or entity (including the Association) who would be responsible for such damage under the Condominium Documents, in the absence of insurance. If the cause of loss originates within a Unit, the Unit Owner is responsible for the damage costs up to the Association's master insurance policy deductible. If the cause of the loss originates in more than one Unit or a Unit and the Common Elements, the responsibility for paying the Association's deductible shall be equitably apportioned by the Board in its sole discretion among the Unit(s) and/or Common Elements where the loss originated.

(d) **Unit Owner Insurance.** The Unit Owners shall be responsible for and shall obtain insurance coverage for:

(i) The personal property within the Unit;

(ii) Coverage A with special perils coverage added, which changes the perils covered from "named perils" to "all risks unless excluded", which insurance should also cover Building/Additions and Alterations/Improvements and Betterments in an amount of at least the Association's master policy deductible(s);

(iii) Loss assessment coverage, at a minimum limit of the maximum amount that the insurer will cover of the Association's master policy deductible(s);

(iv) Special perils contents coverage; and

(v) Sewer backup and sump pump failure coverage.

5.09 Repair and Reconstruction after Damage. Section 7.01 of the Declaration shall govern the repair and reconstruction of the Property after damage has occurred.

5.10 Waiver of Use. No Unit Owner may be exempted from liability for his/her contribution towards the Common Expenses by waiver of the use or enjoyment of any of the Common Elements and facilities or by abandonment of the Unit Owner's Unit.

5.11 Use of Property. The Units and Common Elements shall be occupied and used as follows:

(a) Purpose: No part of the Property shall be used or occupied for other than residential dwelling and related common purposes for which the Property was designed. Each Unit Owner shall use and occupy the Property in compliance with all applicable local, state and federal laws, rules, regulations and ordinances. Each Unit or any two or more adjoining Units used together shall be used as a residence for a single family or such other uses permitted by this Declaration and for no other purpose. That part of the Common Elements separating any two or more adjoining Units used together as aforesaid may be altered to afford ingress and egress to and from such adjoining Units in such manner and upon such conditions as shall be determined by the Board in writing.

(b) Obstruction of Common Elements: There shall be no obstruction of the Common Elements, nor shall anything be stored in the Common Elements without the prior consent of the Board, except as hereinafter expressly provided. Each Unit Owner shall be obligated to maintain and keep in good order and repair his or her own Unit.

(c) Hazardous Uses and Waste: Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance on the Property, or contents thereof, without the prior written consent of the Board. No Unit Owner shall permit anything to be done or kept in his or her Unit or in the Common Elements which will result in the cancellation of insurance on the Property, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements.

(d) Exterior Exposure of Building: Unit Owners shall not cause nor permit anything to be hung or displayed on the outside of windows or placed on the outside walls of the Building except as set forth herein and in the Rules and Regulations, and no awning, canopy, or shutter shall be affixed to or placed upon the exterior walls or roof or any part thereof, without the prior consent of the Board. Unit Owners shall be allowed to place one "For Sale" or "For Rent" sign within the Unit or Limited Common Element such that it is visible from the exterior of the building. In addition, signs that support or oppose a candidate for public office or referendum question may be displayed to public view from a unit as long as the sign is less than 24 inches by 24 inches in size, is placed no more than 90 days prior to the pertinent election or vote, and is removed within 7 days of the pertinent election or vote

(e) Impairment or Structural Integrity of Building: Nothing shall be done in any Unit or in, on or to the Common Elements which will impair the structural integrity of any Building or which would structurally change any Building except as is otherwise provided herein. No Unit Owner shall overload the electric wiring in the Building, or operate any machines, appliances, accessories or equipment in such manner as to cause, in the judgement of the Board, an unreasonable disturbance to others.

(f) Recreational Areas, Detention Ponds: The Property includes present and possible future recreational areas and facilities. Unit Owners, members of their immediate families, guests and invitees may use these Common Elements designated for recreational areas and facilities for their intended purposes, including where allowed, the playing, placement of benches or chairs, and allowed reasonable use thereof provided said use does not interfere with the use and enjoyment of the Common Elements by the other Unit Owners. The use of the recreational areas, including the swimming pool, shall be in a safe and reasonable manner. The use of the recreational areas shall be regulated by the Board. Notwithstanding anything to the contrary contained in the Declaration, the detention pond(s) on the Property is (are) dedicated for the purpose of retention of storm water run-off and drainage of the Property. There shall be absolutely no recreational activity or use, including and not by way of limitation, boating, swimming, wading or fishing, on, in or about the detention pond(s). Unit Owners shall be responsible for the acts and omissions of such Unit Owner, and such Unit Owner's guests and invitees with regard to the swimming pool, and detention pond(s) and by acceptance of the deed to his/her Unit, each Unit Owner does hereby, release, indemnify and hold harmless the Association and the Board from and against any and claims, suits, damages, losses and expenses, including reasonable attorneys' fees,

for property damage, bodily injury or death of such Unit Owner, and such Unit Owner's guests and invitees relating to the swimming pool and detention pond(s).

(g) Alterations of Common Elements: Nothing shall be altered or constructed in or removed from the Common Elements except upon the written consent of the Board.

(h) Parking: Parking on the Parking Areas shall be limited to Unit Owners, guests, licensees, and invitees only and shall be on a temporary basis on such Parking Area; as designated in the Declaration.

(i) Animals: No more than two (2) animals shall be allowed in a Unit. An animal owner shall be required upon written request by the Board, to remove an animal from the owner's unit that has been determined to be an unreasonable nuisance. The Board and or its designees shall have the right to determine what constitutes an unreasonable nuisance. Examples of unreasonable nuisance behavior includes but is not limited to the following:

(i) Animals whose unruly behavior causes personal injury or property damage.

(ii) Human companion repeatedly fails to pick up the animal's waste from the common area and limited common area.

(iii) Animals that make noise continuously and/or incessantly for a period of ten minutes or intermittently for one hour or more to the disturbance of any person at any time of day or night.

(iv) Animals which continuously cause foul odor problems for neighbors.

(v) Animals that relieve themselves on walls or floors.

(vi) Animals in common areas that are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in an animal carrier.

(vii) Animals that exhibit aggressive or other dangerous or potentially dangerous behavior.

(viii) Animals that are conspicuously unclean or parasite infested.

The Association shall have the right to adopt such additional restrictions on animals as the Board deems reasonable in its sole discretion. No animals shall be allowed to roam at large within the Common Elements. Animals shall at all times be leashed and within the immediate control of a person when outside of a Unit. Tethering an animal in the Common Elements or Limited Common Elements is not allowed. All solid waste shall be picked up by the person attending the animal and disposed of in the manner required by the Association.

(j) Nuisances: No noxious or offensive activity shall be carried on in any Unit or in the Common Elements or Limited Common Elements, nor shall anything be done therein which is or may become a nuisance or annoyance to others or which will cause the cancellation of insurance or increase the rate of insurance on any Unit or on the Common elements or Limited Common Elements without the prior written consent of the Association. Conduct of each Unit Owner, residents, or guests and invitees should be free from illegal, annoying or offensive activity. All occupants of Units shall comply with all applicable governmental regulations in their use of their Unit, the Common Elements and the Limited Common Elements.

(k) Exterior Lighting: No exterior lighting may be installed without the express written consent of the Board of Directors of the Association and the compliance with the restrictions of record.

(l) Trees; Shrubs: No trees or shrubs may be planted or removed on the Common Elements without the prior approval of the Board.

(m) Owner Occupancy of Units Required; Leasing Prohibited: Units must be occupied by the title owner of the Unit, and no leasing or rental of Units is allowed (the "Owner Occupancy Requirement"). For purposes of this section, the Owner Occupancy Requirement will not be breached if the occupants are the unit owner's immediate family members, herein defined as a parent, child, spouse/domestic partner, sibling, grandparent, or grandchild, by blood, adoption, marriage, or registered domestic partner; further, if a Unit is owned by an entity, the Owner Occupancy Requirement shall be met if the person occupying the Unit has a substantial ownership interest in the entity or is a trustee or beneficiary of a Trust. The Board of Directors is entitled to ask for evidence showing the purported relationship or ownership interest in the Unit, and the requested evidence must be provided within reasonable time. **In no event will the Owner Occupancy Requirement apply to the Association, where the Unit is acquired by foreclosure of the Association's interest, either judicially or by accepting a deed in lieu of foreclosure.** In line with the Owner Occupancy Requirement, leasing of units for any length of time, including short term rentals, is strictly prohibited.

(n) Special Provisions: No provisions of these By-Laws shall be deemed to nullify, void or invalidate the specific provisions set forth the Declaration, said provisions being deemed to take precedence over any provision of these By-Laws. The Board of Directors shall have the exclusive control and jurisdiction over all facilities within the Common Elements of the Condominium.

5.12 Additions, Alterations, or Improvements by Unit Owners. No Unit Owner shall make any structural addition, alteration, or improvement in or on his/her Unit, nor affix anything to the exterior of his/her Unit nor erect or construct anything in the Limited Common Element assigned to his/her Unit without the prior written consent thereto of the Board of Directors. Any application to any governmental authority for a permit to make an addition, alteration, or improvement in or on any Unit shall be executed by the Board of Directors. The Board of Directors shall not be liable to any contractor, subcontractor, or materialman or to any person sustaining personal injury or property damage, for any claim arising in connection with such addition, alteration, or improvement.

5.13 Rules of Conduct. Rules and regulations concerning the use of the Units and the common and Limited Common Elements and facilities may be promulgated and amended by the Board of Directors. Copies of such rules and regulations shall be furnished by the Board of Directors to each Unit Owner prior to their effective date.

5.14 Utilities. The Board of Directors shall pay, as a Common Expense, all charges for water, waste removal, electricity, gas, telephone, and other necessary utility service for the Common Elements and facilities. Each Unit Owner shall pay the bills for the above items consumed or used in or in connection with the Unit Owner's Unit.

5.15 Right of Access. A Unit Owner shall grant a right of access to his/her Unit to the manager, the managing agent, and any other person authorized by the Board of Directors, the manager, or the managing agent to make inspections, to correct any condition originating in the Unit and threatening another Unit or Common or Limited Common Element or facility, to install, alter, or repair mechanical or electrical services or other common facilities in the Unit or elsewhere in any building, and to correct any condition which violated the provisions of any mortgage covering another Unit. Requests for such entry shall be made in advance and such entry shall be scheduled for a time reasonably convenient to the Unit Owner. However, in case of emergency, such right of entry shall be immediate, whether the Unit Owner is present at the time or not.

5.16 Borrowing Money. The Board, in its discretion, may borrow money to finance the acquisition of any Unit Ownership or interest therein that is the subject of sale for non-payment of assessments and may further borrow such sums, not to exceed Five Thousand and no/100 Dollars ($5,000.00), for the purpose of maintaining sufficient funds for the operation of the association and/or the acquisition of such equipment as may be necessary for the maintenance and care of the common elements. The association may borrow such greater sums as may be necessary for the operation of the association and/or the acquisition of equipment or the construction of facilities on the common elements if same is approved by a majority vote of the membership in attendance, in person or by proxy, at any meeting of the association, general or special, that includes notification of the members of the proposed borrowing in the notice of the meeting. The Board may, on behalf of the association, execute any and all necessary documents to secure said financing.

5.17 Title and Transfer of Property. Title to any real estate or personal property owned by the Association, shall be titled in the name of the Association. The Board of Directors shall have the power to acquire or convey property on behalf of the Association. Any conveyance, transfer, lease or pledge of said property shall be executed by the President or Vice-President and counter-signed by the Secretary or Assistant Secretary, if any, of the Association as the official act of the Association. Any of the foregoing actions shall be done only if prior approval has been obtained from the Board of the Association at a meeting called for that purpose.

ARTICLE VI MORTGAGES

6.01 Mortgage of Units. Each Unit may be separately mortgaged.

6.02 Notice to Board of Directors. A Unit Owner who mortgages the Unit Owner's Unit shall notify the Board of Directors of the name and address of the mortgagee.

6.03 Notice of Unpaid Common Expenses. The Board of Directors, whenever so requested in writing by a mortgagee of a Unit, shall promptly report any then unpaid Common Expenses or other default by the Owner of the mortgaged Unit.

6.04 Notice of Default. The Board of Directors, when giving notice to a Unit-Owner of a default in paying Common Expenses or other default, shall send a copy of such notice to each holder of a mortgage who has requested the same in advance and in writing.

6.05 Examination of Books. Each Unit Owner and each mortgagee of a Unit shall be permitted to examine the books of account of the Property at reasonable times, on business days, but not more often than once a month.

ARTICLE VII UNPAID ASSESSMENTS ON SALE

7.01 Responsibility of Transferees for Unpaid Assessments. In a voluntary transfer of a Unit, the transferee of the Unit shall be jointly and severally liable with the transferor for all unpaid assessments against the latter up to the time of transfer, without prejudice to the transferee's right to recover from the transferor the amounts paid by the transferee therefor. However, any such transferee shall be entitled to a statement from the Board or President of the Association, or managing agent of the Association, as the case may be, setting forth the amount of the unpaid assessments against the transferor due the Association and such transferee shall not be liable for, nor shall the Unit conveyed be subject to a lien for, any unpaid assessments made by the Association against the transferor in excess of the amount therein set forth.

ARTICLE VIII CONDEMNATION

8.01 Proceeds Resulting from Condemnation. In the event of condemnation under the Laws of Wisconsin of a portion of the Property including therein a residential building, or buildings, or

Unit, or Units whereby construction of a like building or buildings or Unit or Units cannot be reasonably effected on the remaining premises, the proceeds of said condemnation and rights of action arising thereunder shall be disbursed as follows as set forth in Section 6.01 of the Declaration.

ARTICLE IX RECORDS

9.01 Records and Audits. The Board of Directors or the managing agent shall keep detailed records of the actions of the Board of Directors and the managing agent, minutes of the meetings of the Board of Directors, minutes of the meetings of the Unit Owners, and financial records and books of account of the Property, including a chronological listing of receipts and expenditures, as well as a separate account of each Unit which, among other things, shall contain the amount of each assessment of common charges against each Unit, the date when due, the amounts paid thereon, and the balance remaining unpaid. An annual report of the receipts and expenditures of the Property shall be rendered by the Board of Directors to all Unit Owners and to all mortgagees of Units who have requested the same, promptly after the end of each fiscal year.

ARTICLE X MISCELLANEOUS

10.01 Notices. All notices to the Board of Directors shall be sent by registered or certified mail, c/o the managing agent, or if there is no managing agent, to the office of the Association or to such other address as the Board of Directors may hereafter designate from time to time. All notices of violations of the By-Laws or the Declaration and notices of liens of the Association shall be sent to the Unit Owner by email or mail to his/her Unit or to such other address as may have been designated by him/her from time to time, in writing, to the Board of Directors. In the event said notice shall also be required to be sent to mortgagees of Units, such notice shall be sent by mail to their respective addresses, as designated by them from time to time, in writing, to the Board of Directors. All notices shall be deemed to have been given when mailed or emailed, except notices of changes of address which shall be deemed to have been given when received.

10.02 Invalidity. The invalidity of any part of these By-Laws shall not impair or affect in any manner the validity, enforceability, or effect of the balance of these By-Laws.

10.03 Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of these By-Laws or the intent of any provision thereof.

10.04 Gender. The use of the masculine gender in these By-Laws shall be deemed to include all genders and the use of the singular shall be deemed to include the plural, whenever the context so requires.

10.05 Waiver. No restriction, condition, obligation, or provision contained in these By-Laws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

10.06 Insurance Trustee. The insurance trustee shall be a bank authorized to do business in the State of Wisconsin, designated by the Board of Directors and having a capital surplus and undivided profits of $1,000,000.00 or more. The Board of Directors shall pay the fees and disbursements which shall constitute a Common Expense.

10.07 Conflicts. These By-Laws are set forth to comply with the requirements of Section 703.10 of the Wisconsin Condominium Ownership Act. In case any of these By-Laws conflict with the provisions of such Act, the provisions of such Act shall control. In case any of these By-Laws conflict with the provisions of the Declaration, the Declaration shall control and, to the extent of any such conflict, the Declaration shall be deemed to be an amendment to the By-Laws.

ARTICLE XI AMENDMENTS TO BY-LAWS

11.01 Amendments to By-laws. Except as may be otherwise required by the Act or except as otherwise provided or required in the Declaration, these By-Laws may be amended by the agreement of Unit Owners having at least sixty-seven percent (67%) of the votes in the Association and in the manner provided herein. Copies of amendments shall be certified by the President and Secretary of the Association and such amendment shall be effective at the time it is approved. A copy of the amendment shall be mailed or personally or electronically delivered to each Unit Owner at his or her address as stated on the membership roster.

These Amended and Restated Bylaws were duly adopted by a vote of at least 67% of the authorized votes at the owners' meeting held on May 23, 2023.

THEVILL-04 HPATTON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/8/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Robertson Ryan - Waukesha
20975 Swenson Drive, Suite 175
Waukesha, WI 53186

CONTACT NAME: Heidi Patton
PHONE (A/C, No, Ext): (414) 270-6832 1832 FAX (A/C, No): (262) 717-9436
E-MAIL ADDRESS: hpatton@robertsonryan.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Accelerant National Insurance Company	
INSURER B: CNA Casualty of California	20435
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
The Villas Of Racine Condominium Association, Ltd.
c/o Ogden & Company
1665 N Water Street
Milwaukee, WI 53202

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE [X] OCCUR			N030PK2969-00	10/5/2024	10/5/2025	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) [ ]	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Property			N030PK2969-00	10/5/2024	10/5/2025	Buildings	63,100,000
B	Crime			768625314	10/5/2024	10/5/2025	Employee Theft	500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Special Form including wind and hail
$10,000 property Deductible
$40,000 per building wind and hail deductible
Buildings - Guaranteed Replacement Cost, Blanket, No coinsurance
Ordinance or Law coverages A B and C
Equipment Breakdown
Inflation Guard
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

The Villas of Racine Condominium Association ltd
c/o Ogden & Company
1665 N Water Streeet
Milwaukee, WI 53202

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: THEVILL-04 HPATTON

LOC #: 0

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Robertson Ryan - Waukesha	The Villas Of Racine Condominium Association, Ltd. c/o Ogden & Company 1665 N Water Street Milwaukee, WI 53202 Milwaukee
POLICY NUMBER SEE PAGE 1	
CARRIER / NAIC CODE SEE PAGE 1 / SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
Waiver of subrogation
Insurance Trustee clause included
Severability of Interest
10 day notice of cancellation
All In including improvements and betterments
Property Manager included as employee for Employee Theft
84 Units

980-982-984-986 Stratford Ct, Racine, W 53406
981-983-985-987 Stratford Ct, Racine, WI 53406
992-994-996-998 Stratford Ct, Racine, WI 53406
991-993-995-997 Stratford Ct, Racine, WI 53406
1012-1014-1016-1018 Stratfort, Ct ,Racine, WI 53406
1011-1013-1015-1017 Stratford, Ct ,Racine, WI 53406
1042-1044-1046-1048 Stratford, Ct ,Racine, WI 53406
1043-1045-1047-1049 Stratford, Ct ,Racine, WI 53406
1052-1054-1056-1058 Stratford, Ct ,Racine, WI 53406
1053-1055-1057-1059 Stratford, Ct ,Racine, WI 53406
1072-1074-1076-1078 Stratford, Ct ,Racine, WI 53406
1073-1075-1077-1079 Stratford, Ct ,Racine, WI 53406
1102-1104-1106-1108 Stratford, Ct ,Racine, WI 53406
1103-1105-1107-1109 Stratford, Ct ,Racine, WI 53406
1132-1134-1136-1138 Stratford, Ct ,Racine, WI 53406
1131-1133-1135-1137 Stratford, Ct ,Racine, WI 53406
1141-1142-1143-1144 Stratford, Ct ,Racine, WI 53406
952-954-956-958 Hastings Court, Racine, WI 53406
953-955-957-959 Hastings Court, Racine, WI 53406
982-984-986-988 Hastings Court, Racine, WI 53406
981-983-985-987 Hastings Court, Racine, WI 53406
1012-1014-1015-1018 Hastings, Ct ,Racine, WI 53406
1011-1013-1015-1017 Hastings, Ct ,Racine, WI 53406
1032-1034-1036-1038 Hastings, Ct ,Racine, WI 53406
1033-1035-1037-1039 Hastings, Ct ,Racine, WI 53406
1062-1064-1066-1068 Hastings, Ct ,Racine, WI 53406
1061-1063-1065-1067 Hastings, Ct ,Racine, WI 53406
1082-1084-1086-1088 Hastings, Ct ,Racine, WI 53406
1081-1083-1085-1087 Hastings, Ct ,Racine, WI 53406
1112-1114-1116-1118 Hastings, Ct ,Racine, W 53406
1111-1115 Hastings Ct, Racine, WI 53406
1132-1134-1136-1138 Hastings, Ct ,Racine, WI 53406
1133-1135-1137-1139 Hastings, Ct ,Racine, WI 53406
960-962-964-966 Bedford Ct, Racine, WI 53406
971-973-975-977 Bedford Ct, Racine, WI 53406
990-992-994-996 Bedford Court, Racine, W 53406
993-995-997-999 Bedford Court, Racine, WI 53406
1023-1025-1027-1029 Bedford Ct, Racine, WI 53406
1020-1022-1024-1026 Bedford Ct, Racine, WI 53406
1040-1042-1044-1046 Bedford Ct, Racine, WI 53406
1043-1045-1047-1049 Bedford Ct, Racine, WI 53406

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AGENCY CUSTOMER ID: THEVILL-04 HPATTON

LOC #: 0

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Robertson Ryan - Waukesha	The Villas Of Racine Condominium Association, Ltd. c/o Ogden & Company 1665 N Water Street Milwaukee, WI 53202 Milwaukee
POLICY NUMBER SEE PAGE 1	
CARRIER: SEE PAGE 1 — NAIC CODE: SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

1051-1053-1055-1057 Bedford Ct, Racine, WI 53406
1073-1075-1077-1071 Bedford Ct, Racine, WI 53406
1101-1103-1105 Bedford Ct, & 1101 Stratford ,Racine, WI 53406
1121-1123-1125-1127 Bedford Ct, Racine, WI 53406
1136-1137-1138-1139 Bedford Ct, Racine, WI 53406
1122-1124-1126-1128 Bedford Ct, Racine, WI 53406
1102-1104-1106-1108 Bedford Ct, Racine, WI 53406
1070-1072-1074-1076 Bedford Ct, Racine, WI 53406
1052-1054-1056-1058 Bedford Ct, Racine, WI 53406
2900 Hastings Court, Racine, WI 53406
2900 Hastings Court, Racine, WI 53406

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The Villas of Racine Condominium Association, LTD

Balance Sheet Comparison: December 31, 2025 vs January 31, 2026

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$55,935.51	$90,097.42	$34,161.91
Receivables	$15,054.13	$14,004.13	($1,050.00)
Total Current Assets	**$70,989.64**	**$104,101.55**	**$33,111.91**
Reserves			
Reserve Account	$298,986.73	$333,168.19	$34,181.46
Total Reserves	**$298,986.73**	**$333,168.19**	**$34,181.46**
Total Assets	**$369,976.37**	**$437,269.74**	**$67,293.37**

	Last Month	Current Month	Difference
Liability			
Prepaid	$22,946.19	$22,496.19	($450.00)
Total Liability	**$22,946.19**	**$22,496.19**	**($450.00)**
Equity			
Net Profit/Loss	($101,670.50)	$67,743.37	$169,413.87
Retained Earnings	$448,700.68	$347,030.18	($101,670.50)
Total Equity	**$347,030.18**	**$414,773.55**	**$67,743.37**
Total Liabilities / Equity	**$369,976.37**	**$437,269.74**	**$67,293.37**

The Villas of Racine Condominium Association, LTD

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	79,650.00	80,000.00	(350.00)	79,650.00	80,000.00	(350.00)	960,000.00
Total Assessment Income	**79,650.00**	**80,000.00**	**(350.00)**	**79,650.00**	**80,000.00**	**(350.00)**	**960,000.00**
Other Income							
5043 - Clubhouse Rental	450.00	-	450.00	450.00	-	450.00	-
5101 - Interest Income	3.76	-	3.76	3.76	-	3.76	-
5124 - Late Fees	300.00	-	300.00	300.00	-	300.00	-
5218 - Fines	75.00	-	75.00	75.00	-	75.00	-
5235 - Interest on Delinquents	18.61	-	18.61	18.61	-	18.61	-
Total Other Income	**847.37**	**-**	**847.37**	**847.37**	**-**	**847.37**	**-**
Total Income	**80,497.37**	**80,000.00**	**497.37**	**80,497.37**	**80,000.00**	**497.37**	**960,000.00**
Operating Expense							
Clubhouse Expenses							
6109 - Pool Services & Supplies	-	2,500.00	2,500.00	-	2,500.00	2,500.00	30,000.00
6119 - Office Expenses	95.85	416.67	320.82	95.85	416.67	320.82	5,000.00
6133 - Cable/Internet	137.87	125.00	(12.87)	137.87	125.00	(12.87)	1,500.00
Total Clubhouse Expenses	**233.72**	**3,041.67**	**2,807.95**	**233.72**	**3,041.67**	**2,807.95**	**36,500.00**
Administrative Expense							
6210 - Accounting	-	-	-	-	-	-	1,500.00
6212 - Bank Charges	-	12.50	12.50	-	12.50	12.50	150.00
6223 - Income Tax	-	416.67	416.67	-	416.67	416.67	5,000.00
6311 - Management Fee	4,211.95	4,250.00	38.05	4,211.95	4,250.00	38.05	51,000.00
6341 - Legal Expense	200.50	833.33	632.83	200.50	833.33	632.83	10,000.00
6390 - Miscellaneous Expense	-	125.00	125.00	-	125.00	125.00	1,500.00
6941 - Insurance	(565.00)	9,583.33	10,148.33	(565.00)	9,583.33	10,148.33	115,000.00
Total Administrative Expense	**3,847.45**	**15,220.83**	**11,373.38**	**3,847.45**	**15,220.83**	**11,373.38**	**184,150.00**
Utility Expense							
6404 - Utilities	1,241.79	1,916.67	674.88	1,241.79	1,916.67	674.88	23,000.00
6411 - Water	-	4,166.67	4,166.67	-	4,166.67	4,166.67	50,000.00
Total Utility Expense	**1,241.79**	**6,083.34**	**4,841.55**	**1,241.79**	**6,083.34**	**4,841.55**	**73,000.00**
Repair and Maintenance Expense							
6556 - Janitorial	-	833.33	833.33	-	833.33	833.33	10,000.00
6570 - Asphalt & Concrete	-	833.33	833.33	-	833.33	833.33	10,000.00
6584 - Building Maintenance	-	4,583.33	4,583.33	-	4,583.33	4,583.33	55,000.00
Total Repair and Maintenance Expense	**-**	**6,249.99**	**6,249.99**	**-**	**6,249.99**	**6,249.99**	**75,000.00**
Grounds							
6610 - Grounds Maint - Contract	-	5,416.67	5,416.67	-	5,416.67	5,416.67	65,000.00
6615 - Pond Maintenance	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00

The Villas of Racine Condominium Association, LTD

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6656 - Snow Removal & Ice Control	7,500.00	3,916.67	(3,583.33)	7,500.00	3,916.67	(3,583.33)	47,000.00
6678 - Grounds Maint - General	-	4,166.67	4,166.67	-	4,166.67	4,166.67	50,000.00
Total Grounds	**7,500.00**	**15,166.68**	**7,666.68**	**7,500.00**	**15,166.68**	**7,666.68**	**182,000.00**
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	34,112.50	34,112.50	-	34,112.50	34,112.50	-	409,350.00
Total Transfer to Replacement Reserve	**34,112.50**	**34,112.50**	**-**	**34,112.50**	**34,112.50**	**-**	**409,350.00**
Total Expense	**46,935.46**	**79,875.01**	**32,939.55**	**46,935.46**	**79,875.01**	**32,939.55**	**960,000.00**
Operating Net Total	**33,561.91**	**124.99**	**33,436.92**	**33,561.91**	**124.99**	**33,436.92**	**-**

The Villas of Racine Condominium Association, LTD

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Other Income							
5020 - Replacement Reserve Income	34,112.50	-	34,112.50	34,112.50	-	34,112.50	-
5101 - Interest Income	68.96	-	68.96	68.96	-	68.96	-
Total Other Income	**34,181.46**	**-**	**34,181.46**	**34,181.46**	**-**	**34,181.46**	**-**
Total Income	**34,181.46**	**-**	**34,181.46**	**34,181.46**	**-**	**34,181.46**	**-**
Reserve Expense							
Reserve Expense							
7152 - Roof Replacement	-	29,333.33	29,333.33	-	29,333.33	29,333.33	352,000.00
7338 - Asphalt /Concrete Replacement	-	9,000.00	9,000.00	-	9,000.00	9,000.00	108,000.00
Total Reserve Expense	**-**	**38,333.33**	**38,333.33**	**-**	**38,333.33**	**38,333.33**	**460,000.00**
Total Expense	**-**	**38,333.33**	**38,333.33**	**-**	**38,333.33**	**38,333.33**	**460,000.00**
Reserve Net Total	**34,181.46**	**(38,333.33)**	**72,514.79**	**34,181.46**	**(38,333.33)**	**72,514.79**	**(460,000.00)**
Net Total	**67,743.37**	**(38,208.34)**	**105,951.71**	**67,743.37**	**(38,208.34)**	**105,951.71**	**(460,000.00)**

Operating Income	2026 Budget	2026 Monthly HOA
Assessment Income		
Association Dues	$ 960,000.00	$ 400.00
Total Assessment Income	$ 960,000.00	$ 400.00
Operating Expenses		
Clubhouse Expenses		
Pool Services and Supplies	$ 30,000.00	$ 12.50
Office Expenses	$ 5,000.00	$ 2.08
Accountant	$ 1,500.00	$ 0.63
Cable Internet	$ 1,500.00	$ 0.63
Total Clubhouse Expenses	$ 38,000.00	$ 15.84
Administrative Expenses		
Bank Charges	$ 150.00	$ 0.06
Income Tax	$ 5,000.00	$ 2.08
Management Fee	$ 51,000.00	$ 21.25
Legal Expense	$ 10,000.00	$ 4.17
Miscellaneous Expense	$ 1,500.00	$ 0.63
Insurance	$ 115,000.00	$ 47.92
Total Administrative Expense	$ 182,650.00	$ 76.11
Utility Expense		
Utilities	$ 23,000.00	$ 9.58
Water	$ 50,000.00	$ 20.83
Total Utility Expense	$ 73,000.00	$ 30.41
Repair and Maintenance Expense		
Building Maintenance	$ 55,000.00	$ 22.92
Janitorial	$ 10,000.00	$ 4.17
Concrete	$ 10,000.00	$ 4.17
Total Repair and Maintenance Expense	$ 75,000.00	$ 31.26
Grounds Expense		
Grounds Maintenance - Contract	$ 65,000.00	$ 27.08
Pond Maintenance	$ 20,000.00	$ 8.33
Snow and Ice Removal	$ 47,000.00	$ 19.58
Grounds Maintenance - General	$ 50,000.00	$ 20.83
Total Grounds Expense	$ 182,000.00	$ 75.82
Total Operating Expenses	$ 550,650.00	$ 229.44
Transfer to Replacement Reserve		
Transfer to Reserve	$ 409,350.00	$ 170.56
Total Transfer to Replacement Reserve	$ 409,350.00	$ 170.56
Total Expense	$ 960,000.00	$ 400.00
2026 Reserve Projects Estimated Expenses	$ 460,000.00	
8 roofs at $44,000 each $352,000, North Stratford Concrete and Asphalt Replacement $108,000		

IMPORTANT INFORMATION

Please keep this information with your governing documents

The Villas of Racine Condominium Association, Ltd.

RESOLUTION TO ADOPT RULES REGARDING FLAGS AND SIGNS

WHEREAS the Board of Directors of The Villas of Racine Condominium Association, Ltd. (the "Association") has the power "to administer the affairs of the Association and the Property" pursuant to Section 2.08(b) of the Amended and Restated Bylaws; and

WHEREAS, the Board has the power to "adopt administrative rules and regulations governing the administration, management, operation and use of the Property and the Common Elements, and to amend such rules and regulations from time to time;" pursuant to Section 2.08(e) of the Amended and Restated Bylaws; and

THEREFORE, BE IT RESOLVED that the Association adopt the following Rules:

FLAG AND SIGN POLICY

1.	American Flags or those that Honor Armed Forces are the only flags that can be flown at the Villas. They need to be right side up and flown by a pole attached to the balcony or by the front door only. The flag can be a maximum of 3'x5'. No other flags may be flown or displayed at the Villas.
2.	Small 12"x24" Garden banners/decorations are allowed by the front door in the garden area. They need to be non-political and may not contain offensive or derogatory language.
3.	A 12"x24" sign for political party affiliation, position and/or candidate can be displayed in the window. Political signs may be put up 90-days prior to the election and removed 7-days after the election.
4.	A sign celebrating a graduation, birthday, school term ending, anniversaries, new baby, wedding, or retirement may be put in the unit window for 7-days. The sign needs to be no larger than 12"x24" and there can only be one sign.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known address, whether physically mailed or via email.

The Board of Directors adopted this resolution on August 24, 2024, with the policy to take effect on August 26, 2024.

President Robbin Vester

DEPT OF
FINANCIAL INSTITUTIONS
STATE OF WISCONSIN

2004 APR -7 AM 8:17

ARTICLES OF INCORPORATION

OF

THE VILLAS OF RACINE CONDOMINIUM ASSOCIATION, LTD.
(a non-stock, non-profit corporation)

The undersigned, being a natural persons over the age of eighteen (18) years and acting as incorporator of a non-stock, non-profit corporation under the provisions of the Wisconsin Non-Stock Corporation Law, Chapter 181 of the Wisconsin Statutes, does hereby adopt the following as the Articles of Incorporation of such corporation:

ARTICLE I

Name

The name of the Corporation shall be THE VILLAS OF RACINE CONDOMINIUM ASSOCIATION, LTD. (the "Association").

STATE OF WISCONSIN
FILED
APR - 8 2004
DEPARTMENT OF
FINANCIAL INSTITUTIONS

ARTICLE II

Period of Existence

The period of existence of the Association shall be perpetual.

ARTICLE III

Purposes

The purposes for which this Association is organized are as follows:

(a) To serve as an association of unit owners who own real estate and improvements under the condominium form of ownership (such real estate and improvements hereinafter sometimes referred to as "condominium property"), as provided in the Condominium Ownership Act under the laws of the State of Wisconsin and subject to the terms and conditions of the Condominium Declaration for THE VILLAS OF RACINE CONDOMINIUMS recorded in the Office of the Register of Deeds for Racine County, Wisconsin (hereinafter referred to as ("Declaration");

(b) To serve as a means through which the unit owners may collectively and efficiently administer, manage, operate and control the condominium property in accordance with the Condominium Ownership Act and the Declaration; and

(c) To engage in lawful activity included in and permitted under the Condominium Ownership Act and the Declaration within the purposes for which a non-stock, non-profit corporation might be organized under the Wisconsin Non-Stock Corporation Law.

ARTICLE IV

Powers

The Association shall have and exercise all of the powers enumerated in the Wisconsin Condominium Ownership Act and the Wisconsin Non-Stock Corporation Law, to the extent not inconsistent with the Condominium Ownership Act, the Declaration ro the By-laws, including without limitation, the following:

WI - DFI CORP
FILE ID# ➤ V019603

(a) To exercise exclusive management and control of the common elements and facilities and limited common elements described and set forth in the Declaration;

(b) To hire, engage or employ and discharge such persons or entitles as it may deem necessary or advisable to assist in the management of its affairs or to properly effectuate the duties and responsibilities of the Association as set forth in the Declaration;

(c) To maintain, repair, replace, reconstruct, operate and protect the common elements and facilities and limited common elements as set forth in the Declaration;

(d) To determine, levy and collect assessments against the unit owners and use the proceeds thereof in the exercise of its powers and duties, including without limitation ,the payment of operating expenses of the Association and the common expenses relating to the maintenance, repair, replacement, reconstruction, operation and protection of the common elements and facilities and limited common elements as described and set forth in the Declaration;

(e) To enter into contracts on behalf of the unit owners and act as agent of the unit owners, with regard to, among other things, common services as required for each unit, utilities, and such other matters as may be determined by the members of the Association;

(f) To purchase insurance on the condominium property and insurance for the benefit of the Association and its members as set forth in the Declaration;

(g) To make and amend By-laws and reasonable rules and regulations governing, among other things, the use and operation of the condominium property in the manner provided by the Declaration;

(h) To enforce by legal means the provisions of the Condominium Ownership Act, the Declaration, the By-laws, assessments and liens against the units, and any rules and regulations governing the use and operation of the condominium property;

(i) To establish and maintain one or more bank accounts for deposit and withdrawal of the funds of the Association;

(j) To do all things necessary or convenient to effectuate the purposes of this Association and the Declaration.

ARTICLE V

Members

All owners of units in the THE VILLAS OF RACINE CONDOMINIUM ASSOCIATION, LTD. shall be entitled and required to be members of the Association, and membership shall be limited to such owners. The respective rights, qualifications and obligations of membership shall be set forth in the By-laws of the Association.

ARTICLE VI

Principal Office and Registered Agency

The location of the initial principal office of the Association shall be at 243 East Buffalo Street, Milwaukee, Wisconsin 53202 and the initial registered agent at such address shall be Michael J. Petersen.

ARTICLE VII

Directors

The number of directors of the corporation shall be as fixed in the By-laws, but in no event shall be less then three (3). The manner in which directors shall be elected, appointed or removed shall be provided in the By-laws.

The number of directors constituting the initial Board of Directors shall be three (3), and the names and addresses of the initial directors are:

1. Michael J. Petersen
   243 East Buffalo Street
   Milwaukee, Wisconsin 53202

2. Jason Fettig
   243 East Buffalo Street
   Milwaukee, Wisconsin 53202

3. Thomas Gibes
   243 East Buffalo Street
   Milwaukee, Wisconsin 53202

ARTICLE VIII

Officers

The principal officers of the Association shall be a President, a Vice President, a Secretary, and a Treasurer. The officers shall be elected, appointed or removed in the manner provided by the By-laws, and shall have and exercise the powers and duties assigned in the By-laws.

ARTICLE IX

Incorporator

The name and address of the incorporator of this Association is:

Paul G. Sherburne
Domnitz, Mawicke & Goisman, S.C.
1509 N. Prospect Ave.
Milwaukee WI 53202

ARTICLE X

Stock, Dividends, Dissolution

The Association shall not have or issue shares of stock. No dividend shall ever be paid to members of the Association, and no part of the income, assets or surplus of the Association shall be distributed to its members, directors, or officers, except upon dissolution of the Association. The Association may pay compensation in reasonable amounts to employees, members, directors, or officers for services rendered, except as limited in the By-laws, and may confer benefits upon its members in conformity with it purposes.

In the event of dissolution of the Association, and the removal of THE VILLAS OF RACINE CONDOMINIUM ASSOCIATION, LTD. from the provisions of the Wisconsin Condominium Ownership Act, all of the Associations' assets, after payment of its liabilities and obligations, shall be distributed to the members of the Association in accordance with their undivided percentage interest in the common elements of the condominium.

ARTICLE XI

Amendment

These Articles may be amended in the manner provided by law at the time of amendment.

IN WITNESS WHEREOF, the undersigned has executed these Articles in duplicate this 6TH th day of April 2004.

Paul G. Sherburne

STATE OF WISCONSIN)
)SS
MILWAUKEE COUNTY)

On this 6th day of April 2004, personally appeared before me the above named Paul G. Sherburne, known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation, and he acknowledged that he executed the same for the purposes therein contained.

Subscribed and sworn to before me
this 6th day of April 2004.

Notary Public, State of Wisconsin
My commission is permanent

This instrument was drafted by:
Paul G. Sherburne
Domnitz, Mawicke & Goisman, S.C.
1509 North Prospect Avenue
Milwaukee, Wisconsin 53202
(414) 224-0600

STATE OF WISCONSIN
FILED
APR - 8 2004
DEPARTMENT OF
FINANCIAL INSTITUTIONS

Document # **2659973**
RACINE COUNTY REGISTER OF DEEDS
August 09, 2023 9:23 AM

Karie J. Pope
KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: $30.00

The above recording information verifies this document has been electronically recorded
Returned to HUSCH BLACKWELL LLP - Milwaukee
Pages: 27

SECOND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS

VILLAS OF RACINE CONDOMINIUMS

Record this document with the Register of Deeds

Name and Return Address:
Lydia J. Chartre, Esq.
Husch Blackwell LLP
511 North Broadway,
Suite 1100
Milwaukee, WI 53202

(See **Exhibit B for Parcel Numbers**)
Parcel Identification Number

THIS INSTRUMENT DRAFTED BY:
LYDIA J. CHARTRE

SECOND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS AND COVENANTS
FOR
THE VILLAS OF RACINE CONDOMINIUMS

[

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SECOND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR

THE VILLAS OF RACINE CONDOMINIUMS

The Villas of Racine Condominiums (the "Condominium") was created by a Declaration, recorded in the office of Register of Deeds for Racine County on October 31, 2003 as Document No. 1941034, as amended on April 15, 2004 as Document No. 1966060 (the "Declaration").

WITNESSETH, THAT:

WHEREAS, the Declaration contains portions which have become obsolete due to changes in the law, the turnover of control from Declarant to the Villas of Racine Condominium Association, Ltd. (the "Association"), and changes in common practice over the years;

WHEREAS, the Association desires to clarify and update the provisions of this Declaration through this Restatement, so that its covenants, as restated, will continue to run with the land and shall be binding on all subsequent owners and occupants of all or any part of the Condominium; and

WHEREAS, the real property (the "Property") subject to this Declaration is as described on Exhibit A appended hereto, and the addresses of the units that comprise the Condominium are as described on Exhibit B appended hereto;

NOW THEREFORE, the Association, pursuant to Chapter 703 of the Wisconsin Statutes, the Condominium Ownership Act, as the same may be amended, renumbered or renamed from time to time (the "Act"), hereby amends and restates its Declaration as follows:

ARTICLE I
SUBMISSION TO CONDOMINIUM FORM OF OWNERSHIP

1.01 Property; Description. This Condominium is a residential condominium consisting of two hundred (200) residential units consisting of four (4) Units in fifty (50) separate buildings, together with the Common Elements and amenities described in this Declaration and exhibits to the original Declaration. Included in the Common Elements are all of the roads, walks, water mains and laterals, storm and sanitary sewer mains and laterals, private lakes, parks, detention ponds, swimming pool, club house, and grounds shown on the Plat. (The water, storm and sanitary sewer mains and laterals are not shown on the Plat.) Certain portions of the Common Elements are designated as Limited Common Elements whose units are assigned exclusively to one or more individual unit owners as shown on the condominium plat.

1.02 Name. The name of the condominium shall be "The Villas of Racine Condominiums."

The condominium and Units therein shall be used for residential purposes only.

ARTICLE II
DEFINITIONS

For the purpose of clarity and brevity, certain words and terms used in this Declaration are defined as follows:

2.01 "Association": The association of Unit Owners has been established by section 703.15 of the Wisconsin Statutes to govern the condominium and is called The Villas of Racine Condominium Association, Ltd., which is a nonstock corporation under Chapter 181 of the Wisconsin Statutes,, and

which has the powers provided by Chapter 703 of the Wisconsin Statutes and any additional powers granted pursuant to this Declaration.

2.02 "Board": means the governing body of the Association

2.03 "Building": means the structure constructed on the Property containing all of the Units which are situated on the Property.

2.04 "Common Elements": All of the Condominium except the Units and including but not limited thereto:

(a) the land on which the building is located;

(b) the foundations, columns, girders, beams, supports, main walls, roofs, and entrances and exits of the building;

(c) the grounds, basements, yards, gardens, Parking Area, storage spaces, play areas, parks and recreational facilities, roadways, curbs and gutters, water mains and laterals on the Property, storm and sanitary sewer mains and laterals on the Property;

(d) those areas for the storage of property utilized in the maintenance of the Property and for the storage of personal property owned by the Unit Owners;

(e) installation of central services such as elevators, power, light, gas, hot and cold water, heating, refrigeration, air conditioning and incinerating, as applicable;

(f) the tanks, pumps, motors, fans, compressors, ducts and in general all apparatus and installations existing for common use;

(g) such community and commercial facilities as may be provided for in the Declaration; and

(h) all other parts of the Property necessary or convenient to its existence, maintenance and safety, or normally in common use.

2.05 "Common Expenses":

(a) All sums lawfully assessed against the Unit Owners by the Association of Unit Owners; and

(b) Expenses declared common expenses by the Act or by the Declaration or By-laws.

2.06 "Common Surpluses": The balance of all income, rents, profits and revenues from the Common Elements and facilities remaining after the deduction of the Common Expenses.

2.07 "Declaration": This instrument, by which the Property is submitted to the provisions of the Act, and shall include such amendments, if any, to this instrument as from time to time may be adopted pursuant to the terms hereof.

2.08 "Drives": The surfaced portions of the Property set aside for use for travel by foot or vehicle to and from the building to the public streets or highways.

2.09 "Limited Common Elements": Those Common Elements designated in the Declaration as reserved for exclusive use of one or more but less that all Unit Owners. The Limited Common

Elements shall be as designated and set forth on the Plat, and shall be identified thereon as to type, extent and Unit or Units to which the Limited Common Element is assigned. Fixtures designed to serve a single Unit and located contiguous to the boundary of the Unit shall be deemed to be a Limited Common Element appertaining to that Unit exclusively and need not be shown on the plat.

2.10 "Majority or Majority of Unit Owners": The Unit Owners with more than 50% of the votes in accordance with the votes assigned in the Declaration to the Units for voting purposes.

2.11 "Occupant": Person or persons, other than a Unit Owner, in possession.

2.12 "Parking Area": Exterior area (parking spaces) provided for parking automobiles as shown on the Plat hereinafter described.

2.13 "Person": Individual, corporation, partnership, limited liability company, association, trustee or other legal entity.

2.14 "Plat": The Plat of Survey of the Property, Building and all Units in the Property submitted to the provisions of the Act, which Plat is attached to the original Declaration as Exhibit "B" and by reference expressly incorporated herein and made a part hereof and registered and filed concurrently with the registration of this Declaration with the Racine County Register of Deeds.

2.15 "Property": The land, together with all air space, improvements and structures thereon, and all easements, rights and appurtenances belonging thereto and legally described on Exhibit A.

2.16 "Unit": A part of the Property subject to this Act intended for the private and independent use as a single family residence. See section 3.02 of this Declaration for a specification of unit boundaries.

2.17 "Unit Number": The unique building number and unit number combination designating each Unit as set forth in the Declaration. (For example "Unit 12-101" is Unit 101 in Building 12. [See the Plat for reference]).

2.18 "Unit Owner" or "Owner": The Person or combination of Persons, who owns a Unit and an undivided interest in the Common Elements and facilities appurtenant to such Unit in the percentage specified and established in the Declaration.

2.19 "Unit Ownership": A part of the Property consisting of one Unit and the undivided interest in the Common Elements appurtenant thereto.

ARTICLE III
PROPERTY AND UNITS; SUBMISSION TO ACT

3.01 Description of Buildings. The approximate location and dimensions of the Buildings in which the Units are located is shown on the Plat.

3.02 Units; Description and Ownership. The Condominium shall consist of fifty (50) buildings each containing four (4) Units for a total of two hundred (200) Units. The legal description of each Unit shall consist of the Unit Number of such Unit as shown on the Plat. Every deed, lease, mortgage or other instrument may legally describe a Unit by its Unit Number as shown on the plat, and every such description shall be deemed good and sufficient for all purposes, as provided in the Act. Each Unit shall consist of the space enclosed and bounded by the horizontal and vertical planes as follows:

(a) The upper horizontal boundary of each Unit shall be the unfinished ceiling extended to an intersection with the vertical boundaries;

(b) The lower horizontal boundary shall be the plane of the upper surface of the unfinished floor extended to an intersection with the vertical boundaries; and

(c) The vertical boundaries of each Unit shall be the plane of the drywall exposed to the interior of the Unit.

together with that certain garage area connected and providing direct access to such Unit enclosed and bounded by the horizontal and vertical planes as follows:

(d) The upper horizontal boundary of each garage shall be the unfinished ceiling extended to an intersection with the vertical boundaries;

(e) The lower horizontal boundary shall be the plane of the upper surface of the unfinished floor extended to an intersection with the vertical boundaries; and

(f) The vertical boundaries of each garage shall be the plane of the drywall exposed to the interior of the garage.

Notwithstanding the above, all glass and other transparent and/or translucent material or screens covering windows and doors and the material covering other openings in the exterior walls of the Units shall be construed to be within the boundaries or limits and part of the Unit provided it is exclusively served by such windows, doors, and other openings. In addition, the Unit's drywall shall be considered part of the Unit.

Except as otherwise provided by the Act, no Unit Owner shall, by deed, plat or otherwise, subdivide or in any other manner cause the Unit to be separated into any tracts or parcels different from the whole Unit as shown on the Plat.

Each Unit in the Condominium shall be located as substantially shown on the areas designated on the diagrammatic floor plan as shown on the Plat.

3.03 Certain Structures Not Constituting Part of a Unit. No Unit Owner shall own any pipes, wires, conduits, public utility lines or other structural components running through the Unit and serving more than his or her Unit, whether or not such items shall be located in the floors, ceilings, or perimeter or interior walls of the Unit, except as a tenant-in-common with all other Unit Owners. Such pipes, wires, conduits, public utility lines and other structural components that serve multiple Units shall be Common Elements.

3.04 Dimensions. It is expressly stipulated, and each and every purchaser of a Unit, Unit Owner, and their respective heirs, executors, administrators, assigns, successors and grantees hereby acknowledge, that the square footage, size and dimensions of each Building and each Unit as described, set out and shown in the Condominium Documents, are approximate and are shown for descriptive purposes only, and that the Association does not warrant, represent or guarantee that any Unit actually contains the area, square footage or dimensions shown in the Condominium Documents. Each purchaser of a Unit hereby expressly waives any claim or demand which he may have against the Association on account of any difference, shortage or discrepancy between the Unit as actually and physically existing and as it is shown on the Condominium Documents.

ARTICLE IV
COMMON ELEMENTS; LIMITED COMMON ELEMENTS

4.01 Ownership of Common Elements. Each Unit Owner shall own an undivided interest in the Common Elements as a tenant-in-common with all other Unit Owners of the Property and, except as otherwise limited in this Declaration, shall have the right to use the Common Elements for all purposes incident to the use and occupancy of such Owner's Unit as a place of residence, and such other

incidental uses permitted by this Declaration, which right shall be appurtenant to and run with the Unit. The extent of the ownership by each Unit Owner of the Common Elements shall be expressed as a percentage. The percentage ownership may be changed upon only unanimous written approval of all the Unit Owners in the form of an amendment to this Declaration duly recorded. In the event of condemnation by public authority as provided in Article IX of this Declaration or of loss as provided in Article X, the percentage ownership may be changed to conform with the provisions set forth therein. Each Unit's corresponding percentage of ownership in the Common Elements shall be a fraction, the numerator of which is one (1) and the denominator of which is two hundred (200). The undivided interest in the Common Elements shall not be separated from the Unit to which it appertains and shall be deemed to be leased, conveyed or encumbered with the Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

4.02 Partition of Common Elements. There shall be no partition of the Common Elements through judicial proceedings or otherwise unless and until this Declaration is terminated and the Property is no longer held in the condominium form of ownership.

ARTICLE V
GENERAL PROVISIONS AS TO UNITS AND COMMON ELEMENTS

5.01 Use of Property. The Units and the Common Elements shall be used for residential purposes only, subject to the further limitations imposed by any applicable local, state or federal statute, rule, or ordinance, and further restricting the use of any portion of the Property which may be classified thereby as wetlands or floodplain.

5.02 No Severance of Ownership. No Unit Owner shall execute any deed, mortgage, lease or other instrument affecting title to the Unit ownership without including therein both his or her interest in the Unit and corresponding percentage of ownership in the Common Elements, it being the intention hereof to prevent any severance of such combined ownership. Whenever a Unit is conveyed, the corresponding percentage of ownership in the Common Elements shall be automatically included in the conveyance whether the same is specifically set forth in the documents of conveyance or not.

5.03 Use of the Common Elements. Subject to the provisions of section 5.05 and section 5.06, each Unit Owner shall have the right to use the Common Elements in common with all other Unit Owners as may be required for the purposes of ingress and egress to, and use, occupancy and enjoyment of, the respective Unit owned by each Unit Owner, and to the use and enjoyment of Common facilities. Such rights shall extend to the Unit Owner and the members of the immediate family and guests and other authorized occupants and visitors of the Unit Owner. The use of the Common Elements and the rights of the Unit Owners with respect thereto shall be subject to and governed by the provisions of the Act, the Declaration and the By-Laws and rules and regulations of the Board of Directors of the Association (hereinafter described and for convenience hereinafter sometimes referred to as the "Board"). The Board of Directors shall have the authority to lease or rent or grant licenses or concessions with respect to the storage areas, laundry or other parts of the Common Elements, subject to the provisions of this Declaration and the By-Laws and rules and regulations of the Association.

5.04 Maintenance of Common Elements; Common Expenses. Except as otherwise provided herein, management, repair, alteration and improvement of the Common Elements and Limited Common Elements shall be the responsibility of the Association. Each Unit Owner shall pay his or her proportionate share of the expenses of maintenance, repair, replacement, administration and operation of the Common Elements, which expenses are hereinafter referred to collectively as "Common Expenses." Such Common Expenses shall be allocated and divided equally among all Units regardless of size. Notwithstanding the foregoing, expenses associated with Limited Common Elements shall be levied against the Units to which such Limited Common Element expenses appertain in proportion to each Unit's proportional interest in the Limited Common Elements. In the event of the failure of a Unit Owner to pay such proportionate share when due, the amount thereof shall constitute a lien on the interest of such Unit Owner, as provided by the Act.

5.05 Easements.

(a) Encroachments: If by reason of the construction, settlement or shifting of any Building, or the design or construction of any Unit, any part of the Common Elements encroaches or shall hereafter encroach upon any part of any Unit, or any part of the Unit encroaches or shall hereafter encroach upon any part of the Common Elements or any other Unit, or if by reason of the design or construction of utility systems, any main pipes, ducts or conduits serving more than one Unit encroach or shall hereafter encroach upon any part of any Unit, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of such Unit and the Common Elements, as the case may be, so long as all or any part of the Building containing such Unit shall remain standing; provided, however, that in no event shall a valid easement for any encroachment be created in favor of the Unit Owner of any Unit or in favor of the Unit Owners of the Common Elements if such encroachment occurred due to the willful conduct of said Unit Owner or Unit Owners.

(b) Easements for Utilities: All public, semi-public or private utilities serving the Property are hereby granted the right to install, lay, construct, operate, maintain, renew, repair or replace, conduits, cables, pipes and wires and other equipment into, over, under, along and on any portion of the Common Elements for the purpose of providing the Property with the utility services, together with the reasonable right of ingress to and egress from the Property for said purpose. The Board may hereafter grant other or additional temporary or permanent easements for utility or other purposes over, under, along and on any portion of said Common Elements, and each Unit Owner hereby grants the Board an irrevocable power of attorney to execute, acknowledge and record or register for and in the name of such Unit Owner, such instruments as may be necessary or appropriate to effectuate the foregoing. Easements are also hereby declared and granted to install, lay, operate, maintain, repair and replace any pipes, wires, ducts, conduits, utility lines or structural components running through the walls of a Unit whether or not such walls lie in whole or in part within the Unit boundaries.

(c) Easements to Run with the Land: All easements and rights described herein are easements appurtenant, running with the land, perpetually in full force and effect, and at all times shall inure to the benefit of and be binding on the undersigned, his or her successors and assigns, and any Unit Owner, purchaser, mortgagee and other person having any interest in the Property or any part or portion thereof. Reference in any deed of conveyance or in any mortgage or trust deed or other evidence of obligation, to the easements and rights described in this Article, or described in any other part of this Declaration, shall be sufficient to create and reserve such easements and rights to the respective grantees, mortgagees and trustees of such parcels as fully and completely as though such easements and rights were recited fully and set forth in their entirety in such documents.

(d) Easements for Police and Fire Protection: A perpetual easement is hereby granted for the free and uninterrupted access to the Property for any and all legally designated law enforcement agencies and fire departments for the performance of their duties.

(e) Easements for Post Office: A perpetual easement is hereby granted for the free and uninterrupted access to the Property for any and all legally designated representatives of the United States Postal Service for the performance of their duties.

(f) Utility Easements: Easements will be granted, as required, to municipal agencies or private parties for the installation and maintenance of the water supply, sewer and sanitation services and other utilities.

5.06 Limited Common Elements. All balconies and patios shall be Limited Common Elements for the exclusive use and possession by the Unit Owner direct access to which is provided from his or her respective Unit and which is or are located outside of and adjoining his or her respective Unit. Unless and until the Board as hereinafter provided determines to the contrary, each Unit Owner shall be responsible for the cost of repair, maintenance and appearance of any balconies and patios which are Limited Common Elements attached to his or her Unit, including (without limitation) responsibility for breakage, damage, malfunction and ordinary wear and tear. A Unit Owner shall not paint, or otherwise decorate or

adorn or change the appearance of any such balcony and patio, in any manner contrary to such rules and regulations as may be established by the Board.

5.07 Separate Mortgages of Units. Each Unit Owner shall have the right to mortgage or encumber his or her own respective Unit, together with his or her respective ownership interest in the Common Elements. No Unit Owner shall have the right or authority to mortgage or otherwise encumber in any manner whatsoever the Property or any part thereof, except his or her own Unit and his or her own respective ownership interest in the Common Elements as aforesaid.

5.08 Separate Real Estate Taxes. It is intended and understood that real estate taxes are to be separately taxed to each Unit Owner for his or her Unit and his or her corresponding percentage of ownership in the Common Elements, as provided in the Act. In the event that, for any year, such taxes are not separately taxed to each Unit Owner, but are taxed on the Property as a whole, then each Unit Owner shall pay his or her proportionate share thereof in accordance with his or her respective percentage of ownership interest in the Common Elements.

5.09 Utilities. Each Unit Owner shall pay for his or her own natural gas, cable TV, telephone, electricity and other utilities which are separately metered or billed to each user by the respective utility company. Charges for utilities which are not separately metered or billed shall be treated as part of the Common Expenses.

5.10 Insurance; Unit Owners. Each Unit Owner shall be responsible for his or her own insurance on the contents of his or her own Unit, and his or her personal property stored elsewhere on the Property, as well as certain insurance coverage on the Unit, all to the extent not covered by the fire and liability insurance for all of the Unit Owners obtained as part of the Common Expenses and as set forth in greater detail in the Bylaws.

5.11 Maintenance, Repairs and Replacements of Units.

(a) By the Board: The Board shall be responsible for the maintenance, repair and replacement of the Common Elements, the Limited Common Elements, structural elements of any Building which may be located within a Unit. In addition, the Board shall maintain, repair and replace all conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services which may be located within the Unit boundaries as specified in Sections 3.02 and 3.03, exclusive of any portions of the foregoing which serve only one Unit or which may be the responsibility of any individual Unit Owner under any other provision of this Declaration. The cost of maintenance, repair, and replacement of the Common Elements shall be a common expense, except as otherwise set forth herein.

(b) By the Owner: Each Unit Owner shall maintain, repair and replace, at his or her expense:

(1) his or her Unit, and the fixtures, equipment and appliances comprising a part thereof, located therein or exclusively serving the same even if located outside the Unit, and including, without limitation, all doors within the Unit and those which open to the Unit from the outside, interior walls and partitions including drywall, windows and window apparatus and glass, sliding glass and screen doors, heating, and air conditioning equipment within the Unit, the air conditioning compressor located outside of the Unit, and the ducts, pipes, wiring, controls, fixtures and other apparatus serving only that Unit, even if located outside the Unit. Each Unit Owner shall be responsible for the cost of keeping his or her Limited Common Elements in a clean and orderly condition, including the repair and maintenance thereof as provided in Section 5.06. However, the Board may provide, by its rules and regulations, for ordinary maintenance and minor repairs and replacements to be furnished to Units by personnel as a Common Expense. Nothing herein contained shall be construed to impose a contractual liability upon the Board for maintenance, repair and replacement, but the Board's liability shall be limited to damages resulting from negligence.

(2) All of the decorating within his or her own Unit from time to time, including painting, wall papering, washing, cleaning, paneling, floor covering, lamps and other furnishings and interior decorating. Each Unit Owner shall be entitled to the exclusive use of such portions of the perimeter walls, floors and ceilings as lie within the boundaries of his or her Unit as shown on the Plat, and such Unit Owner shall maintain such portions in good condition at his or her sole expense as may be required from time to time, which said maintenance and use shall be subject to the rules and regulations of the Board. The interior surfaces of all windows forming part of a perimeter wall of a Unit shall be cleaned or washed at the expense of each respective Unit Owner.

(c) Continuing Requirement: The respective obligations of the Board and Unit Owners set forth in this Declaration shall not be limited, discharged or postponed by reason of the fact that any such maintenance, repair or replacement required to cure a latent or patent defect in material or workmanship in the construction or location of a structure on the property, nor because they may become entitled to the benefit of any construction guarantee or proceeds under policies of insurance.

5.12 Negligence of Owner. If, due to the negligent act or omission of a Unit Owner, or of a member of his or her family or household animal, or of a guest, contractor, or other authorized occupant or visitor of such Unit Owner, damage shall be caused to the Common Elements or to a Unit or Units owned by others, or maintenance, repairs or replacements shall be required which would otherwise be at the Common Expense, then such Unit Owner shall pay for such damage and such maintenance, repairs and replacements as may be determined by the Board, subject to the rules, regulations and By-Laws of the Board.

5.13 Joint Facilities. To the extent that equipment, facilities and fixtures within any Unit or Units shall be connected to similar equipment, facilities or fixtures affecting or serving other Units or the Common Elements, then the use thereof by the individual Unit Owners shall be subject to the rules and regulations of the Board. The authorized representatives of the Board, or of the manager or managing agent for the Building, shall be entitled to reasonable access to the individual Units as may be required in connection with maintenance repairs, or replacements or fixtures affecting or serving other Units or the Common Elements.

ARTICLE VI
CONDEMNATION AND UNPAID ASSESSMENTS

6.01 Condemnation.

(a) In the event of condemnation under the Laws of Wisconsin of a portion of the Property including therein the residential building whereby construction of a like building cannot be reasonably effected on the remaining Property, the proceeds of said condemnation and rights of action arising thereunder shall be disturbed as follows:

(1) To the Unit Owners of the individual Units condemned, that portion of the condemnation award attributable to each Unit Owner's Unit and the right of action, if any, arising thereunder and attributable to said Unit, together with said Unit Owner's interest in the condemnation award for the Common Elements condemned plus a sum equal to said Unit Owner's interest in the remaining Common Elements to be paid by the remaining Unit Owners.

(2) To the Unit Owners of the Common Elements whose residential Units were not condemned, as their interests may appear. The Board shall determine whether legal action shall be brought on any right of action arising under the condemnation, Any award obtained by legal action, shall be disbursed to the Unit Owners as their common interests may appear, including the Unit Owners of those Units condemned as though they were voting Unit Owners.

(3) The condemnation of a Unit Owner's Unit and its non-replacement with a like Unit, shall terminate said Unit Owner's membership. The remaining members shall constitute the Unit

Owners of all Common Elements and their interests therein shall be recomputed according to the ratio their Unit bears to the total of the remaining Units as set forth in this Declaration.

6.02 Responsibility of Transferees for Unpaid Assessments. In a voluntary transfer of a Unit, the transferee of the Unit shall be jointly and severally liable with the transferor for all unpaid assessments against the latter up to the time of transfer, without prejudice to the transferee's right to recover from the transferor the amount paid by the transferee therefor. However, any such transferee shall be entitled, upon a written request, to a statement from the Board or President; or managing agent of the Association, as the case may be, setting forth the amount of the unpaid assessments against the transferor due to the Association and such transferee shall not be liable for, nor shall the Unit conveyed be subject to a lien for, any unpaid assessments made by the Association against the transferor in excess of the amount therein set forth. In the event the association or the Board does not provide a statement setting forth any sums due within ten (10) business days after transferee's request for same, the association or the Board shall be barred from claiming a lien against the transferee.

ARTICLE VII
DAMAGE OR DESTRUCTION AND RESTORATION OF THE BUILDING

7.01 Damage or Destruction.

(a) If Insurance Proceeds Cover Cost: In the event the improvements forming a part of the Common Elements shall suffer damage or destruction from any cause and the proceeds of any policy or policies insuring against such loss, or damage, and payable by reason thereof shall be sufficient to pay the cost of repair or restoration or reconstruction, the Association acting through its Board of Directors shall undertake such repair, restoration, or reconstruction; and the insurance proceeds shall be applied by the Board or any trustee of the insurance proceeds in payment therefor; provided, however, that if the Common Elements have been damaged or destroyed to the extent of more than seventy-five percent (75%) of their value, then within sixty (60) days after said damage or destruction, shall occur, the Unit Owners may elect either to withdraw the Property from the Act as hereinafter provided in Article VIII, then such repair, restoration or reconstruction shall not be undertaken. In the event of damage or destruction to the building aggregating less than fifty percent (50%) of the total value of the Building, said Building shall be promptly repaired or restored, subject to the provisions of the Bylaws.

(b) Insufficient Insurance: In the event the Property or the improvements thereon so damaged are not insured against the risk causing the loss or damage, or the insurance proceeds are not sufficient to pay the cost of repair, restoration or reconstruction, and the difference between the cost of repair, restoration, or reconstruction, and the Unit Owners and all other parties in interest do not voluntarily make provision for reconstruction of the improvements within ninety (90) days after said damage or destruction shall occur, then the provisions of the Act in such event shall apply.

7.02 Substantial Restoration. Repair, restoration or reconstruction of the improvements, as used in this Article, means restoring the improvements to substantially the same condition in which they existed prior to the fire or other disaster, with each Unit and the Common Elements having the same vertical and horizontal boundaries as before.

ARTICLE VIII
SALE OF THE PROPERTY: REMOVAL FROM CONDOMINIUM OWNERSHIP

8.01 Voluntary Sale of the Property. The Unit Owners by affirmative vote of seventy-five percent (75%) of the total vote, at a meeting of Unit Owners called for such purpose, may elect to sell the Property as a whole. Such action shall be binding upon all Unit Owners, and it shall thereupon become the duty of every Unit Owner to execute and deliver such instruments, and to perform all acts as in manner and form may be necessary to effect such sale, provided, however, that any Unit Owner who did not vote in favor of such action and who has filed written objection thereto with the Board within twenty (20) days after the date of the meeting at which said sale was approved shall be entitled to receive from the proceeds of such sale an amount equivalent to the value of his or her interest, as determined by

a fair appraisal, less the amount of any unpaid assessments or charges due and owing from such Unit Owner. In the absence of agreement on an appraiser, such Unit Owner and the Board may each select an appraiser, and the two so selected shall select a third, and the fair market value as determined by a majority of the three appraisers so selected shall control. If either party shall fail to select an appraiser, then the one designate by the other party shall make the appraisal.

8.02 Removal Procedure. All of the Unit Owners may remove the Property from the provisions of this Declaration by executing and recording an instrument to that effect. All holders of liens affecting any of the Units must consent in writing, said consent to be duly recorded, to the transfer of their lien to the percentage of undivided interest of the Unit Owner in the property.

In the event of the removal of the Property from the provisions of this Declaration, the Unit Owners shall own the property as tenants in common, each holding an undivided interest in the property in the same percentage in which he or she held an ownership interest in the Common Elements.

ARTICLE IX
CLAIMS AND REMEDIES FOR BREACH OF COVENANTS, RESTRICTIONS AND REGULATIONS

9.01 Abatement and Enjoyment. The violation of any rule, restriction, condition or regulation adopted by the Board, or the breach or default of any covenant, By-Law or provision contained herein or contained in the Act, shall give the Board the right, in addition to the other rights set forth in the Condominium Documents and the Act:

(a) To enter upon the Property upon which, or as to which such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition that may exist thereon contrary to the intent and meaning of the provisions hereof, and Declarant, or his or her successors or assigns, or the Board, or its agents, shall not thereby be deemed guilty in any manner of trespass;

(b) To prohibit the use of all of the amenities of the condominium and the Common Elements thereof, except for the right of ingress and egress over the drives located on the Common Elements and the use of the individual Unit by the defaulting Unit Owner;

(c) To enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach;

(d) To fine for any such violation as set forth in the Bylaws and Rules and Regulations; and

(e) To seek damages by appropriate legal proceedings as detailed below.

In any action or proceeding brought on behalf of the Association with respect to any matters referenced in this Section 9.01 , the Association shall be entitled to recover from the Unit Owner its costs and expenses (including reasonable attorney fees) incurred therein.

9.02 Owner Claims: Mediation and Arbitration Requirements. In the event that a Unit Owner or resident has a claim to assert against the Association or any member of the Board where the claim relates to or arises from the member's service on the Board, that claim must be submitted to binding arbitration, with Resolute Systems, Inc. or such other arbitrator or arbitrator facility agreed to by the parties, or by the chief judge of the county if the parties can't agree upon an arbitrator and Resolute Systems, Inc. is no longer in business or has a conflict. The unit owner(s) and the Association shall each pay half the cost of the arbitration. Such claims must be commenced with the arbitrator within one year of the date that the Unit Owner or resident knew or should have known of the underlying facts giving rise to the claim. Such claims may also be submitted to non-binding mediation before or during arbitration at the election of the claimant, with both sides paying half the cost of the mediator. The Association shall also

have the option of arbitrating a claim against a Unit Owner (any non-assessment collection and non-declaratory judgment-related claim) using the same procedure above.

9.03 Attorney's Fees. The prevailing party in any claim brought by or against the Association or a Director by a Unit Owner or resident shall be entitled to recover their attorney's fees and costs. In addition, for any claim that is mediated or arbitrated as set forth in Section 9.02 above, the Association is entitled to recover its pre-mediation and/or pre-arbitration attorney's fees and costs if it is ultimately the prevailing party.

9.04 Damages. The Association may assess a Unit Owner the actual damages the Association incurs from the Unit Owner's (its residents, occupants, or guests) failure to abide by the Condominium Declaration, Bylaws, or Rules and Regulations (the "Condominium Documents"). Where appropriate, the Association may also fine for violations of the Condominium Documents, and a schedule of progressive fines shall be set forth in the Rules and Regulations. There shall be a Grievance Procedure set forth in the Rules and Regulations, whereby a Unit Owner may contest the alleged violation. The decision of the Grievance Committee is final and binding. The Association may also assess to the Unit Owner interest and late fees on unpaid fines and assessments, as well as attorney's fees and costs incident to the Unit Owner's failure to abide by the Condominium Documents.

ARTICLE X
GENERAL PROVISIONS

10.01 Notice to Mortgage Lenders. Upon written request to the Board, the holder of any duly recorded mortgage or trust deed against any Unit Ownership shall be given a copy of any and all notices permitted or required by this Declaration to be given to the Unit Owner or Unit Owners whose Unit Ownership is subject to such mortgage or trust deed.

10.02 Service of Notices on Devisees and Personal Representatives. Notices required or desired to be given to any devisee or personal representatives of a deceased Unit Owner may be delivered either personally or by mail to such party at his or her address appearing in the records of the Court wherein the estate of such deceased Unit Owner is being administered.

10.03 Covenants to Run With Land. Each grantee by the acceptance of a deed of conveyance, or each purchaser under Articles of Agreement for Warranty Deed or Land Contract or any Contract for any deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, liens and charges, and the jurisdiction, rights, benefits and privileges of every character hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the land, and shall bind any person having at any time an interest or estate in said land, and shall inure to the benefit of such Unit Owner in like manner as though the provisions to the Declaration were recited and stipulated at length in each and every deed of conveyance.

10.04 Non-Waiver of Covenants. No covenants, restrictions, conditions, obligations or provisions contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur or any time lapse.

10.05 Amendments to Declaration.

(a) Amendment: Except as may be otherwise required by the Act or except as otherwise provided for in this Declaration, this Declaration may be amended by the written consent of Unit Owners having at least sixty-seven percent (67%) of the votes in the Association, and their first mortgagees, if any, and in the manner provided by Section 703.09(2) of the Act, as amended. Copies of amendments shall be certified by the President and Secretary of the Association in a form suitable for recording. A copy of the amendments shall be recorded in the Office of the Register of Deeds of Racine County and such amendment shall be effective at the time it is recorded. A copy of the amendment shall

be mailed or personally or electronically delivered to each Unit Owner at his or her address as stated on the membership roster.

10.06 Severability; Interpretation. The provisions contained herein shall be construed as independent and severable and the invalidity or unenforceability of any provision or portion thereof shall not be deemed to impair or affect the validity or enforceability of the remainder of this Declaration, and in such event, all of the other provisions of this Declaration shall continue in full force and effect. Any conflict between any provision of any Condominium Document and the Act, or any questions regarding the interpretation of any Condominium Documents, shall be governed by the Act. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of a first class condominium residential development.

10.07 Indemnity to Board Members. The members of the Board and the officers thereof or of the Association shall not be liable to the Unit Owners for any mistake or judgement or any acts or omissions made in good faith as such members or officers. The Unit Owners shall indemnify and hold harmless each of such members or officers against all contractual liability to others arising out of contracts made by members or officers on behalf of the Unit Owners of the Association, unless any such contract shall have been made in bad faith or contrary to the provisions of this Declaration. Such members or officers shall have no personal liability with respect to any contract made by them on behalf of the Unit Owners of the Association. The liability of any Unit Owner arising out of any contract made by such members or officers or out of the aforesaid indemnity shall be limited to such proportion of the total liability thereunder as his or her percentage interest of all the Unit Owners in the Common Elements bears to the total percentage interest of all the Unit Owners in the Common Elements. Each agreement made by such members or officers or by the managing agent on behalf of the Unit Owners or the Association shall be executed by such members or officers or the managing agent, as the case may be, as agents for the Unit Owners or the Board or Association.

10.08 Captions. The captions and headings of various paragraphs of this Declaration are for convenience only and are not to be construed as defining or limiting the scope or intent of the provisions thereof.

10.09 Registered Agent. The registered agent for service of process on the Association shall be as stated on file with the Wisconsin Department of Financial Institutions. At the time of recording this Second Amended and Restated Declaration, the Registered Agent for the Association is Robbin Vester, 9600 Roxbury Blvd., Racine, WI 534006.

[The remainder of this page if blank. Signature page follows.]

This Second Amended and Restated Declaration complies with the requirements of the Declaration and the applicable law, Wis. Stat. §703.09(2), in that it has been approved by the written consent of Unit owners with not less than sixty-seven percent (67%) of the Unit Owners in the Association, and such consents have been approved by the mortgagees or holders of equivalent security interest in the Units to the extent required by the Act.

IN WITNESS WHEREOF, the Association has executed this Second Amended and Restated Declaration of Condominium for the Villas of Racine Condominiums this 7 day of August, 2023.

THE VILLAS OF RACINE CONDOMINIUM ASSOCIATION, LTD., a Wisconsin Non-Stock Corporation,

By: Robbin Vester
Robbin Vester, President

STATE OF WISCONSIN)
) ss.
COUNTY OF RACINE)

This document was acknowledged before me by Robbin Vester, as President of The Villas of Racine Condominium Association, Ltd. on this 7 day of August, 2023.

Meredith Dostal Orth
Notary Public, State of Wisconsin
Name: Meredith Dostal Orth
My Commission Expires: 4/17/24

NOTARY PUBLIC Meredith Dostal Orth STATE OF WISCONSIN

ATTEST:

THE VILLAS OF RACINE CONDOMINIUM ASSOCIATION, LTD., a Wisconsin Non-Stock Corporation,

By: Kathleen A. Heineck
Kathleen A. Heineck, Secretary

STATE OF WISCONSIN)
) ss.
COUNTY OF RACINE)

This document was acknowledged before me by Kathleen A. Heineck as Secretary of The Villas of Racine Condominium Association, Ltd. on this 7 day of August, 2023.

Meredith Dostal Orth
Notary Public, State of Wisconsin
Name: Meredith Dostal Orth
My Commission Expires: 4/17/27

NOTARY PUBLIC
Meredith Dostal Orth
STATE OF WISCONSIN

EXHIBIT A

Legal Description

Units 101, 102, 201 and 202 in Building 1, Units 101, 102, 201 and 202 in Building 2, Units 101, 102, 201 and 202 in Building 3, Units 101, 102, 201 and 202 in Building 4, Units 101, 102, 201 and 202 in Building 5, Units 101, 102, 201 and 202 in Building 6, Units 101, 102, 201 and 202 in Building 7, Units 101, 102, 201 and 202 in Building 8, Units 101, 102, 201 and 202 in Building 9, Units 101, 102, 201 and 202 in Building 10, Units 101, 102, 201 and 202 in Building 11, Units 101, 102, 201 and 202 in Building 12, Units 101, 102, 201 and 202 in Building 13, Units 101, 102, 201 and 202 in Building 14, Units 101, 102, 201 and 202 in Building 15, Units 101, 102, 201 and 202 in Building 16, Units 101, 102, 201 and 202 in Building 17, Units 101, 102, 201 and 202 in Building 18, Units 101, 102, 201 and 202 in Building 19, Units 101, 102, 201 and 202 in Building 20, Units 101, 102, 201 and 202 in Building 21, Units 101, 102, 201 and 202 in Building 22, Units 101, 102, 201 and 202 in Building 23, Units 101, 102, 201 and 202 in Building 24, Units 101, 102, 201 and 202 in Building 25, Units 101, 102, 201 and 202 in Building 26, Units 101, 102, 201 and 202 in Building 27, Units 101, 102, 201 and 202 in Building 28, Units 101, 102, 201 and 202 in Building 29, Units 101, 102, 201 and 202 in Building 30, Units 101, 102, 201 and 202 in Building 31, Units 101, 102, 201 and 202 in Building 32, Units 101, 102, 201 and 202 in Building 33, Units 101, 102, 201 and 202 in Building 34, Units 101, 102, 201 and 202 in Building 35, Units 101, 102, 201 and 202 in Building 36, Units 101, 102, 201 and 202 in Building 37, Units 101, 102, 201 and 202 in Building 38, Units 101, 102, 201 and 202 In Building 39, Units 101, 102, 201 and 202 in Building 40, Units 101, 102, 201 and 202 in Building 41, Units 101, 102, 201 and 202 in Building 42, Units 101, 102, 201 and 202 in Building 43, Units 101, 102, 201 and 202 in Building 44, Units 101, 102, 201 and 202 in Building 45, Units 101, 102, 201 and 202 in Building 46, Units 101, 102, 201 and 202 in Building 47, Units 101, 102, 201 and 202 in Building 48, Units 101, 102, 201 and 202 in Building 49 and Units 101, 102, 201 and 202 in Building 50, In The Villas of Racine Condominium(s) created by a "Declaration of Condominium" recorded on October 31, 2003, in the Office of the Register of Deeds for Racine County, Wisconsin, as Document No. 1941034, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

EXHIBIT B

Tax Key Numbers

Tax Key	Building No.	Street Address and Unit No.
151032216100001	Bldg. 1	962 Bedford Court, Unit 101
151032216100002	Bldg. 1	964 Bedford Court, Unit 102
151032216100003	Bldg. 1	960 Bedford Court, Unit 201
151032216100004	Bldg. 1	966 Bedford Court, Unit 202
151032216100005	Bldg. 2	975 Bedford Court, Unit 101
151032216100006	Bldg. 2	973 Bedford Court, Unit 102
151032216100007	Bldg. 2	977 Bedford Court, Unit 201
151032216100008	Bldg. 2	971 Bedford Court, Unit 202
151032216100009	Bldg. 3	997 Bedford Court, Unit 101
151032216100010	Bldg. 3	995 Bedford Court, Unit 102
151032216100011	Bldg. 3	999 Bedford Court, Unit 201
151032216100012	Bldg. 3	993 Bedford Court, Unit 202
151032216100013	Bldg. 4	1027 Bedford Court, Unit 101
151032216100014	Bldg. 4	1025 Bedford Court, Unit 102
151032216100015	Bldg. 4	1029 Bedford Court, Unit 201
151032216100016	Bldg. 4	1023 Bedford Court, Unit 202
151032216100017	Bldg. 5	1047 Bedford Court, Unit 101
151032216100018	Bldg. 5	1045 Bedford Court, Unit 102
151032216100019	Bldg. 5	1049 Bedford Court, Unit 201
151032216100020	Bldg. 5	1043 Bedford Court, Unit 202
151032216100021	Bldg. 6	1055 Bedford Court, Unit 101
151032216100022	Bldg. 6	1053 Bedford Court, Unit 102
151032216100023	Bldg. 6	1057 Bedford Court, Unit 201
151032216100024	Bldg. 6	1051 Bedford Court, Unit 202

151032216100025	Bldg. 7	1075 Bedford Court, Unit 101
151032216100026	Bldg. 7	1073 Bedford Court, Unit 102
151032216100027	Bldg. 7	1077 Bedford Court, Unit 201
151032216100028	Bldg. 7	1071 Bedford Court, Unit 202
151032216100029	Bldg. 8	1105 Bedford Court, Unit 101
151032216100030	Bldg. 8	1103 Bedford Court, Unit 102
151032216100031	Bldg. 8	1107 Bedford Court, Unit 201
151032216100032	Bldg. 8	1101 Bedford Court, Unit 202
151032216100033	Bldg. 9	1125 Bedford Court, Unit 101
151032216100034	Bldg. 9	1123 Bedford Court, Unit 102
151032216100035	Bldg. 9	1127 Bedford Court, Unit 201
151032216100036	Bldg. 9	1121 Bedford Court, Unit 202
151032216100037	Bldg. 10	1138 Bedford Court, Unit 101
151032216100038	Bldg. 10	1139 Bedford Court, Unit 102
151032216100039	Bldg. 10	1136 Bedford Court, Unit 201
151032216100040	Bldg. 10	1137 Bedford Court, Unit 202
151032216100041	Bldg. 11	1124 Bedford Court, Unit 101
151032216100042	Bldg. 11	1126 Bedford Court, Unit 102
151032216100043	Bldg. 11	1122 Bedford Court, Unit 201
151032216100044	Bldg. 11	1128 Bedford Court, Unit 202
151032216100045	Bldg. 12	1104 Bedford Court, Unit 101
151032216100046	Bldg. 12	1106 Bedford Court, Unit 102
151032216100047	Bldg. 12	1102 Bedford Court, Unit 201
151032216100048	Bldg. 12	1108 Bedford Court, Unit 202
151032216100049	Bldg. 13	1072 Bedford Court, Unit 101
151032216100050	Bldg. 13	1074 Bedford Court, Unit 102
151032216100051	Bldg. 13	1070 Bedford Court, Unit 201

151032216100052	Bldg. 13	1076 Bedford Court, Unit 202
151032216100053	Bldg. 14	1054 Bedford Court, Unit 101
151032216100054	Bldg. 14	1056 Bedford Court, Unit 102
151032216100055	Bldg. 14	1052 Bedford Court, Unit 201
151032216100056	Bldg. 14	1058 Bedford Court, Unit 202
151032216100057	Bldg. 15	1042 Bedford Court, Unit 101
151032216100058	Bldg. 15	1044 Bedford Court, Unit 102
151032216100059	Bldg. 15	1040 Bedford Court, Unit 201
151032216100060	Bldg. 15	1046 Bedford Court, Unit 202
151032216100061	Bldg. 16	1022 Bedford Court, Unit 101
151032216100062	Bldg. 16	1024 Bedford Court, Unit 102
151032216100063	Bldg. 16	1020 Bedford Court, Unit 201
151032216100064	Bldg. 16	1026 Bedford Court, Unit 202
151032216100065	Bldg. 17	992 Bedford Court, Unit 101
151032216100066	Bldg. 17	994 Bedford Court, Unit 102
151032216100067	Bldg. 17	990 Bedford Court, Unit 201
151032216100068	Bldg. 17	996 Bedford Court, Unit 202
151032216100069	Bldg. 18	954 Hastings Court, Unit 101
151032216100070	Bldg. 18	956 Hastings Court, Unit 102
151032216100071	Bldg. 18	952 Hastings Court, Unit 201
151032216100072	Bldg. 18	958 Hastings Court, Unit 202
151032216100073	Bldg. 19	957 Hastings Court, Unit 101
151032216100074	Bldg. 19	955 Hastings Court, Unit 102
151032216100075	Bldg. 19	959 Hastings Court, Unit 201
151032216100076	Bldg. 19	953 Hastings Court, Unit 202
151032216100077	Bldg. 20	965 Hastings Court, Unit 101
151032216100078	Bldg. 20	963 Hastings Court, Unit 102

151032216100079	Bldg. 20	987 Hastings Court, Unit 201
151032216100080	Bldg. 20	981 Hastings Court, Unit 202
151032216100081	Bldg. 21	1015 Hastings Court, Unit 101
151032216100082	Bldg. 21	1013 Hastings Court, Unit 102
151032216100083	Bldg. 21	1017 Hastings Court, Unit 201
151032216100084	Bldg. 21	1011 Hastings Court, Unit 202
151032216100085	Bldg. 22	1037 Hastings Court, Unit 101
151032216100086	Bldg. 22	1035 Hastings Court, Unit 102
151032216100087	Bldg. 22	1039 Hastings Court, Unit 201
151032216100088	Bldg. 22	1033 Hastings Court, Unit 202
151032216100089	Bldg. 23	1065 Hastings Court, Unit 101
151032216100090	Bldg. 23	1063 Hastings Court, Unit 102
151032216100091	Bldg. 23	1067 Hastings Court, Unit 201
151032216100092	Bldg. 23	1061 Hastings Court, Unit 202
151032216100093	Bldg. 24	1085 Hastings Court, Unit 101
151032216100094	Bldg. 24	1083 Hastings Court, Unit 102
151032216100095	Bldg. 24	1087 Hastings Court, Unit 201
151032216100096	Bldg. 24	1081 Hastings Court, Unit 202
151032216100097	Bldg. 25	1115 Hastings Court, Unit 101
151032216100098	Bldg. 25	1113 Hastings Court, Unit 102
151032216100099	Bldg. 25	1117 Hastings Court, Unit 201
151032216100100	Bldg. 25	1111 Hastings Court, Unit 202
151032216100101	Bldg. 26	1137 Hastings Court, Unit 101
151032216100102	Bldg. 26	1135 Hastings Court, Unit 102
151032216100103	Bldg. 26	1139 Hastings Court, Unit 201
151032216100104	Bldg. 26	1133 Hastings Court, Unit 202
151032216100105	Bldg. 27	1134 Hastings Court, Unit 101

151032216100106	Bldg. 27	1136 Hastings Court, Unit 102
151032216100107	Bldg. 27	1132 Hastings Court, Unit 201
151032216100108	Bldg. 27	1138 Hastings Court, Unit 202
151032216100109	Bldg. 28	1114 Hastings Court, Unit 101
151032216100110	Bldg. 28	1116 Hastings Court, Unit 102
151032216100111	Bldg. 28	1112 Hastings Court, Unit 201
151032216100112	Bldg. 28	1118 Hastings Court, Unit 202
151032216100113	Bldg. 29	1084 Hastings Court, Unit 101
151032216100114	Bldg. 29	1086 Hastings Court, Unit 102
151032216100115	Bldg. 29	1082 Hastings Court, Unit 201
151032216100116	Bldg. 29	1088 Hastings Court, Unit 202
151032216100117	Bldg. 30	1064 Hastings Court, Unit 101
151032216100118	Bldg. 30	1066 Hastings Court, Unit 102
151032216100119	Bldg. 30	1062 Hastings Court, Unit 201
151032216100120	Bldg. 30	1068 Hastings Court, Unit 202
151032216100121	Bldg. 31	1034 Hastings Court, Unit 101
151032216100122	Bldg. 31	1036 Hastings Court, Unit 102
151032216100123	Bldg. 31	1032 Hastings Court, Unit 201
151032216100124	Bldg. 31	1038 Hastings Court, Unit 202
151032216100125	Bldg. 32	1014 Hastings Court, Unit 101
151032216100126	Bldg. 32	1016 Hastings Court, Unit 102
151032216100127	Bldg. 32	1012 Hastings Court, Unit 201
151032216100128	Bldg. 32	1018 Hastings Court, Unit 202
151032216100129	Bldg. 33	984 Hastings Court, Unit 101
151032216100130	Bldg. 33	986 Hastings Court, Unit 102
151032216100131	Bldg. 33	962 Hastings Court, Unit 201
151032216100132	Bldg. 33	968 Hastings Court, Unit 202

151032216100133	Bldg. 34	982 Stratford Court, Unit 101
151032216100134	Bldg. 34	984 Stratford Court, Unit 102
151032216100135	Bldg. 34	980 Stratford Court, Unit 201
151032216100136	Bldg. 34	986 Stratford Court, Unit 202
151032216100137	Bldg. 35	985 Stratford Court, Unit 101
151032216100138	Bldg. 35	983 Stratford Court, Unit 102
151032216100139	Bldg. 35	987 Stratford Court, Unit 201
151032216100140	Bldg. 35	981 Stratford Court, Unit 202
151032216100141	Bldg. 36	995 Stratford Court, Unit 101
151032216100142	Bldg. 36	993 Stratford Court, Unit 102
151032216100143	Bldg. 36	997 Stratford Court, Unit 201
151032216100144	Bldg. 36	991 Stratford Court, Unit 202
151032216100145	Bldg. 37	1015 Stratford Court, Unit 101
151032216100146	Bldg. 37	1013 Stratford Court, Unit 102
151032216100147	Bldg. 37	1017 Stratford Court, Unit 201
151032216100148	Bldg. 37	1011 Stratford Court, Unit 202
151032216100149	Bldg. 38	1047 Stratford Court, Unit 101
151032216100150	Bldg. 38	1045 Stratford Court, Unit 102
151032216100151	Bldg. 38	1049 Stratford Court, Unit 201
151032216100152	Bldg. 38	1042 Stratford Court, Unit 202
151032216100153	Bldg. 39	1057 Stratford Court, Unit 101
151032216100154	Bldg. 39	1055 Stratford Court, Unit 102
151032216100155	Bldg. 39	1059 Stratford Court, Unit 201
151032216100156	Bldg. 39	1053 Stratford Court, Unit 202
151032216100157	Bldg. 40	1077 Stratford Court, Unit 101
151032216100158	Bldg. 40	1075 Stratford Court, Unit 102
151032216100159	Bldg. 40	1079 Stratford Court, Unit 201

151032216100160	Bldg. 40	1073 Stratford Court, Unit 202
151032216100161	Bldg. 41	1107 Stratford Court, Unit 101
151032216100162	Bldg. 41	1105 Stratford Court, Unit 102
151032216100163	Bldg. 41	1109 Stratford Court, Unit 201
151032216100164	Bldg. 41	1103 Stratford Court, Unit 202
151032216100165	Bldg. 42	1135 Stratford Court, Unit 101
151032216100166	Bldg. 42	1133 Stratford Court, Unit 102
151032216100167	Bldg. 42	1137 Stratford Court, Unit 201
151032216100168	Bldg. 42	1131 Stratford Court, Unit 202
151032216100169	Bldg. 43	1144 Stratford Court, Unit 101
151032216100170	Bldg. 43	1143 Stratford Court, Unit 102
151032216100171	Bldg. 43	1142 Stratford Court, Unit 201
151032216100172	Bldg. 43	1141 Stratford Court, Unit 202
151032216100173	Bldg. 44	1134 Stratford Court, Unit 101
151032216100174	Bldg. 44	1136 Stratford Court, Unit 102
151032216100175	Bldg. 44	1132 Stratford Court, Unit 201
151032216100176	Bldg. 44	1138 Stratford Court, Unit 202
151032216100177	Bldg. 45	1104 Stratford Court, Unit 101
151032216100178	Bldg. 45	1106 Stratford Court, Unit 102
151032216100179	Bldg. 45	1102 Stratford Court, Unit 201
151032216100180	Bldg. 45	1108 Stratford Court, Unit 202
151032216100181	Bldg. 46	1074 Stratford Court, Unit 101
151032216100182	Bldg. 46	1076 Stratford Court, Unit 102
151032216100183	Bldg. 46	1072 Stratford Court, Unit 201
151032216100184	Bldg. 46	1078 Stratford Court, Unit 202
151032216100185	Bldg. 47	1054 Stratford Court, Unit 101
151032216100186	Bldg. 47	1056 Stratford Court, Unit 102

151032216100187	Bldg. 47	1052 Stratford Court, Unit 201
151032216100188	Bldg. 47	1058 Stratford Court, Unit 202
151032216100189	Bldg. 48	1044 Stratford Court, Unit 101
151032216100190	Bldg. 48	1046 Stratford Court, Unit 102
151032216100191	Bldg. 48	1042 Stratford Court, Unit 201
151032216100192	Bldg. 48	1048 Stratford Court, Unit 202
151032216100193	Bldg. 49	1014 Stratford Court, Unit 101
151032216100194	Bldg. 49	1016 Stratford Court, Unit 102
151032216100195	Bldg. 49	1012 Stratford Court, Unit 201
151032216100196	Bldg. 49	1018 Stratford Court, Unit 202
151032216100197	Bldg. 50	994 Stratford Court, Unit 101
151032216100198	Bldg. 50	996 Stratford Court, Unit 102
151032216100199	Bldg. 50	992 Stratford Court, Unit 201
151032216100200	Bldg. 50	998 Stratford Court, Unit 202